**Project Data** 

## **Utilites**

All ADUs must attan approval from applicable agencies, as follows, prior to issuance of **Building Permit** 

Electric Utility Services: PG+E Water and Sewer Services: City of Santa Barbara Trash and Recycling: Marborg Gas Utility Services: So Cal Gas

# **Sprinklers**

The proposed Accessory Dwelling Unit shall not have sprinklers, if the existing primary residence does not have sprinklers. Pursuant to Gov. Code 65852.2.D.xii.

#### **Sheet Index**

A0.0 Cover Sheet Green Buildings Standards Code Green Buildings Standards Code

Title 24 Energy Compliance

A0.4 2022 Low-Rise Res. Mandatory Measures

A0.5 Example Site Plan - Proposed + Drainage A0.6

A1.1 Floor plans - 250 SF ADU - Craftsman

Floor plans - 250 SF ADU - Spanish Colonial Nuevo A1.3 Elevations - Spanish Colonial - 250 SF

Elevations - Craftsman - 250 SF Floor plans - 450 SF - ADU - Craftsman

Floor plans - 450 SF - ADU - Spanish Revival A2.3 Elevations - Spanish Colonial - 450 SF

A2.4 Elevations - Craftsman - 450 SF Color and Materials Board - Craftsman + Spanish Colonial

Revival Options Roof Plans

A5.0 **Equipment Specs** 

# **Supporting Documents**

**Geotechnical Report** Prepared By Contact Date Prepared Survey Prepared By Contact Date Prepared **Structural Calculations** Prepared By Contact Date Prepared **Truss Calculations** Prepared By Contact Date Prepared **Energy Compliance** Prepared By Contact Date Prepared

Civil Enginee Prepared By Contact Date Prepared

> **Drainage Plans** Prepared By Contact Date Prepared

Mechanical Engineer Prepared By Contact Date Prepared Electrical Engineer

Prepared By Contact Date Prepared

# **Operation & Maintenance**

At the time of final inspection, an operation & maintenance manual, compact disc or web-based reference shall be placed in the building. This manual shall include all of the items listed on California Green Building Standards Code Section 4.410.1. Refer to sheets A0.2 and A0.3.

# **Stormwater Compliance - Tier 1**

For the building permit submittal, this project will demonstrate compliance with Tier 2 (new 2020 requirements) post-construction storm water requirements, since between 500 and 1,999 sf of new/replaced impervious area is proposed.

Tier 2 projects are required to install BMPs that will capture and treat an area and volume of runoff equivalent to the total area and runoff volume of the new and/or replaced impervious area (between 500 and 1,999 square feet). The treated area is not required to be the new/redeveloped impervious area – another impervious location on the project site may be selected for treatment.

Mandatory Inspections:

Inspections shall be called in by Contractor for inspection 72 hours prior to needed inspection. The City will then route the request to the QSP Inspector or third party Company.

# **Archaeological Discovery Condition**

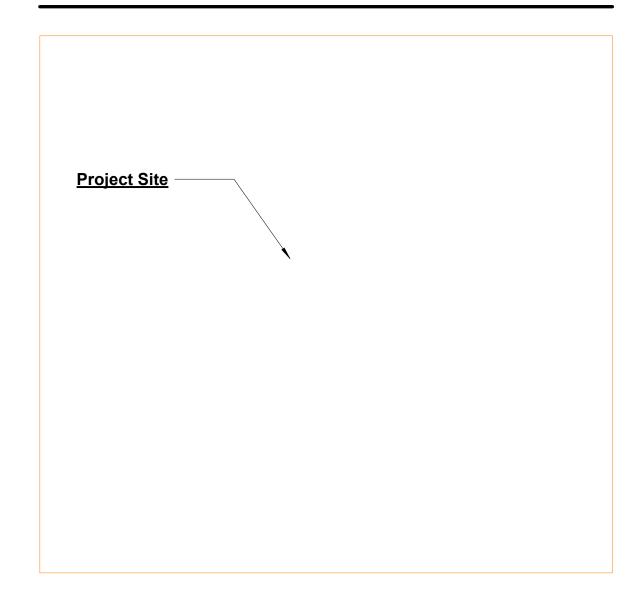
Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel.

If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City-Qualified Archaeological Resources Consultant List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment which may include, but are not limited to, redirection of grading or excavation activities, consultation or monitoring with a Barbareño Chumash representative from the most current City-Qualified Native American Site Monitors List.

If a discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City-Qualified Native American Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If a discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current Native American Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

# **Vicinity Map**



# **Project Directory**

Designer + Building Team

Lucrezia DeLeon (805) 260-1381 lucrezia@itsihouse.com

AMA Assets Aaron Amuchastegui info@amaconstruct.com (916) 436-1911 Custom Home Al **Builders Capital** Travis Dodge

Area for Stamps

# **Construction Waste Reduction, Disposal and Recycling**

See A0.11 for California Green Building Standards Code provisions for construction waste management and documentation of diversion approach.

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

Approved Waste Management Company: Marborg Industries 728 E. Yanonali Santa Barbarba, CA 93103 Phone: 805.963.1852

# **Enhances Durability, Reduced Maintenance**

Annulare Spaces around pipes, electrical cables, conduits and other openings in sole, bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cements mortar, concrete masonry or similar method acceptable to the enforcing agency.

### **Smoke Detectors and CO Alarms**

Provide Smoke Detectors & Carbon Monoxide Alarms per California Residential Code

# **Very High Fire Severity Zone**

Properties that are in the very high Fire Hazard Severity Zones muyst complet with Chapter 7A, S. B Municipal Code Sections 22.04.020 & 22.04.025

# **Pollutant Control**

See A0.2 and A0.3 for California Green Building Standards Code provisions for polluntant control regarding ducts, indoor air quality, mechanical equipment and finish materials. Confirm to provisions for Interior Moiture Control, Indoor Air Quality, Installer, & Special Inspector Qualifications, and Verifications.

Santa DU Pro of A City a 5 By using these "ADU Plans" plans, the user agrees to release the City of Santa Barbara from any and all claims, liabilities, suits, and demands on

account of any injury, damage, or loss to

economic losses, arising out of the use of

persons or property, including injury or death, or

these construction documents. The use of these

plans does not eliminate or reduce the user's

Proto











nitia	al Submittal	
Revis	sions:	

Cover	<b>Sheet</b>

Sheet Title:

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.

# 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES. SHEET 1 (January 2020, Includes August 2019 Supplement)

				$\overline{\Box}$		$\top$	
Y N/A	CHAPTER 3	Y N/A RESP PAR	ON. TY	Y N/A RES	SPON. ARTY	Y N/A RESPON	N
	GREEN BUILDING						
	SECTION 301 GENERAL	7 15/	4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces		DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION		DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE
	<b>301.1 SCOPE.</b> Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the	<del>                                      </del>	required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:		4.303 INDOOR WATER USE		EFFICIENCY
	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.		The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger	<del>y</del> =	4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3,		4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
	301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to		from the accessible parking space.  2. The EV space shall be located on an accessible route, as defined in the California Building		and 4.303.4.4.		4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such
	additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the		Code, Chapter 2, to the building.		Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving		openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
	specific area of the addition or alteration.		Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and		plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil		4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
	Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures.		Section 4.106.4.2.2, Item 3.		Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.	X  -	4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section
	Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate			z a	4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per		4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
	of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and		Building Code, Chapter 11B.		flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.		Exceptions:
	other important enactment dates.		4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:		Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume		Excavated soil and land-clearing debris.
	301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of		1. The minimum length of each EV space shall be 18 feet (5486 mm).		of two reduced flushes and one full flush.		<ol><li>Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably</li></ol>
	individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies		<ol> <li>The minimum width of each EV space shall be 9 feet (2743 mm).</li> <li>One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm)</li> </ol>	HX	4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush.  The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.		close to the jobsite.  3. The enforcing agency may make exceptions to the requirements of this section when isolated
	specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.		wide minimum aisle. À 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).	IX 🗆	4.303.1.3 Showerheads.		jobsites are located in areas beyond the haul boundaries of the diversion facility.
	OFOTION ASS MIXED COCUDANCY BUILDINGS		a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units		4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8	XIII	4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as
	SECTION 302 MIXED OCCUPANCY BUILDINGS		horizontal (2.083 percent slope) in any direction.		gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.		necessary and shall be available during construction for examination by the enforcing agency.
	302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.	□IX	4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-		4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one		<ol> <li>Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.</li> </ol>
	ABBREVIATION DEFINITIONS:		volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed		showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only		Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
	HCD Department of Housing and Community Development		cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide		allow one shower outlet to be in operation at a time.		Identify diversion facilities where the construction and demolition waste material collected will be taken.
	BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety		capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.		Note: A hand-held shower shall be considered a showerhead.		Identify construction methods employed to reduce the amount of construction and demolition waste generated
	OSHPD Office of Statewide Health Planning and Development  LR Low Rise	⊐lX	4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway	X  🗆	4.303.1.4 Faucets.		Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
	HR High Rise AA Additions and Alterations	TT	termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and		<b>4.303.1.4.1 Residential Lavatory Faucets.</b> The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall	X D	4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the
	N New		electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs		not be less than 0.8 gallons per minute at 20 psi.		enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
	CHAPTER 4		at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be		4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential		Note: The owner or contractor may make the determination if the construction and demolition waste
	RESIDENTIAL MANDATORY MEASURES		installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.		buildings shall not exceed 0.5 gallons per minute at 60 psi.		materials will be diverted by a waste management company.
	DIVISION 4.1 PLANNING AND DESIGN	□ [X]	4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent		<b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.	Х□	4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4
	SECTION 4.102 DEFINITIONS	$\uparrow \uparrow \downarrow$	protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.				lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in
	4.102.1 DEFINITIONS		with the damarna Lieuthan dade.		4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not		Section 4.408.1
	The following terms are defined in Chapter 2 (and are included here for reference)	⊐ IX	4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location		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.		4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds
	FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.		of the EV spaces.		Note: Where complying faucets are unavailable, aerators or other means may be used to achieve		per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1
	WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials		Notes:		reduction.	Х□	4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates
	such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.		Construction documents are intended to demonstrate the project's capability and capacity		4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table		compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4
	4.106 SITE DEVELOPMENT		or facilitating future EV charging.  2. There is no requirement for EV spaces to be constructed or available until EV chargers		1701.1 of the California Plumbing Code.		Notes:
	4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes,		are installed for use.		NOTE:		<ol> <li>Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in</li> </ol>
	management of storm water drainage and erosion controls shall comply with this section.		4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with		THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.		documenting compliance with this section.  2. Mixed construction and demolition debris (C & D) processors can be located at the California
막시	4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre		Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.				Department of Resources Recycling and Recovery (CalRecycle).
	or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent		TABLE 4.106.4.3.1		TABLE - MAXIMUM FIXTURE WATER USE	Y D	4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact
	property, prevent erosion and retain soil runoff on the site.		TOTAL NUMBER OF PARKING NUMBER OF REQUIRED EV		FIXTURE TYPE FLOW RATE	\ <u></u>	disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:
	<ol> <li>Retention basins of sufficient size shall be utilized to retain storm water on the site.</li> <li>Where storm water is conveyed to a public drainage system, collection point, gutter or similar</li> </ol>		SPACES SPACES		SHOWER HEADS 1.8 GMP @ 80 PSI (RESIDENTIAL)		Directions to the owner or occupant that the manual shall remain with the building throughout the
	disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.		0-9		LAVATORY FAUCETS MAX. 1.2 GPM @ 60 PSI		life cycle of the structure.  2. Operation and maintenance instructions for the following:
	Compliance with a lawfully enacted storm water management ordinance.				(RESIDENTIAL) MIN. 0.8 GPM @ 20 PSI  LAVATORY FAUCETS IN 0.5 GPM @ 00 PSI		a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major
	Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.		10-25		COMMON & PUBLIC USE AREAS  0.5 GPM @ 60 PSI		appliances and equipment.  b. Roof and yard drainage, including gutters and downspouts.
	(Website: https://www.waterboards.ca.gov/water issues/programs/stormwater/construction.html)		26-50		KITCHEN FAUCETS 1.8 GPM @ 60 PSI		c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems.
X-			51-75 4		METERING FAUCETS 0.2 GAL/CYCLE		e. Water reuse systems.     Information from local utility, water and waste recovery providers on methods to further reduce
	manage all surface water flows to keep water form entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:		76-100 5		WATER CLOSET 1.28 GAL/FLUSH URINALS 0.125 GAL/FLUSH		resource consumption, including recycle programs and locations.
	CO COMMON ON ACCORD SHOULD COME OF CO. OR		101-150 7		URINALS 0.123 GALIFLUSH		<ol> <li>Public transportation and/or carpool options available in the area.</li> <li>Educational material on the positive impacts of an interior relative humidity between 30-60 percent</li> </ol>
	Swales     Water collection and disposal systems     France drains		151-200 10				and what methods an occupant may use to maintain the relative humidity level in that range.  6. Information about water-conserving landscape and irrigation design and controllers which conserve
	3. French drains 4. Water retention gardens  Cotton and side gardens buildings and side groundwater.		201 and over 6 percent of total		4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with		water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5
	Other water measures which keep surface water away from buildings and aid in groundwater recharge.		4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to	$\prod'$	a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.		feet away from the foundation.  8. Information on required routine maintenance measures, including, but not limited to, caulking,
	Exception: Additions and alterations not altering the drainage path.		comply with the following:		NOTES:		painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available.
一	4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections		<ol> <li>The minimum length of each EV space shall be 18 feet (5486mm).</li> <li>The minimum width of each EV space shall be 9 feet (2743mm)</li> </ol>		The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations.	VIE	10. A copy of all special inspections verifications required by the enforcing agency or this code.
	4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the <i>California Electrical Code</i> , Article 625.		<b>4.106.4.3.3 Single EV space required.</b> When a single EV space is required, the EV space shall be designed in accordance with Section 4 106 4 2 3		Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/		4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the
	Exceptions:		un accordance with Section 4.106.4.2.3.  4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be				depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling
	On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:      1.1 Where there is no example of the following conditions:      1.2 Where there is no example of the following conditions:      1.3 Where there is no example of the following conditions:      1.4 Where there is no example of the following conditions:      1.5 Where there is no example of the following conditions:      1.5 Where there is no example of the following conditions:      1.5 Where there is no example of the following conditions:      1.5 Where there is no example of the following conditions:      1.5 Where there is no example of the following conditions:      1.5 Where there is no example of the following conditions:      1.5 Where there is no example of the following conditions:      1.5 Where there is no example of the following conditions:      1.5 Where there is no example of the following conditions:      1.5 Where there is no example of the following conditions:      1.5 Where there is no example of the following conditions:      1.5 Where the following conditions con		4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.				ordinance, if more restrictive.
	1.1 Where there is no commercial power supply.  1.2 Where there is evidence substantiating that meeting the requirements will alter the local		4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section				Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of
	utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per		4.106.4.2.5.				this section.
	dwelling unit. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional		4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging				
	parking facilities.		stations in the <i>California Building Code</i> , Chapter 11B.				DIVIDION 4.5 FANCESCENTAL COLOR ITS
回x	4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each						DIVISION 4.5 ENVIRONMENTAL QUALITY
	dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main		DIVISION 4.2 ENERGY EFFICIENCY				SECTION 4.501 GENERAL 4.501.1 Scope
	service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or		4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy				The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
	concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent		Commission will continue to adopt mandatory standards.				SECTION 4.502 DEFINITIONS
	protective device.						5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
	4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination						AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door
Ц	location shall be permanently and visibly marked as "EV CAPABLE".						cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.
PX	4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging						COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and
	spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.						medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood, laiete or finger intend lumber, all as specified in Carlon of regulations (CCR), title 17. Section
	Notes:						wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.
	Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.						DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for
	There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.						combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.
	4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall						
	indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.						
	parting area and chair be dvalidate for dee by all residents.						

City of Santa Barbara ADU Proto

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Green Buildings **Standards Code** 

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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.

# 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

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

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Y N/A RESPON PARTY		Y N/A RESPON. PARTY		Y N/A RESPO	ON. Y	Y N/A RESPON. PARTY
	MAXIMUM INODEMENTAL DEACTIVITY (MID). The province observe invariant of course formed by adding	TABL	LE 4.504.2 - SEALANT VOC LIMIT		TABLE 4.504.5 - FORMALDEHYDE LIMITS	CHAPTER 7
	MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to	(Less V	Water and Less Exempt Compounds in Grams per Liter)		MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
	hundredths of a gram (g O³/g ROC).  Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700	SEALA	ANTS VOC LIMIT		PRODUCT CURRENT LIMIT	702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper
	and 94701.		ITECTURAL 250		HARDWOOD PLYWOOD VENEER CORE 0.05	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
	MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.		NE DECK 760		HARDWOOD PLYWOOD COMPOSITE CORE 0.05	responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems.
	PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of	118.100	IEMBRANE ROOF 300 WAY 250		PARTICLE BOARD 0.09	Examples of acceptable HVAC training and certification programs include but are not limited to the following:
	product (excluding container and packaging).  Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).	ROADV	WAY 250  E-PLY ROOF MEMBRANE 450		MEDIUM DENSITY FIBERBOARD 0.11  THIN MEDIUM DENSITY FIBERBOARD₂ 0.13	State certified apprenticeship programs.     Public utility training programs.
	REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to	OTHER			1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED	Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.     Programs sponsored by manufacturing organizations.
	ozone formation in the troposphere.		ANT PRIMERS		BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE	5. Other programs acceptable to the enforcing agency.
	<b>VOC.</b> A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain	ARCHI"	ITECTURAL		WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF.	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
	hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).	NON	N-POROUS 250		CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.	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
	4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed	POF	ROUS 775		2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM	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:
<del>                                     </del>	woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as	MODIF	FIED BITUMINOUS 500		THICKNESS OF 5/16" (8 MM).	
	applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	MARIN	NE DECK 760			<ol> <li>Certification by a national or regional green building program or standard publisher.</li> <li>Certification by a statewide energy consulting or verification organization, such as HERS raters, building</li> </ol>
	4.504 POLLUTANT CONTROL	OTHER	R 750			performance contractors, and home energy auditors.  3. Successful completion of a third party apprentice training program in the appropriate trade.
X   P	4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final				DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)	Other programs acceptable to the enforcing agency.
	startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to				4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:	Notes:  1. Special inspectors shall be independent entities with no financial interest in the materials or the
	reduce the amount of water, dust or debris which may enter the system.					project they are inspecting for compliance with this code.  2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate
IX 🗆	4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.	TAG	BLE 4.504.3 - VOC CONTENT LIMITS FOR		Carpet and Rug Institute's Green Label Plus Program.     California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile     Carpetic Chemical Engineering from Indian Sources Using Engineering (Chembers), Vorsion 1.1	homes in California according to the Home Energy Rating System (HERS).
IX 🗆	4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the		CHITECTURAL COATINGS <sub>23</sub>		Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).	[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with
	requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:	GRAI	AMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT		<ol> <li>NSF/ANSI 140 at the Gold level.</li> <li>Scientific Certifications Systems Indoor Advantage™ Gold.</li> </ol>	this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the
	Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks		MPOUNDS		4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet 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 comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable.	Descriptions, 180	ATING CATEGORY VOC LIMIT		requirements of the Carpet and Rug Institute's Green Label program.	shall be closely related to the primary job function, as determined by the local agency.
	Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and		T COATINGS 50		4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.	<b>Note:</b> Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
	tricloroethylene), except for aerosol products, as specified in Subsection 2 below.		I-FLAT COATINGS 100 IFLAT-HIGH GLOSS COATINGS 150	<sup>I</sup> X □	4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:	
	Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more		CIALTY COATINGS		, ,	703 VERIFICATIONS
	than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of <i>California Code of Regulations</i> . Title 17.		MINUM ROOF COATINGS 400		<ol> <li>Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"</li> </ol>	703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other
	prohibitions on use of certain toxic compounds, of <i>California Code of Regulations</i> , Title 17, commencing with section 94507.	W. Marinoonia	EMENT SPECIALTY COATINGS 400		Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.	methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in
IX 🗆	4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of	віти	JMINOUS ROOF COATINGS 50		<ol> <li>Products certified under UL GREENGUARD Gold (formerly the Greenguard Children &amp; Schools program).</li> <li>Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.</li> </ol>	the appropriate section or identified applicable checklist.
	the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories	віти	JMINOUS ROOF PRIMERS 350		<ol> <li>Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1,</li> </ol>	
	listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources	BONI	ID BREAKERS 350		February 2010 (also known as Specification 01350).	
	Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.	CON	ICRETE CURING COMPOUNDS 350	IX 🗆	4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for	
ΙΧ□	4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR	CON	NCRETE/MASONRY SEALERS 100		formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.),	
	Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of	(Fig. 2) (Fig. 2)	VEWAY SEALERS 50		by or before the dates specified in those sections, as shown in Table 4.504.5	
	Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air		FOG COATINGS 150		4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:	
	Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.		X FINISHING COATINGS 350		Product certifications and specifications.	
IX 🗆	4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the	S 4440 044114	E RESISTIVE COATINGS 350  OR COATINGS 100		<ol> <li>Chain of custody certifications.</li> <li>Product labeled and invoiced as meeting the Composite Wood Products regulation (see</li> </ol>	
	enforcing agency. Documentation may include, but is not limited to, the following:		M-RELEASE COMPOUNDS 250		CCR, Title 17, Section 93120, et seq.).  4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered	
	<ol> <li>Manufacturer's product specification.</li> <li>Field verification of on-site product containers.</li> </ol>		APHIC ARTS COATINGS (SIGN PAINTS) 500		<ol> <li>Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.</li> </ol>	
	·	HIGH	H TEMPERATURE COATINGS 420		5. Other methods acceptable to the enforcing agency.	
	TABLE 4 504 4 ABUEON /5 MOOLIMIT	<u> </u>	JSTRIAL MAINTENANCE COATINGS 250		4.505 INTERIOR MOISTURE CONTROL	
	TABLE 4.504.1 - ADHESIVE VOC LIMIT <sub>1,2</sub>	LOW	V SOLIDS COATINGS1 120		4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.	
	(Less Water and Less Exempt Compounds in Grams per Liter)	MAG	SNESITE CEMENT COATINGS 450	X	4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the	
	ARCHITECTURAL APPLICATIONS VOC LIMIT  INDOOR CARPET ADHESIVES 50	MAS <sup>-</sup>	TIC TEXTURE COATINGS 100		California Residential Code, Chapter 5, shall also comply with this section.	
	CARPET PAD ADHESIVES 50	META	ALLIC PIGMENTED COATINGS 500	X D	4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:	
	OUTDOOR CARPET ADHESIVES 150	MUL	TICOLOR COATINGS 250		1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with	
	WOOD FLOORING ADHESIVES 100		TREATMENT WASH PRIMERS 420		a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute.	
	RUBBER FLOOR ADHESIVES 60		MERS, SEALERS, & UNDERCOATERS 100		ACI 302.2R-06.	
	SUBFLOOR ADHESIVES 50	G ASSESSA SIGN	CTIVE PENETRATING SEALERS 350  CYCLED COATINGS 250		<ol> <li>Other equivalent methods approved by the enforcing agency.</li> <li>A slab design specified by a licensed design professional.</li> </ol>	
	CERAMIC TILE ADHESIVES 65		CYCLED COATINGS 250 DF COATINGS 50	[x	4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage	
	VCT & ASPHALT TILE ADHESIVES 50	W 8 10X = 3	T PREVENTATIVE COATINGS 250		shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:	
	DRYWALL & PANEL ADHESIVES 50		ELLACS		Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent	
	COVE BASE ADHESIVES 50	CLEA			moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.	
	MULTIPURPOSE CONSTRUCTION ADHESIVE 70	OPAG	AQUE 550		2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.	
	STRUCTURAL GLAZING ADHESIVES 100 SINGLE-PLY ROOF MEMBRANE ADHESIVES 250		CIALTY PRIMERS, SEALERS & 100		3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.	
	OTHER ADHESIVES NOT LISTED 50	STAI	DERCOATERS			
	SPECIALTY APPLICATIONS	<u> </u>	NE CONSOLIDANTS 450		Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying	
	PVC WELDING 510		MMING POOL COATINGS 340		recommendations prior to enclosure.	
	CPVC WELDING 490		FFIC MARKING COATINGS 100		4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the	
	ABS WELDING 325	and the state of t	& TILE REFINISH COATINGS 420		following:	
	PLASTIC CEMENT WELDING 250	WAT	TERPROOFING MEMBRANES 250		Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.     Unless functioning as a component of a whole house ventilation system, fans must be controlled by a	
	ADHESIVE PRIMER FOR PLASTIC 550	woo	OD COATINGS 275		humidity control.	
	CONTACT ADHESIVE 80	woo	OD PRESERVATIVES 350		a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of	
	SPECIAL PURPOSE CONTACT ADHESIVE 250		C-RICH PRIMERS 340		adjustment.	
	STRUCTURAL WOOD MEMBER ADHESIVE 140		RAMS OF VOC PER LITER OF COATING, INCLUDING WATER & MPT COMPOUNDS		<ul> <li>A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)</li> </ul>	
	TOP & TRIM ADHESIVE 250	2. Th	HE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS		Notes:	
	SUBSTRATE SPECIFIC APPLICATIONS  METAL TO METAL 30		ELISTED IN SUBSEQUENT COLUMNS IN THE TABLE.  (ALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY		For the purposes of this section, a bathroom is a room which contains a bathtub, shower or	
	WE IT ILL IS WE IT IL	THE	CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS		tub/shower combination.  2. Lighting integral to bathroom exhaust fans shall comply with the <i>California Energy Code.</i>	
	PLASTIC FOAMS 50 POROUS MATERIAL (EXCEPT WOOD) 50		GESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS ILABLE FROM THE AIR RESOURCES BOARD.		4.507 ENVIRONMENTAL COMFORT	
	WOOD 30			X 🗆	4.507 ENVIRONMENTAL COMPORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:	
	FIBERGLASS 80				The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential)	
					Load Calculation), ASHRAE handbooks or other equivalent design software or methods.	
	1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER,				<ol> <li>Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.</li> </ol>	
	THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.				<ol> <li>Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.</li> </ol>	
	2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE				Exception: Use of alternate design temperatures necessary to ensure the system functions are	
	THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.				acceptable.	

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Green Buildings Standards Code

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City of Santa Barbara ADU Proto Types

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Title 24 Energy Compliance

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2022 Low-Rise Res. Mandatory Measures

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City of Santa Barbara ADU Proto Types

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Example Site Plan
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Drainage

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1. In each sleeping room.

2. Outside each separate sleeping area in the immediate vicinity of the bedrooms. 3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section

- Required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for
- overcurrent protection. (CRC R314.6) Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that
- contains a bathtub or shower unless this would prevent placement of a smoke alarm required by CRC R314.3. The smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. (CRC R314.4)
- Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. (CRC R315.5)
- Required carbon monoxide alarms shall be installed in the following locations per CRC R315.3:
- 1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms. 2. On every occupiable level of a dwelling unit, including basements.
- 3. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
- Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217. (CRC R315.1.1)

#### **Electrical Notes**

- See Sheet A0.4 for 2016 Low-Rise Residential Mandatory Measures
- All 125-volt, 15-amp, and 20-amp receptacles shall be listed as tamper-resistant receptacles. [§ 406.12 CEC] Vent fans must be switched separately from lighting. 2019 California Energy Code 150(k)2B
- Provide arc-fault circuit interrupter protection for all outlets in the entire dwelling unit. 210.12 CEC Small Appliance Branch Circuits: Provide two or more 20-ampere small appliance branch circuits in kitchen. CEC
- Bathroom Receptacles: Outlets shall be supplied by a least one 20-amp branch circuit. Such circuits shall have no other outlets. CEC 210.11 (C)(3)
- Arc-Fault Circuit Interrupter: All branch circuits that supply 120-volt, single phase, 15 and 20 ampere branch circuits upplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry rooms or similar rooms or areas shall be protected by an arc-fault circuit interrupter(s). CEC 210.12(A) & (B).
- Laundry Branch Circuits: Provide a minimum of one 20-ampere branch circuit for laundry receptacles. CEC 210.52(F) Where branch-circuit wiring is modified, replaced or extended in areas specified in CEC 210.12(A), the branch circuit shall be protected by either a listed combination-type AFCI located at the origin of the branch circuit or a listed outlet branch-circuit type AFCI
- located at the first receptacle of the existing branch circuit. [CEC 210.12 (D)] 10. All interior residential lighting is to be high efficacy. Luminaires with integral sources (e.g., LED luminaires) and changeable lamps must be CEC certified as meeting the requirements of JA8.
- 11. Lighting not automatically classified as high efficacy by the CA Energy Commission (e.g., pin-based fluorescent I
- uminaires, pulse-start halide luminaires, high pressure sodium luminaires) is to have a light source or lamp installed in them at the time of inspection that meets the requirements of Joint Appendix JA8. 12. Recessed downlighting is to contain light sources that are JA8-certified, shall not contain screw based lamps and shall
- not contain light sources that are labeled "not for use in enclosed fixtures" or "not for use in recessed fixtures". They shall be listed for zero clearance, have a label that certifies the luminaire as airtight when tested in accordance with ASTM E283 (with the exception of exhaust fan housings) and be readily accessible for ballast or driver maintenance and replacement
- The NFRC thermal performance labels shall remain on the windows until final inspection All exterior outlets shall be waterproof/GFCI outdoor receptacles. [CEC 210.52 (E)(1)].
- Except for closets less than 70 square feet and hallways, all luminaires that are installed with JA8-certified light sources are required to be controlled by either a dimmer or vacancy sensor. Please note or show this on plans.
- At least one luminaire each bathroom, garage, laundry room, and utility room shall be controlled by a manual on/automatic-off vacancy sensor. Please indicate this on the plans. [California Energy Code Section 150 (k) 2 (J)]

#### Plumbing Notes

- -All water closets shall have an effective flush volume of not more than 1.28 gallons per flush. Tank type water closet shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for tank type toilets.
- -Urinals shall have an effective flush volume not to exceed 0.5 gallons per flush. -Single shower heads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Multiple shower heads when served by a single valve shall have a combined flow rated not to exceed 1.8 gallons per minute. -Residential lavatory faucets shall have a maximum rate of 1.2 gallons per minute at 60 psi and a minimum flow rate of not
- less than 0.8 gallons per minute at 20 psi. -Faucets in common and public areas (outside dwellings and sleeping units) in residential buildings must have a maximum
- flow rate of 0.5 gallons per minute at 60 psi. -Metering faucets when installed in residential buildings must not deliver more than 0.25 gallons per cycle.
- -Kitchen faucets shall have a maximum of flow rate of 1.8 gallons per minute at 60 psi. -Kitchen faucets temporarily increase the flow rate to a maximum of 2.2 gallons at 60 psi but must default back to the 1.8
- -The WC shall be located in a space of 30" min. width, and 24" min. clear space in front shall be provided. CPC 407.5

A plumbing fixture certification must be completed and signed by either a licensed general contractor, or a plumbing subcontractor or the building owner certifying the flow rate of the fixtures installed.

Joints and openings, annular spaces around pipes, electric cables, conduits, or other openings in plates of exterior walls shall

be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method accepted by agency. (Section 4.406.1)

#### **Bathroom Exhaust Fans**

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

Water Closet Flush: Water Closets, either flush tank, flushometer tank, or flushometer valve operated, shall have an average consumption of not more than 1.28 gallons of water per flush. Lavatory Faucets shall have a maximum flow rate of 1.2 gpm at 60 psi, Kitchen faucets: Max 1.8 gpm at 60 psi, Showerheads: Max 1.8 gpm at 80 psi and multiple showerheads serving one shower shall have a combined flow rate of all showerheads of 1.8 gpm at 80 psi. 2016 California Green Building Code Section 4.303"

#### Title 24 Notes

-Residential Outdoor Lighting CEC 150 (k) 3; In addition to meeting the requirements of Section 150.0(k) 1A,

- luminaires providing residential outdoor lighting shall meet the following requirements; Controlled by a manual ON and OFF switch.
- Controlled by a photocell and motion sensor.
- Controlled by one of the following methods: Photocontrol and automatic time switch control
- Astronomical time clock Energy management control

-In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by a vacancy sensor. CEC 150.0 Show the lighting control device on the plans.

-The bathroom lighting and exhaust fan are utilizing the same switch. The exhaust fan shall be separately switched.

-Exhaust fans must be switched separate from lighting or utilize a device where lighting can be turned OFF while the fan is running. The exhaust fans will achieve the minimum 31 CFM of IAQ specified in the Title 24 report.

-Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with Reference Joint Appendix JA8. Show lighting control device on the plans. Exception: Luminaires in closets less than 70 square

-Luminaires that must use JAB-Certified Light Sources or Lamps; Sheet A 1.1, keynote 2, what type of high efficacy and show the type of lighting control device to be installed.

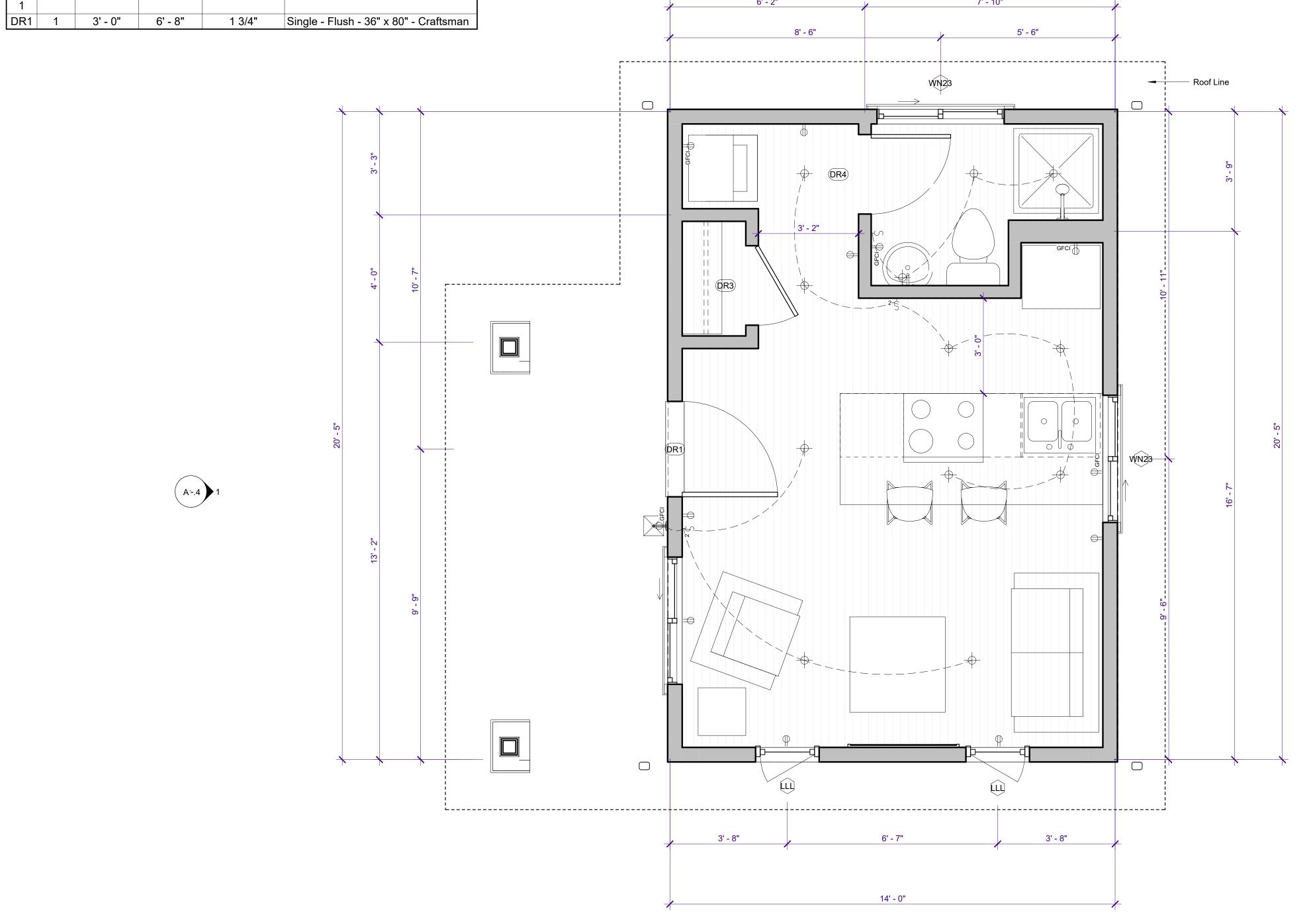
- Light sources in ceiling recessed downlight luminaires
- LED luminaires with integral sources Screw-based LED lamps (A-lamps, PAR lamps, etc.) Pin-based LED lamps (MR-16-AR-111, etc.)
- GU-24 based LED light source

**Note:** 10.01 at the time of final inspection, an operation & maintenance manual, compact disc or web based reference shall be placed in the building. This manual shall include all of the items listed on California Green Building Standards Code Section 4.410.1. [CGBSC 4.410]

				Door Schedule		
Door				Door		
Mark	Count	Width	Height	Thickness	Туре	
DR1	1	1' - 0"	6' - 8"	1 3/8"	12" x 80"	
DR1	1	3' - 0"	6' - 8"	1 3/8"	36" x 80"	
DR1	1	3' - 0"	6' - 8"	1 3/8"	36" x 80"	
DR6	1	5' - 0"	6' - 8"	2"	60" x 80"	
DR1 3	1	5' - 0"	6' - 8"	2"	60" x 80"	
DR7	1	4' - 0"	6' - 8"	1 3/4"	Double - Flush - 48" x 80"	
DR5	1	4' - 0"	6' - 8"	1 3/4"	Double - Flush - 48" x 80"	
DR9	1	2' - 0"	6' - 8"	1 3/8"	Single - Flush - 24" x 80"	
DR1 2	1	2' - 0"	6' - 8"	1 3/8"	Single - Flush - 24" x 80"	
DR4	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	
DR8	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	
DR1 0	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	
DR1 1	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	
DD1	1	2! 0"	61 011	1 2/4"	Single Flush 26" v 90" Croftom	

( A'-.4

			Keynotes -	- Floor Plan	<u>s</u>		
	Note			Comment			
			Wind	ow Schedule	)		
	Туре				Size		
	Mark	Description	Count	Width	Height	Head Heig	ht
	,		·	·	<u>'</u>		
	WN23		3	4' - 0"	3' - 0"	6' - 8"	
•							
							(
							/



14' - 0"



By using these "ADU Plans" plans, the user agrees to release the City of Santa Barbara from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information.



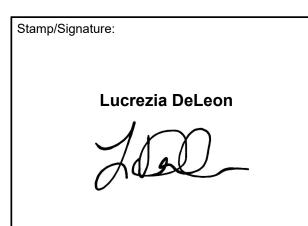








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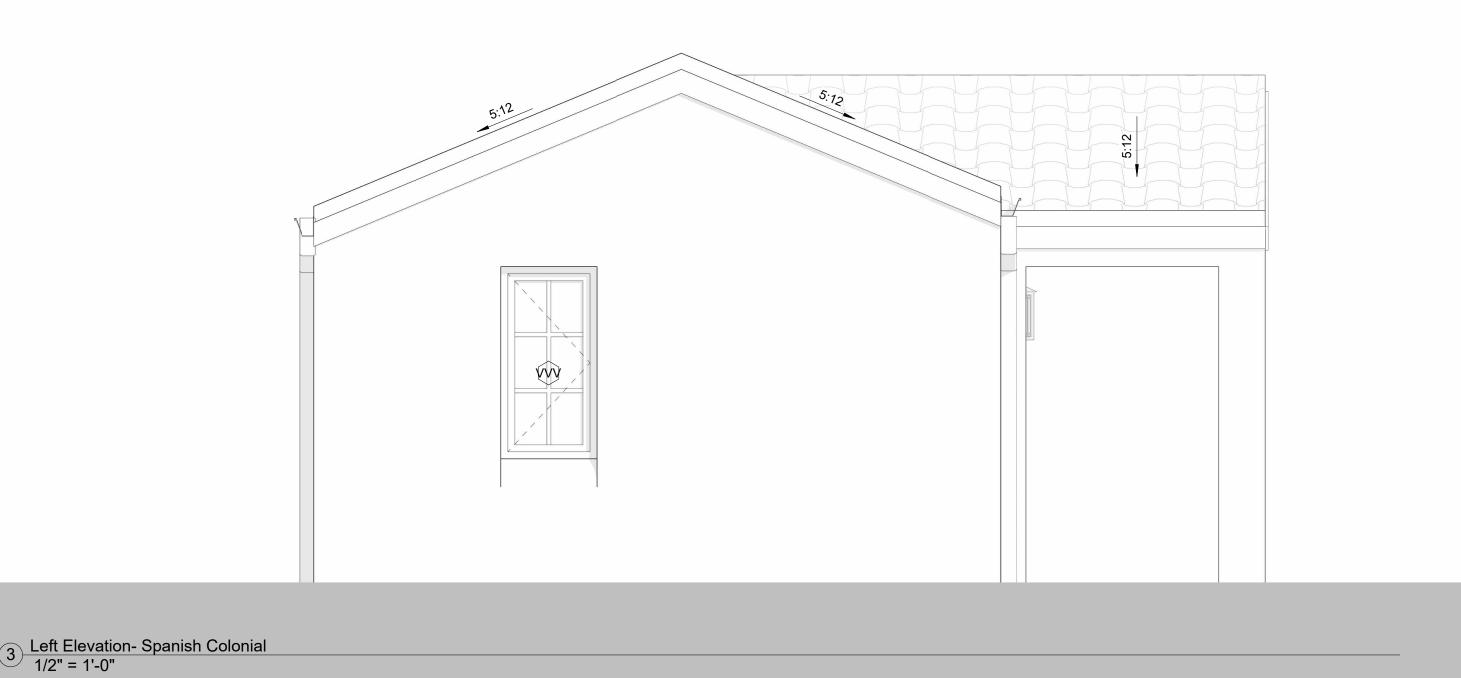


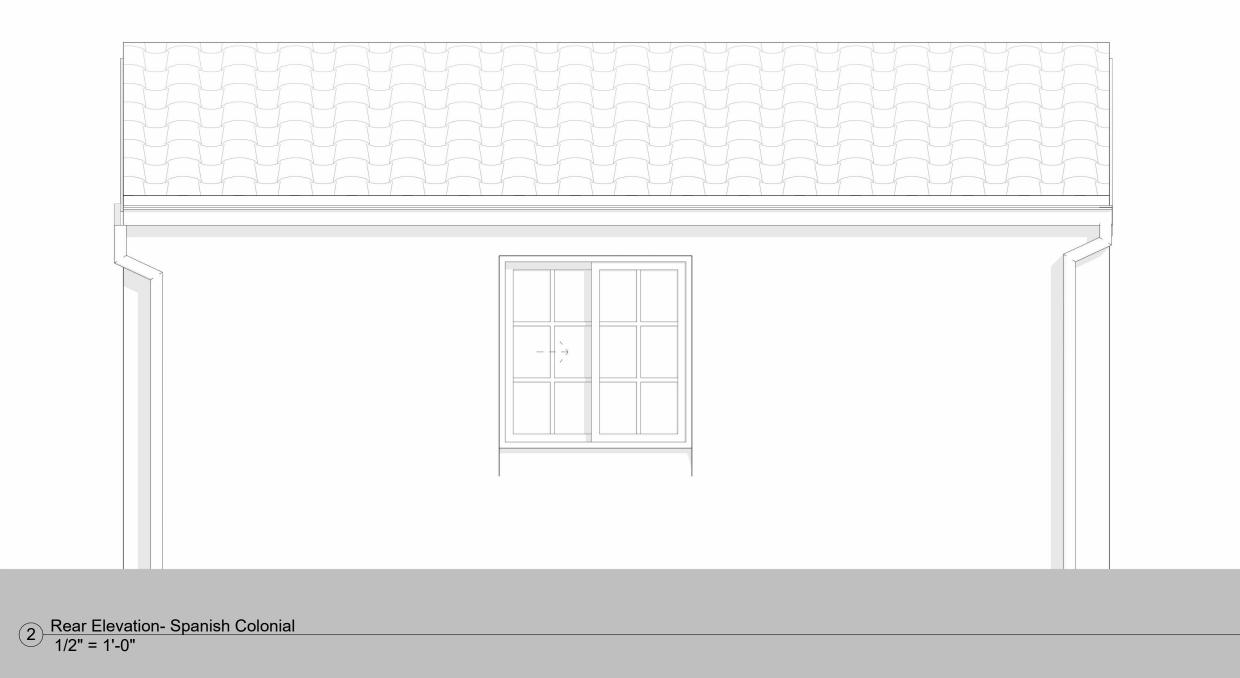
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Floor plans - 250 SF ADU -Craftsman

Ploorplans - 250 SF Craftsman 1/2" = 1'-0"







Note: CRC Section R308.4 1. **R308.4.1** Glazing in fixes and operatons apnels of swingings, slidng, and bifold doors shall be considered to be a hazardous location.

Glazed openings of a size through which a 3-inch-diameter (76 mm) sphere is unable to pass.

Decorative glazing. 2. **R308.4.2** Glazing adjacent to doors. Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:

Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position. 2. Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

Decorative glazing.

Where there is an intervening wall or other per-manent barrier between the door and the glazing. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3. Glazing that is adjacent to the fixed panel of patio doors.

3. **R308.4.3** Glazing in windows. Glazing in an individual fixed or operable panel that meets all of the following con-ditions shall be considered to be a hazardous location:

The exposed area of an individual pane is larger than 9 square feet (0.836 m2). The bottom edge of the glazing is less than 18 inches (457 mm) above the floor. 3. The top edge of the glazing is more than 36 inches (914 mm) above the floor.4. U- factor of new glazing is not to exceed 0.30 and SHGC shall not exceed 0.23.

EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE	GLAZING IN STORM OR COMBINATION DOORS (Category Class)	GLAZING IN DOORS (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.3 (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.2 (Category Class)	GLAZING IN DOORS AND ENCLOSURES REGULATED BY SECTION 308.4.5 (Category Class)	SLIDING GLASS DOORS PATIO TYPE (Category Class)
9 square feet or less	1	I	NR	1	П	П
More than 9 square feet	П	П	11	II	П	П

		BLE R308.3.1(2) FICATION OF GLAZING USING AN	SI Z97.1
EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE	GLAZED PANELS REGULATED BY SECTION R308.4.3 (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.2 (Category Class)	DOORS AND ENCLOSURES REGULATED BY SECTION R308.4.5' (Category Class)
9 square feet or less	No requirement	В	A
More than 9 square feet	A	A	A

NR = No Requirement.

Use is permitted only by the exception to Section R308.3.1.

1/2" = 1'-0"

60.01 Outdoor lighting permanently mounted to a single family dwelling or other buildings in the same lot shall be high efficacy and must be controlled by an on/off switch that does not override to ON as listed below. Also, the lighting must by one of the following methods:

- Controlled by photocell and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours, or
- Controlled by any of the following: Photocell and automatic time switch control. Controls that override to ON shall not be allowed unless the override
- automatically return the photocontrol and automatic time switch control to its normal operation within 6 hours, or Astronomical time clock. Controls that override to ON shall not be allowed unless the override automatically return the astronomical clock its normal operation within 6 hours and which is programmed to automatically turn the outdoor
- lighting OFF during daylight hours, or Energy management control system which meets all of the following requirements. At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9 of the standards; meets the Installation Certification requirements in Section 130.4 of the standards; meets the requirements for an EMCS in Section 130.5 of the standards; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight

Note: Unvented attic assemblies can be approved provided the unvented attic space is completelycontained within the building thermal envelope and no interior vapor retarder is installed on the ceiling side of the unvented attic assembly. Insulation shall be applied in direct contact with the underside of the structural roof sheathing and shall either be entirely

air-impermeable product or shall have a layer of air-impermeable product installed in direct contact with the underside of the structural roof sheathing for proper condensation control with the balance of the insulation being air-impermeable below it. (Note: Air-permeable insulation alone may be applied directly below the structural sheathing when rigid insulation with an R-value of R-5 minimum is installed directly above the structural roof sheathing for condensation control) [CRC R806.5]

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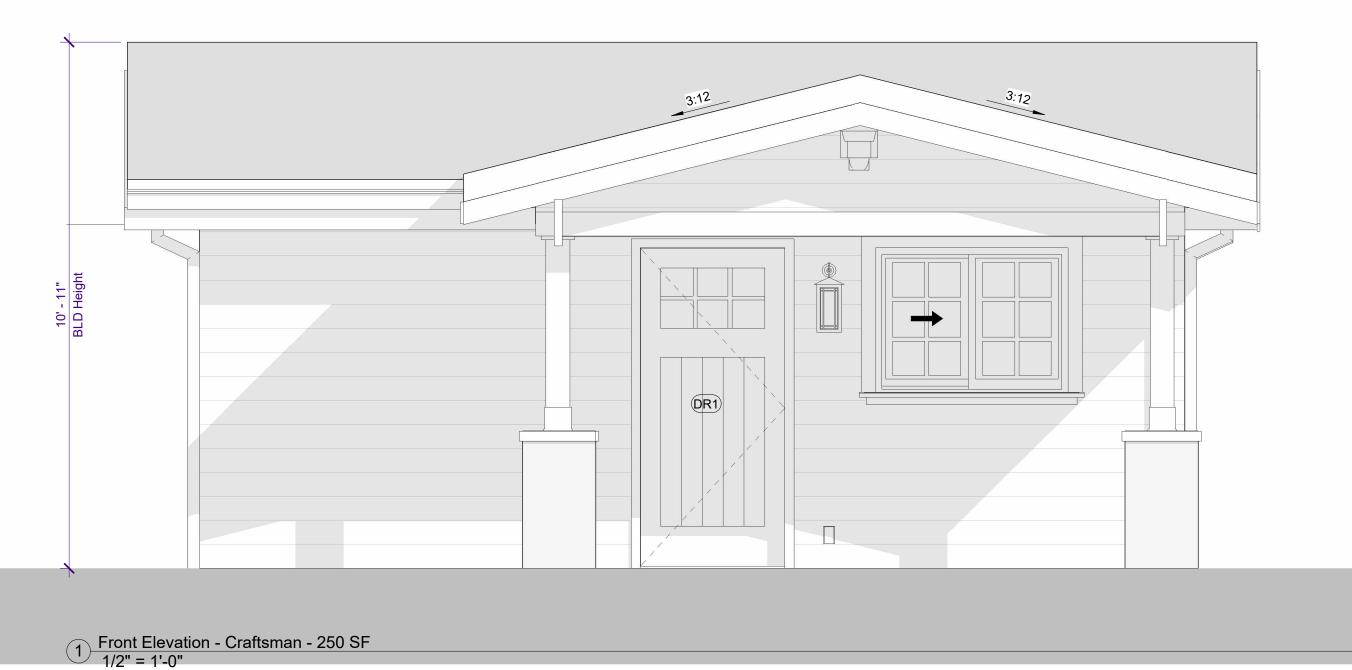


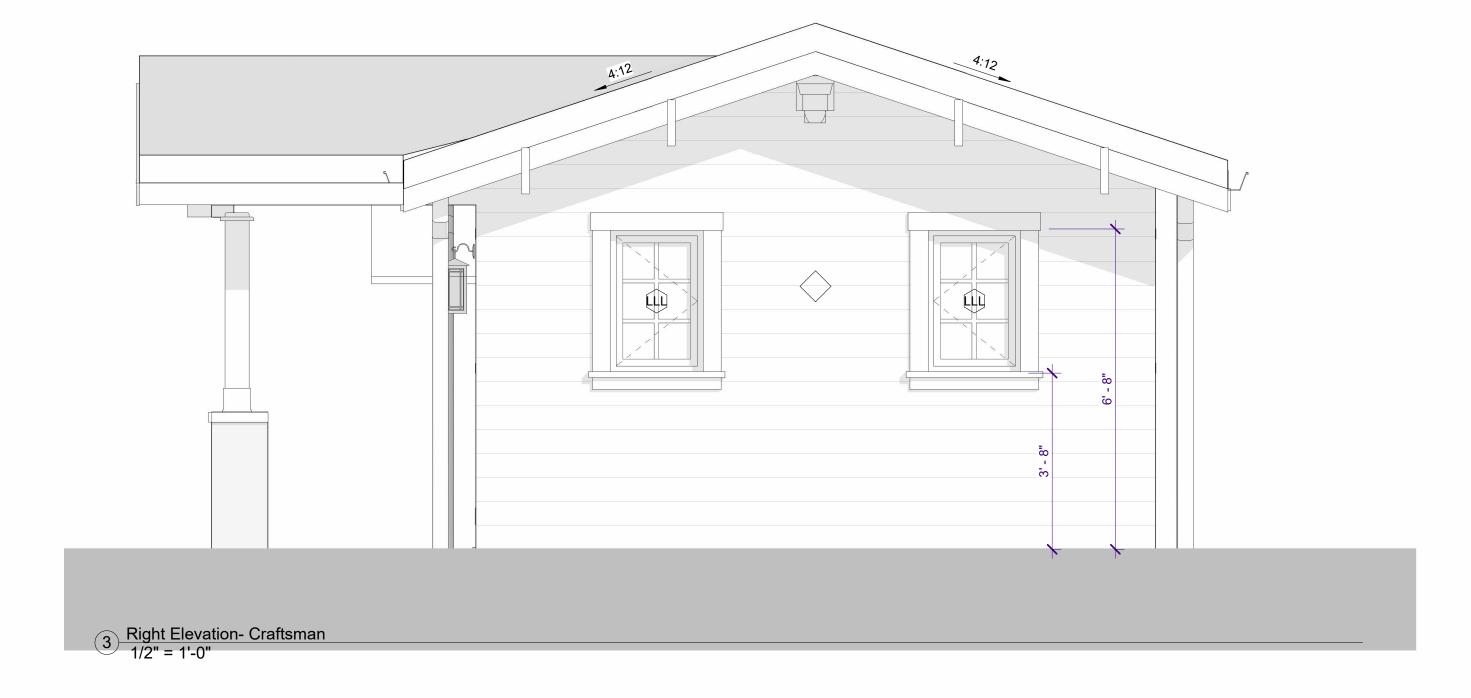
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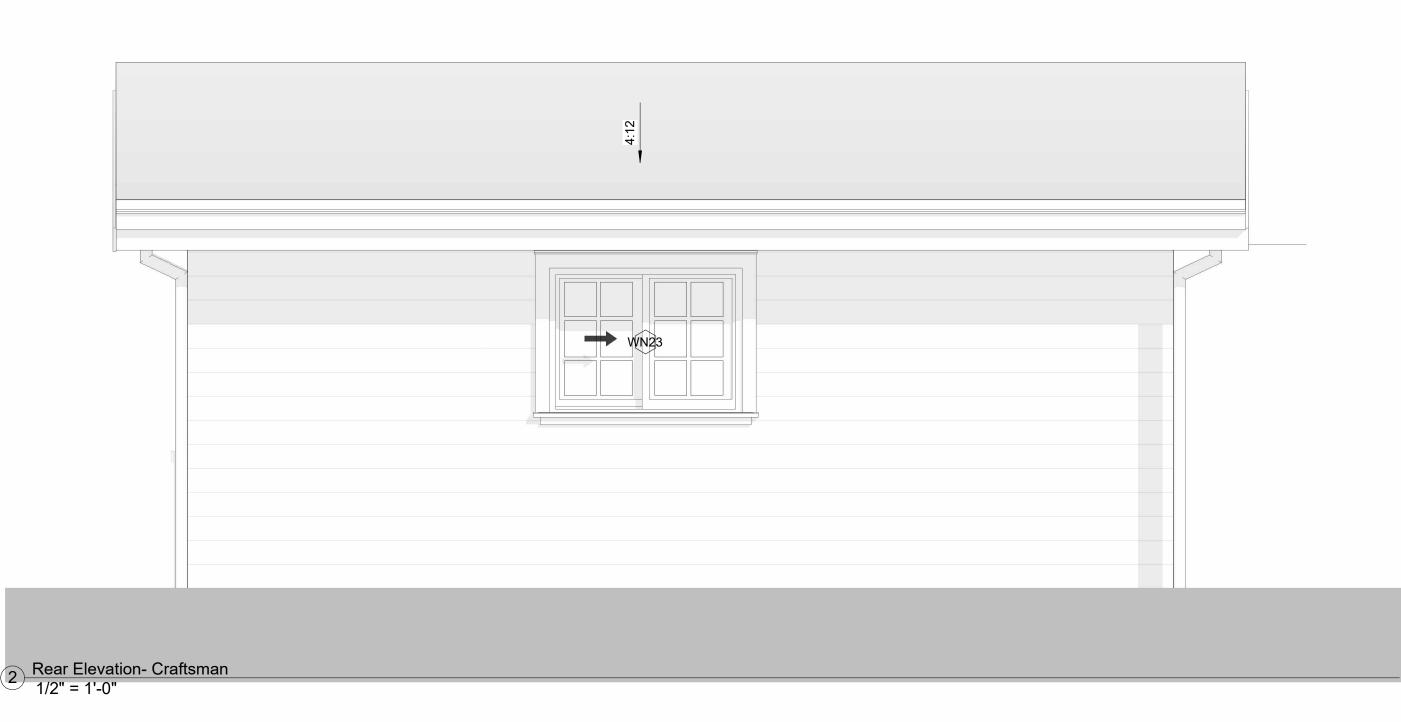
Lucrezia DeLeon

Initia	al Submittal
Revis	ions:

Elevations -Spanish Colonial -250 SF









Note: CRC Section R308.4

1. R308.4.1 Glazing in fixes and operatons apnels of swingings, slidng, and bifold doors shall be considered to be a hazardous location.

Exceptions:
1. Glazed openings of a size through which a 3-inch-diameter (76 mm) sphere is unable to pass.

Decorative glazing.
 R308.4.2 Glazing adjacent to doors. Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:

Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
 Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

Exceptions:
1. Decorative glazing.

Where there is an intervening wall or other per-manent barrier between the door and the glazing.
 Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this

application shall comply with Section R308.4.3.

4. Glazing that is adjacent to the fixed panel of patio doors.

3. R308.4.3 Glazing in windows. Glazing in an individual fixed or operable panel that meets all of the following con-ditions shall be

considered to be a hazardous location:

1. The exposed area of an individual pane is larger than 9 square feet (0.836 m2).

The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
 The top edge of the glazing is more than 36 inches (914 mm) above the floor.
 U- factor of new glazing is not to exceed 0.30 and SHGC shall not exceed 0.23.

TABLE R308.3.1(1)

MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 CFR 1201

EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE OF ONE

EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE	GLAZED PANELS REGULATED BY SECTION R308.4.3 (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.2 (Category Class)	DOORS AND ENCLOSURES REGULATED BY SECTION R308.4.5 <sup>a</sup> (Category Class)
9 square feet or less	No requirement	В	A
More than 9 square feet	A	A	A

Outdoor Electrical Notes:
60.01 Outdoor lighting permanently mounted to a single family dwelling or other buildings in the same lot shall be high efficacy and must be controlled by an on/off switch that does not override to ON as listed below. Also, the lighting must by one of the following methods:

4 Left Elevation- Craftsman

1. Controlled by photocell and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates

the motion sensor within 6 hours, or
Controlled by any of the following:

1. Photocell and automatic time switch control. Controls that override to ON shall not be allowed unless the override

override to ON shall not be allowed unless the override automatically return the photocontrol and automatic time switch control to its normal operation within 6 hours, or Astronomical time clock. Controls that override to ON shall not be allowed unless the override automatically return the astronomical clock its normal operation within 6 hours and which is programmed to automatically turn the outdoor

lighting OFF during daylight hours, or Energy management control system which meets all of the following requirements. At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9 of the standards; meets the Installation Certification requirements in Section 130.4 of the standards; meets the requirements for an EMCS in Section 130.5 of the standards; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight

Note: Unvented attic assemblies can be approved provided the unvented attic space is completelycontained within the building thermal envelope and no interior vapor retarder is installed on the ceiling side of the unvented attic assembly. Insulation shall be applied in direct contact with the underside of the structural roof sheathing and shall either be entirely

air-impermeable product or shall have a layer of air-impermeable product installed in direct contact with the underside of the structural roof sheathing for proper condensation control with the balance of the insulation being air-impermeable below it. (Note: Air-permeable insulation alone may be applied directly below the structural sheathing when rigid insulation with an R-value of R-5 minimum is installed directly above the structural roof sheathing for condensation control) [CRC R806.5]

City of Santa Barbara ADU Proto Types

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Stamp/Signature:

Lucrezia DeLeon

Initia	al Submittal
Revis	ions:

Elevations Craftsman - 250
SF

Sheet No.:

A1.3

1. In each sleeping room. 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.

3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section

- Required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. (CRC R314.6)
- Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by CRC R314.3.
- The smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. (CRC R314.4)
- Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. (CRC R315.5)
- Required carbon monoxide alarms shall be installed in the following locations per CRC R315.3:
- 1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms. 2. On every occupiable level of a dwelling unit, including basements.
- 3. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
- Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217. (CRC R315.1.1)

#### **Electrical Notes**

- See Sheet A0.4 for 2016 Low-Rise Residential Mandatory Measures
- All 125-volt, 15-amp, and 20-amp receptacles shall be listed as tamper-resistant receptacles. [§ 406.12 CEC] Vent fans must be switched separately from lighting. 2019 California Energy Code 150(k)2B
- Provide arc-fault circuit interrupter protection for all outlets in the entire dwelling unit, 210.12 CEC
- Small Appliance Branch Circuits: Provide two or more 20-ampere small appliance branch circuits in kitchen. CEC
- Bathroom Receptacles: Outlets shall be supplied by a least one 20-amp branch circuit. Such circuits shall have no other outlets. CEC 210.11 (C)(3)
- Arc-Fault Circuit Interrupter: All branch circuits that supply 120-volt, single phase, 15 and 20 ampere branch circuits upplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry rooms or similar rooms or areas shall be protected by an arc-fault circuit
- interrupter(s). CEC 210.12(A) & (B). Laundry Branch Circuits: Provide a minimum of one 20-ampere branch circuit for laundry receptacles. CEC 210.52(F) Where branch-circuit wiring is modified, replaced or extended in areas specified in CEC 210.12(A), the branch circuit shall be protected by either a listed combination-type AFCI located at the origin of the branch circuit or a listed outlet branch-circuit type AFCI
- located at the first receptacle of the existing branch circuit. [CEC 210.12 (D)] 10. All interior residential lighting is to be high efficacy. Luminaires with integral sources (e.g., LED luminaires) and changeable
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- The NFRC thermal performance labels shall remain on the windows until final inspection All exterior outlets shall be waterproof/GFCI outdoor receptacles. [CEC 210.52 (E)(1)].
- Except for closets less than 70 square feet and hallways, all luminaires that are installed with JA8-certified light sources are required to be controlled by either a dimmer or vacancy sensor. Please note or show this on plans.
- At least one luminaire each bathroom, garage, laundry room, and utility room shall be controlled by a manual on/automatic-off vacancy sensor. Please indicate this on the plans. [California Energy Code Section 150 (k) 2 (J)]

#### Plumbing Notes

- -All water closets shall have an effective flush volume of not more than 1.28 gallons per flush. Tank type water closet shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for tank type toilets.
- -Urinals shall have an effective flush volume not to exceed 0.5 gallons per flush. -Single shower heads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Multiple shower heads when served by a single valve shall have a combined flow rated not to exceed 1.8 gallons per minute. -Residential lavatory faucets shall have a maximum rate of 1.2 gallons per minute at 60 psi and a minimum flow rate of not
- less than 0.8 gallons per minute at 20 psi. -Faucets in common and public areas (outside dwellings and sleeping units) in residential buildings must have a maximum
- flow rate of 0.5 gallons per minute at 60 psi. -Metering faucets when installed in residential buildings must not deliver more than 0.25 gallons per cycle.
- -Kitchen faucets shall have a maximum of flow rate of 1.8 gallons per minute at 60 psi. -Kitchen faucets temporarily increase the flow rate to a maximum of 2.2 gallons at 60 psi but must default back to the 1.8
- -The WC shall be located in a space of 30" min. width, and 24" min. clear space in front shall be provided. CPC 407.5
- A plumbing fixture certification must be completed and signed by either a licensed general contractor, or a plumbing

subcontractor or the building owner certifying the flow rate of the fixtures installed.

Joints and openings, annular spaces around pipes, electric cables, conduits, or other openings in plates of exterior walls shall

be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method accepted by agency. (Section 4.406.1)

#### **Bathroom Exhaust Fans**

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

Water Closet Flush: Water Closets, either flush tank, flushometer tank, or flushometer valve operated, shall have an average consumption of not more than 1.28 gallons of water per flush. Lavatory Faucets shall have a maximum flow rate of 1.2 gpm at 60 psi, Kitchen faucets: Max 1.8 gpm at 60 psi, Showerheads: Max 1.8 gpm at 80 psi and multiple showerheads serving one shower shall have a combined flow rate of all showerheads of 1.8 gpm at 80 psi. 2016 California Green Building Code Section 4.303"

#### **Title 24 Notes**

-Residential Outdoor Lighting CEC 150 (k) 3; In addition to meeting the requirements of Section 150.0(k) 1A,

- luminaires providing residential outdoor lighting shall meet the following requirements; Controlled by a manual ON and OFF switch.
- Controlled by a photocell and motion sensor.
- Controlled by one of the following methods: Photocontrol and automatic time switch control
- Astronomical time clock Energy management control

-In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by a vacancy sensor. CEC 150.0 Show the lighting control device on the plans.

-The bathroom lighting and exhaust fan are utilizing the same switch. The exhaust fan shall be separately switched.

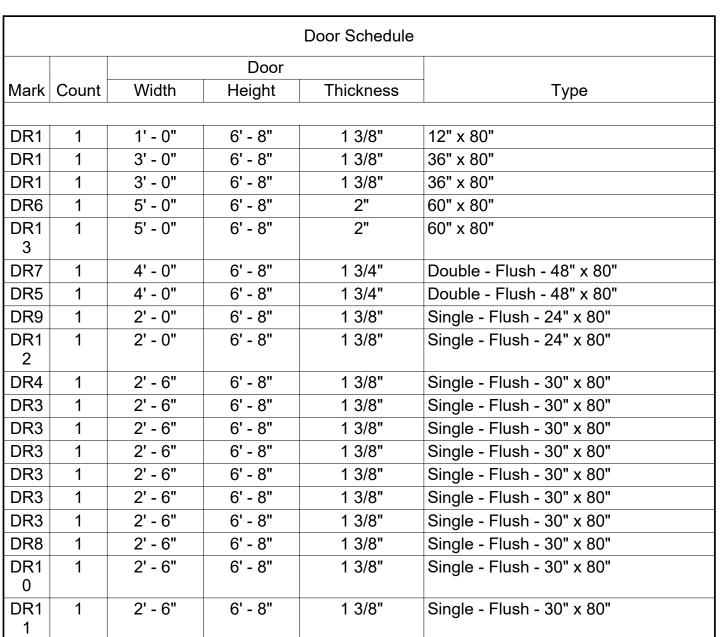
-Exhaust fans must be switched separate from lighting or utilize a device where lighting can be turned OFF while the fan is running. The exhaust fans will achieve the minimum 31 CFM of IAQ specified in the Title 24 report. -Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with Reference

-Luminaires that must use JAB-Certified Light Sources or Lamps; Sheet A 1.1, keynote 2, what type of high efficacy

Joint Appendix JA8. Show lighting control device on the plans. Exception: Luminaires in closets less than 70 square

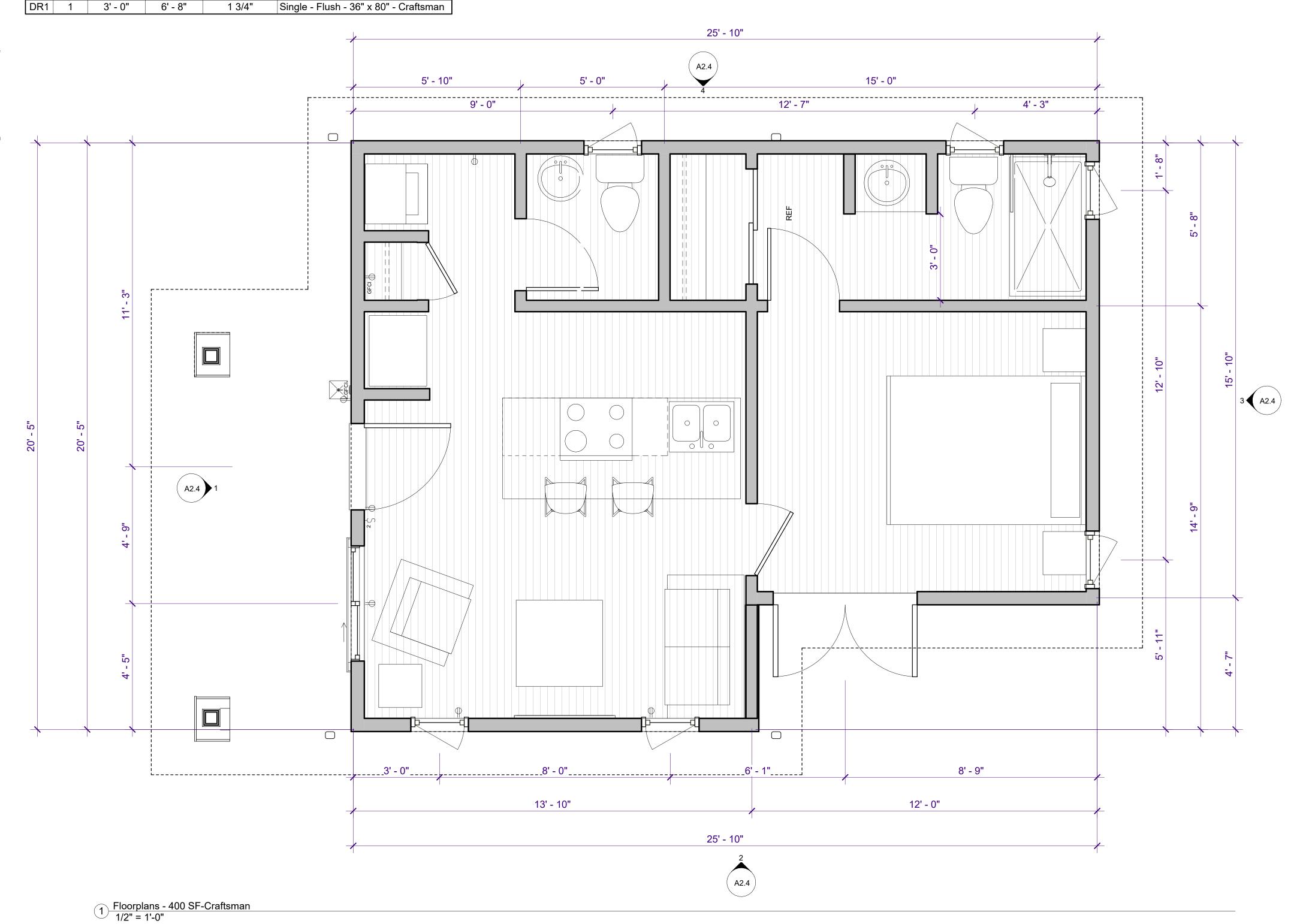
- and show the type of lighting control device to be installed. Light sources in ceiling recessed downlight luminaires
- LED luminaires with integral sources Screw-based LED lamps (A-lamps, PAR lamps, etc.)
- Pin-based LED lamps (MR-16-AR-111, etc.)
- GU-24 based LED light source

**Note:** 10.01 at the time of final inspection, an operation & maintenance manual, compact disc or web based reference shall be placed in the building. This manual shall include all of the items listed on California Green Building Standards Code Section 4.410.1. [CGBSC 4.410]



		Wind	ow Schedule	Э	
Туре				Size	
Type Mark	Description	Count	Width	Height	Head Height
\A/N100		4	41 01	21 011	CL OII
WN23		1	4' - 0"	3' - 0"	6' - 8"

	<u>Keynotes - Floor Plans</u>
Note	Comment



anta U Proto of A City

By using these "ADU Plans" plans, the user agrees to release the City of Santa Barbara from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information.











Stamp/Signature: Lucrezia DeLeon

Initial Submittal

Floor plans - 450 SF - ADU -Craftsman

City of Santa Sarbara ADU Proto Types

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Lucrezia DeLeon

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Initia	Initial Submittal				
Revisi	ions:				
$\wedge$					

Elevations Spanish Colonial 450 SF

Sheet No :

**A2.3** 



Left Elevation - Spanish Colonial - 400 SF

Note: CRC Section R308.4

1. **R308.4.1** Glazing in fixes and operatons apnels of swingings, slidng, and bifold doors shall be considered to be a hazardous location.

Exceptions:Glazed openings of a size through which a 3-inch-diameter (76 mm) sphere is unable to pass.Decorative glazing.

2. **R308.4.2** Glazing adjacent to doors. Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:

Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
 Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

#### Exception

Pear Elevation - Spanish Colonial - 400 SF 1/2" = 1'-0"

Decorative glazing.

Where there is an intervening wall or other per-manent barrier between the door and the glazing.
 Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
 Glazing that is adjacent to the fixed panel of patio doors.

3. **R308.4.3** Glazing in windows. Glazing in an individual fixed or operable panel that meets all of the following con-ditions shall be considered to be a hazardous location:

The exposed area of an individual pane is larger than 9 square feet (0.836 m2).
 The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
 The top edge of the glazing is more than 36 inches (914 mm) above the floor.
 U- factor of new glazing is not to exceed 0.30 and SHGC shall not exceed 0.23.

TABLE R308.3.1(1)

MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 CFR 1201

EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE OF ONE

TABLE R308.3.1(2)

MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING ANSI Z97.1

EXPOSED SURFACE AREA OF ONE LITE SECTION R308.4.3 (Category Class) (Category Class) (Category Class) (Category Class) (Category Class)

9 square feet or less No requirement B A

More than 9 square feet A A A A

East Lagrangian A 0.000 e<sup>2</sup>

a. Use is permitted only by the exception to Section R308.3.1.

Outdoor Electrical Notes:
60.01 Outdoor lighting permanently mounted to a single family dwelling or other buildings in the same lot shall be high efficacy and must be controlled by an on/off switch that does not override to ON as listed below. Also, the lighting must by one of the following methods:

 Controlled by photocell and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours, or
 Controlled by any of the following:

Photocell and automatic time switch control. Controls that override to ON shall not be allowed unless the override automatically return the photocontrol and automatic time

switch control to its normal operation within 6 hours, or
2. Astronomical time clock. Controls that override to ON shall not be allowed unless the override automatically return the astronomical clock its normal operation within 6 hours and which is programmed to automatically turn the outdoor

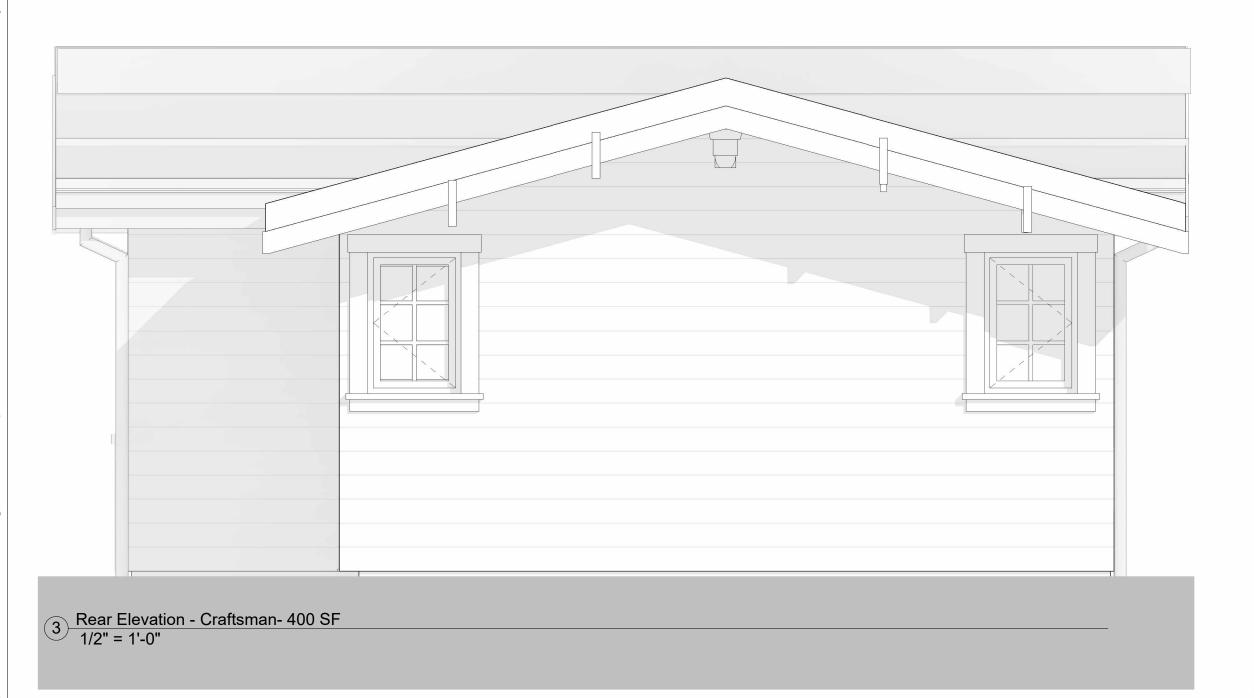
lighting OFF during daylight hours, or Energy management control system which meets all of the following requirements. At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9 of the standards; meets the Installation Certification requirements in Section 130.4 of the standards; meets the requirements for an EMCS in Section 130.5 of the standards; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.

Note: Unvented attic assemblies can be approved provided the unvented attic space is completelycontained within the building thermal envelope and no interior vapor retarder is installed on the ceiling side of the unvented attic assembly. Insulation shall be applied in direct contact with the underside of the structural roof sheathing and shall either be entirely

of an air-impermeable product or shall have a layer of air-impermeable product installed in direct contact with the underside of the structural roof sheathing for proper condensation control with the balance of the insulation being air-impermeable below it. (Note: Air-permeable insulation alone may be applied directly below the structural sheathing when rigid insulation with an R-value of R-5 minimum is installed directly above the structural roof sheathing for condensation control) [CRC R806.5]









Note: CRC Section R308.4

1. **R308.4.1** Glazing in fixes and operatons apnels of swingings, slidng, and bifold doors shall be considered to be a hazardous location.

Exceptions:Glazed openings of a size through which a 3-inch-diameter (76 mm) sphere is unable to pass.Decorative glazing.

2. **R308.4.2** Glazing adjacent to doors. Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:

Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
 Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

Exception

Decorative glazing.

Where there is an intervening wall or other per-manent barrier between the door and the glazing.
 Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
 Glazing that is adjacent to the fixed panel of patio doors.

3. **R308.4.3** Glazing in windows. Glazing in an individual fixed or operable panel that meets all of the following con-ditions shall be considered to be a hazardous location:

1. The exposed area of an individual pane is larger than 9 square feet (0.836 m2).

2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
3. The top edge of the glazing is more than 36 inches (914 mm) above the floor.
4. U- factor of new glazing is not to exceed 0.30 and SHGC shall not exceed 0.23.

TABLE R308.3.1(1)

MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 CFR 1201

EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE

OF ONE LITE

OF ONE LITE

OF ONE LITE

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EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE	GLAZED PANELS REGULATED BY SECTION R308.4.3 (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.2 (Category Class)	DOORS AND ENCLOSURES REGULATE BY SECTION R308.4.5* (Category Class)
9 square feet or less	No requirement	В	A
More than 9 square feet	A	A	A

Outdoor Electrical Notes:
60.01 Outdoor lighting permanently mounted to a single family dwelling or other buildings in the same lot shall be high efficacy and must be controlled by an on/off switch that does not

override to ON as listed below. Also, the lighting must by one of the following methods:

 Controlled by photocell and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours, or

Controlled by any of the following:
 Photocell and automatic time switch control. Controls that override to ON shall not be allowed unless the override

automatically return the photocontrol and automatic time switch control to its normal operation within 6 hours, or

2. Astronomical time clock. Controls that override to ON shall not be allowed unless the override automatically return the astronomical clock its normal operation within 6 hours and which is programmed to automatically turn the outdoor

lighting OFF during daylight hours, or
Energy management control system which meets all of the
following requirements. At a minimum provides the
functionality of an astronomical time clock in accordance with
Section 110.9 of the standards; meets the Installation
Certification requirements in Section 130.4 of the standards;
meets the requirements for an EMCS in Section 130.5 of the
standards; does not have an override or bypass switch that
allows the luminaire to be always ON; and, is programmed to
automatically turn the outdoor lighting OFF during daylight
hours.

Note: Unvented attic assemblies can be approved provided the unvented attic space is completelycontained within the building thermal envelope and no interior vapor retarder is installed on the ceiling side of the unvented attic assembly. Insulation shall be applied in direct contact with the underside of the structural roof sheathing and shall either be entirely

of an air-impermeable product or shall have a layer of air-impermeable product installed in direct contact with the underside of the structural roof sheathing for proper condensation control with the balance of the insulation being air-impermeable below it. (Note: Air-permeable insulation alone may be applied directly below the structural sheathing when rigid insulation with an R-value of R-5 minimum is installed directly above the structural roof sheathing for condensation control) [CRC R806.5]

City of Santa Barbara ADU Proto Types

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Lucrezia DeLeon

Initia	al Submittal		
Revisi	ions:		
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Elevations Craftsman - 450
SF

Sheet No.:

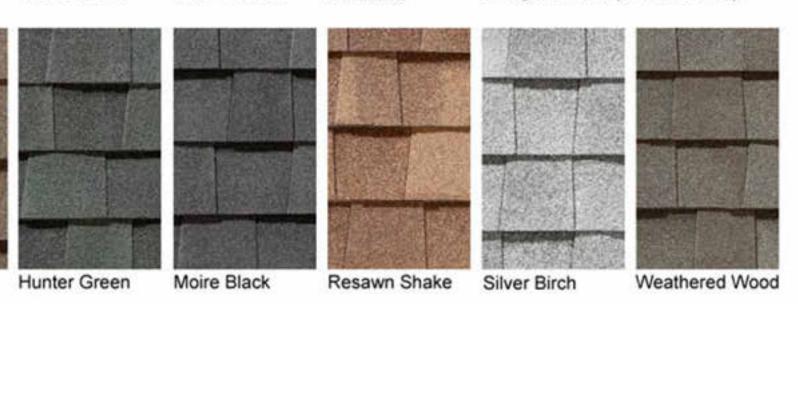
**A2.4** 

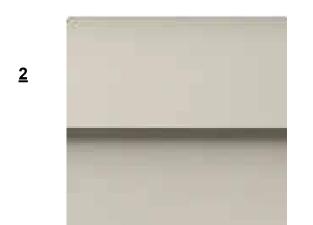


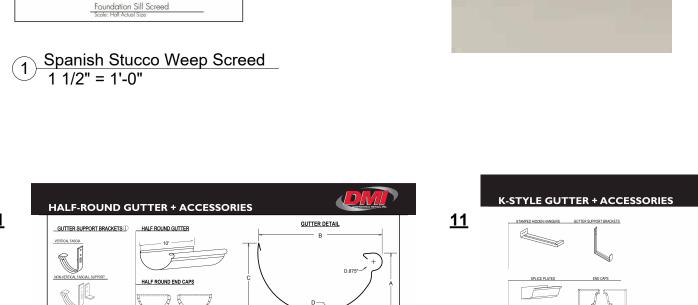
	Keynotes - Exterior Elevations
<u>Note</u>	<u>Comment</u>
1	Asphalt Shingle Roofing
<u>2</u>	James Hardie Panel Siding
<u>3</u>	Craftsman Style Exterior Exterior Light
<u>4</u>	Craftsman Style Exterior Trim Window and Door
<u>5</u>	Clay Tile Roofing - Eagle Roofing - SMC Santa Barbara Blend - Capistrano -
<u>6</u>	<u>LaHabra - Crystal White - X-50 - Base 100 - Smooth Troweled Stucco</u>
<u>8</u>	Milgard Exterior Window - Black Matte
<u>9</u>	Santa Barbara Front Exterior Door with swinging sash and built in screen.
<u>10</u>	Spanish Revivial Front Light - Spanish Contemporary Wrought Iron Outdoor Lighting Fixture - Rubbed Oil Bronze
<u>11</u>	Gutter All - Seamless 5' Spanish Curved Style Gutter + Downspout
<u>12</u>	Exterior Window - Pearl Chase Blue Trim
<u>13</u>	Craftsman Build with Ferguson Millennium Lighting

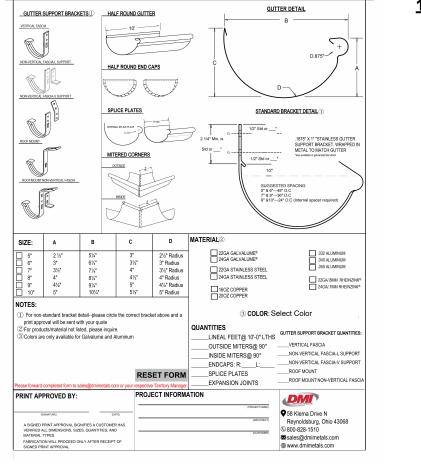


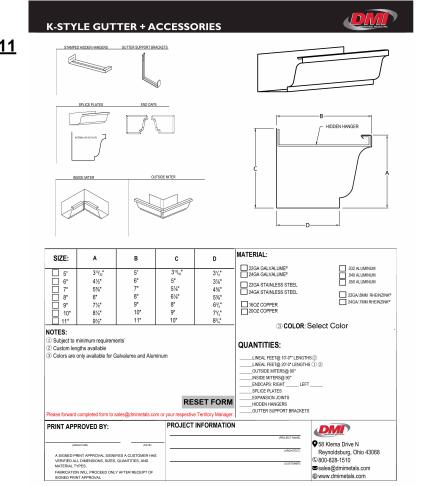


















City of Santa Barbara ADU Proto

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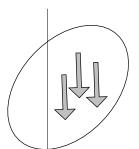
Stamp/Signature: Lucrezia DeLeon

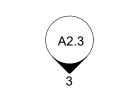
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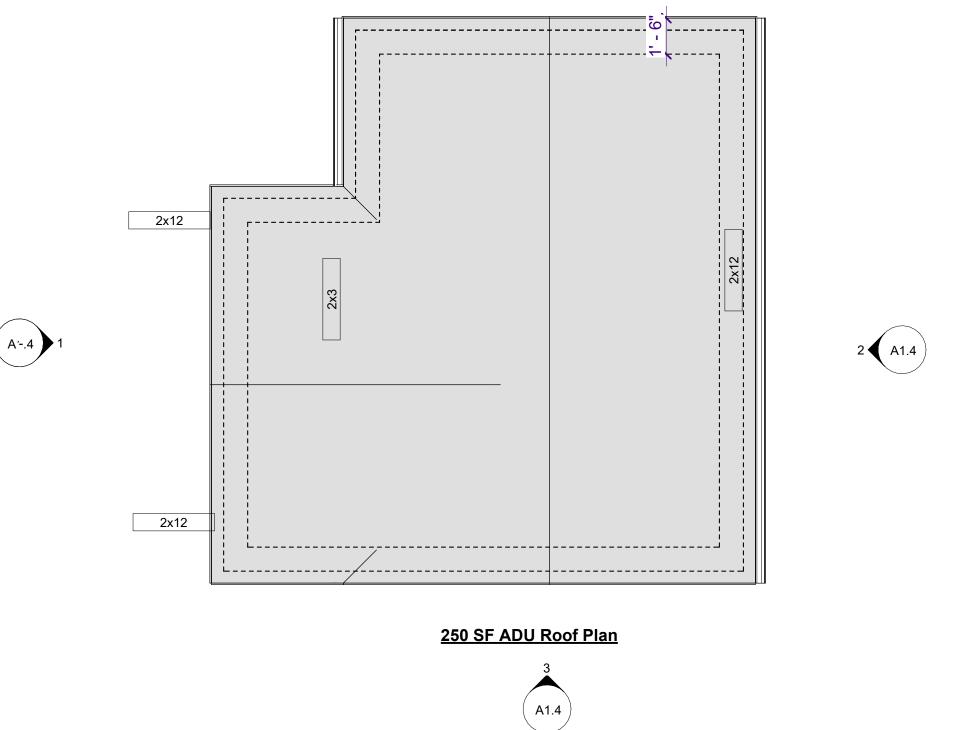
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Revisions	s:	

Sheet Title: Color and Materials Board -Craftsman + Spanish Colonial Revival Options

**A3.1** 



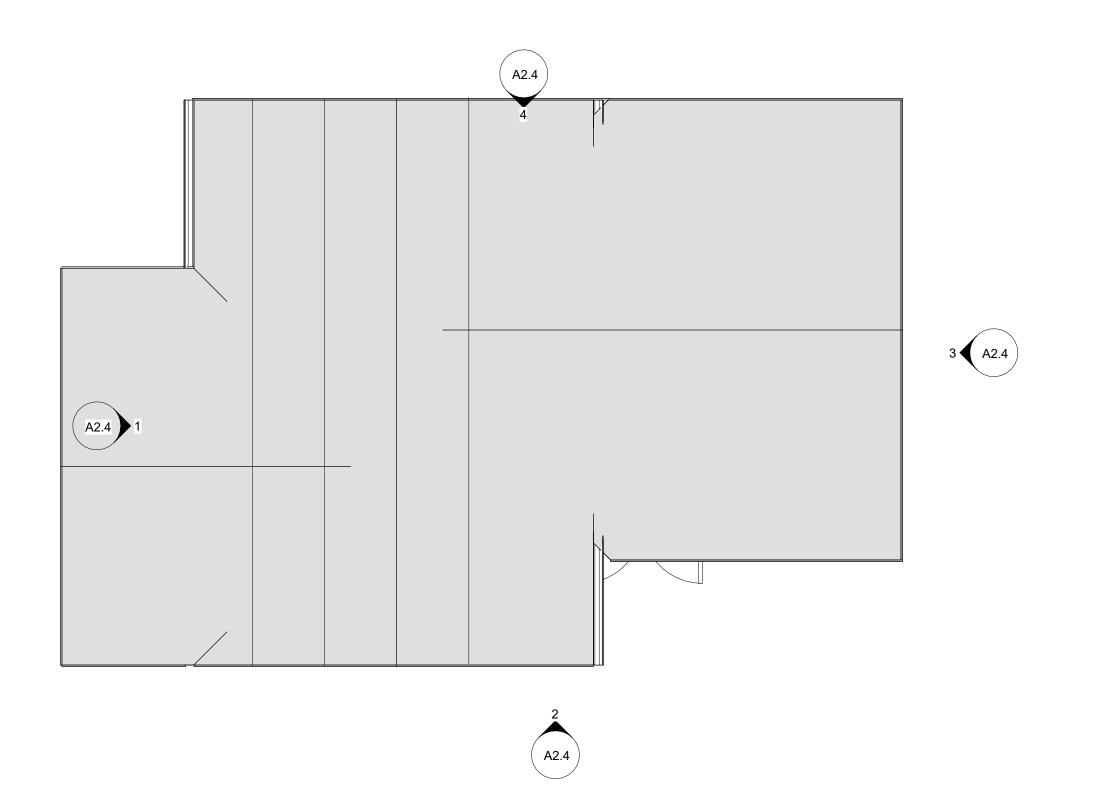


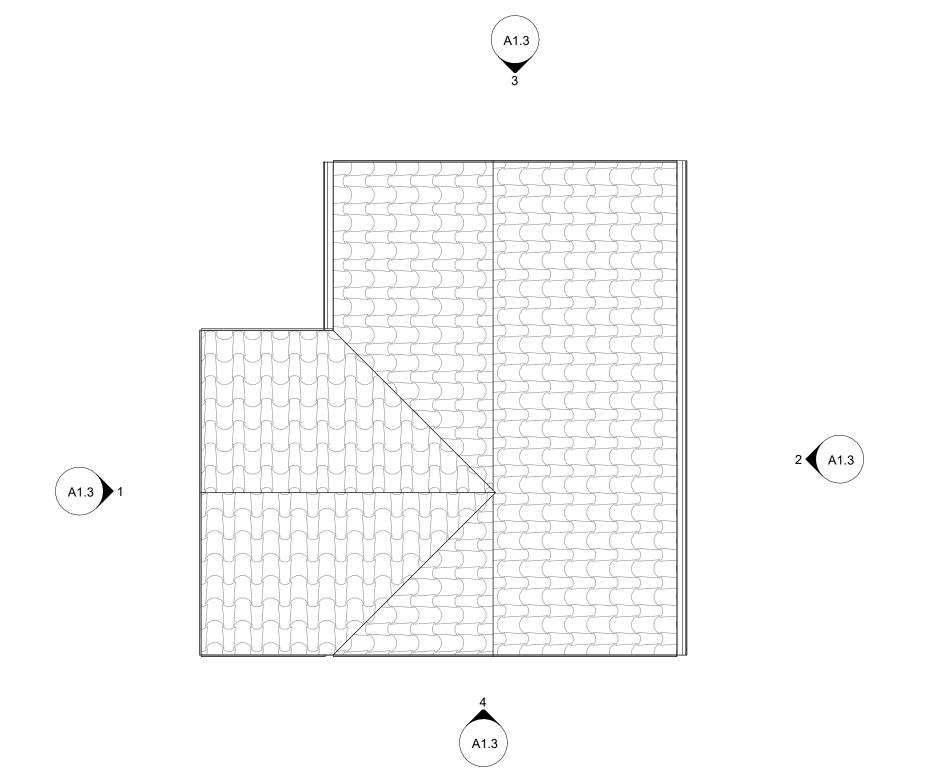


5:12 5:12

400 SF ADU Roof Plan

1 Roof Plan - 250 SF + 400 SF - Studio ADU 1/4" = 1'-0"





City o Barbara

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amp/Signature:
Lucrezia DeLeon
Low

Initial	Submittal		
Revision	ons:		

**Roof Plans** 

**A4.0** 

# Residential/Commercial Gas

Tankless Water Heaters

**INDOOR MODELS** 

#### Tankless Non-Condensing Water Heaters

Fully modulating, gas fired, tankless water heater specifically designed for residential and commercial applications. Supplies hot water to domestic hot water systems and can be used with water storage tanks, recirculation systems, and/or combined domestic & heating applications.

VENTING AND COMBUSTION

• 50' Max Length, 5 Elbows max (90°

Power Vent Power Vent or Power Direct

• 3" Combustion Air Intake (with optional

Complete Line of Category III Venting

Direct Vent Conversion Kit (indoor

15-year limited warranty on heat exchanger in residential applications

exchanger in commercial applications

5-year limited warranty on heat

5-year limited warranty on all parts

Vertical or Horizontal Installation

elbows = 5' equivalent length)

Electronic Ignition - No Pilot Light

**OPTIONAL ACCESSORIES** 

Recess Box (outdoor models)

Pipe Cover

Isolation Valve Kits

Backflow Preventer

WARRANTY

Concentric Termination Kits

4" Category III Vent

#### **FEATURES:**

MAXIMUM FLOW RATES UP TO 10.0 GPM **AVAILABLE IN NATURAL GAS** 

**OUTDOOR MODELS INCLUDE** REMOTE CONTROL AS A STANDARD FEATURE

**INDOOR MODELS INCLUDE** 

**BOTH A REMOTE CONTROL** AND POWER CORD AS STANDARD FEATURES

OR PROPANE (LP)

LOW NO<sub>X</sub> EMISSIONS **COMPLIES WITH LEAD FREE STANDARDS** 

#### HEAT EXCHANGER (T-D2 MODELS) IS CONSTRUCTED OF COMMERCIAL GRADE COPPER

- **SAFETY FEATURES:** Built in Freeze Protection
- Manual Reset Hi-Limit
- Oyerheat Cutoff Fuse • Inlet and Outlet Thermistors for Constant
- Temperature Monitoring Flame Sensor

#### **EASY-LINK UP TO 4 UNITS** (T-D2 MODELS):

With no additional parts or accessories



**OUTDOOR MODELS** 





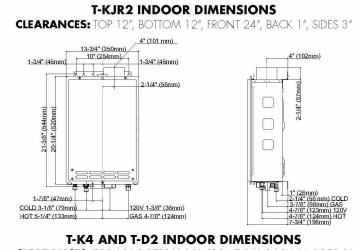
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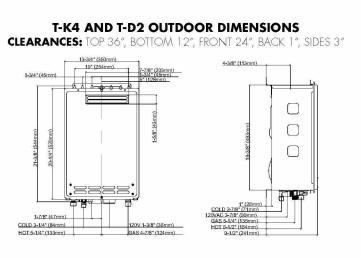
# TAKAGI

MODEL	TYPE	GAS CONSUMPTION INPUT		INLET GAS PRESSURE			MAXIMUM	HOT/COLD	GAS	DIMENSIONS IN INCHES		APPROX SHIPPING	
NUMBER	IIPE	MINIMUM BTU/H	MAXIMUM BTU/H	MINIMUM IN. W.C.	MAXIMUM IN. W.C.		GPM*	CONNECTIONS		HEIGHT	WIDTH	DEPTH	WEIGHT (LBS)
Indoor Models													
T-KJr2-IN-N	Natural	19,500	140,000	4.0	10.5	0.79	6.6	3/4" NPT	3/4" NPT	20-1/4	13-3/4	7-3/4	38
T-KJr2-IN-P	Propane	19,500	140,000	8.0	14.0	0.79	6.6	3/4" NPT	3/4" NPT	20-1/4	13-3/4	7-3/4	38
T-K4-IN-N	Natural	11,000	190,000	4.0	10.5	0.80	8	3/4" NPT	3/4" NPT	20-1/4	13-3/4	9-1/2	43
T-K4-IN-P	Propane	11,000	190,000	8.0	14.0	0.80	8	3/4" NPT	3/4" NPT	20-1/4	13-3/4	9-1/2	43
T-D2-IN-N**	Natural	11,000	199,000	4.0	10.5	0.80	10	3/4" NPT	3/4" NPT	20-1/4	13-3/4	9-1/2	45
T-D2-IN-P**	Propane	11,000	199,000	8.0	14.0	0.80	10	3/4" NPT	3/4" NPT	20-1/4	13-3/4	9-1/2	45
Outdoor Models													
T-K4-OS-N	Natural	11,000	190,000	4.0	10.5	0.80	8	3/4" NPT	3/4" NPT	20-1/4	13-3/4	9-1/2	43
T-K4-OS-P	Propane	11,000	190,000	8.0	14.0	0.80	8	3/4" NPT	3/4" NPT	20-1/4	13-3/4	9-1/2	43
T-D2-OS-N**	Natural	11,000	199,000	4.0	10.5	0.80	10	3/4" NPT	3/4" NPT	20-1/4	13-3/4	9-1/2	45
T-D2-OS-P**	Propane	11.000	199,000	8.0	14.0	0.80	10	3/4" NPT	3/4" NPT	20-1/4	13-3/4	9-1/2	45

15-150 PSI water pressure. 40 PSI or above recommended for maximum flow.
\*Current numbers based on factory testing, 0.5 GPM required for activation, 0.4 GPM required for continuous fire after initial ignition. Indoor models are certified from sea level to 6,000 ft. elevation. Outdoor models are certified from sea level to 6,000 ft. elevation.



CLEARANCES: TOP 12", BOTTOM 12", FRONT 24", BACK 1", SIDES 3"



TRGSS01613

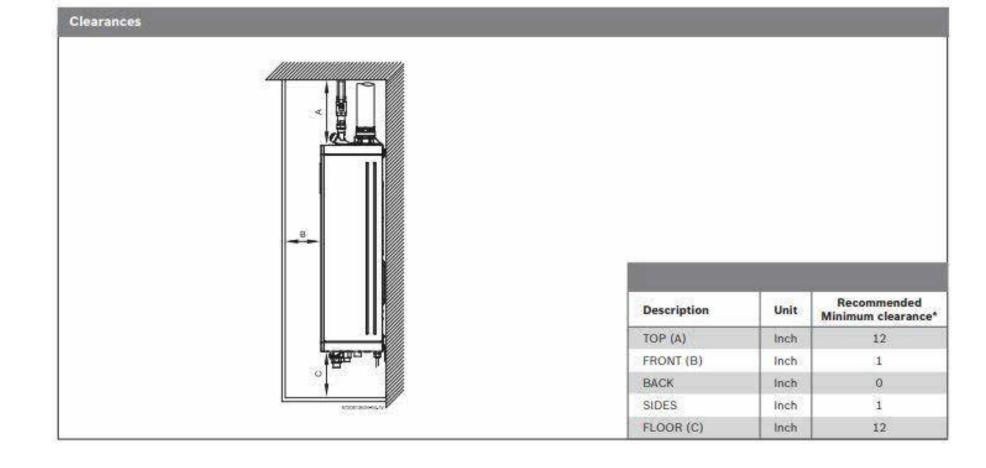
#### DuctlessAire Model # DA1221-H2 ★★★★★ (503) \$1,00582 Energy Star 12,000 BTU 1 Ton Ductless Mini Split Air Conditioner and H... Questions & Answers Customer Reviews Product Overview Specifications 7.44 13.11 Condenser depth (in.) Air handler depth (in.) 11.69 Condenser height (in.) 21.81 Air handler height (in.) 31,57 31.50 Air handler width (in.) Condenser width (in.) Details Air Conditioner Product Type Mini Split Unit Decibel Rating 24 dBA Filter Type Air direction/circulation 2-way Washable 18.1 Heater, Remote Control, Self-diagnostic tools Air handler weight (lb.) Included 4.05 Mini Split Features Auto cool, Automatic shutoff, Fan only Amperage (amps) option,Overload protection,Sleep setting, Timer, Wireless remote control 12000 BTU Minimum Outdoor Temperature (F) BTU Cooling Rating 12000 Wall Mount BTU Cooling Rating Mount Location 12000 Number of Fan Speeds BTU Heat Rating BTU Heat Rating 12000 BTU Number of cool settings Returnable 90-Day White 220v Color Family White Voltage (v) Color/Finish White Voltage (volts) 1080,920 81.60 Wattage (watts) Condenser weight (lb.) Zone Capacity Single Zone 600 Coverage Area (sq. ft.)

Bosch 160,000 BTU .92 UEF Tankless Water Heater Indoor Direct Vent Model: T9800 SE 160 Item Number: 73648

24 dBA

Decibel (Sound) Rating

Features	Specifications	Reviews
Product Line	Greentherm	
Medium 🗇	Hot Water	
Fuel Type ①	Natural Gas	
Combustion Type	Condensing	
Vent Type ①	Direct Vent	
Storage Type	Tankless	
Mount Type	Wall	
Installation Location	Indoor	
Includes Pump	No	
Gas Conversion Kit	Included	
UPC	052575110431	
Performance Flow Rate at 40F Temperature Rise ①	8.0 GPM	
riow Rate at 40F Telliperature Rise O	0.0 GPW	
Flow Date at FOE Temperature Dice (2)	6 4 CDM	
	6.4 GPM	
Flow Rate at 60F Temperature Rise ①	5.4 GPM	
Flow Rate at 60F Temperature Rise ① Flow Rate at 70F Temperature Rise ①	5.4 GPM 4.6 GPM	
Flow Rate at 60F Temperature Rise ① Flow Rate at 70F Temperature Rise ①	5.4 GPM	
Flow Rate at 60F Temperature Rise  Flow Rate at 70F Temperature Rise  Maximum Input Capacity	5.4 GPM 4.6 GPM	
Flow Rate at 60F Temperature Rise  Flow Rate at 70F Temperature Rise  Maximum Input Capacity  Minimum Input Capacity	5.4 GPM 4.6 GPM 160000 BTU	
Flow Rate at 50F Temperature Rise ① Flow Rate at 60F Temperature Rise ② Flow Rate at 70F Temperature Rise ③ Maximum Input Capacity ② Minimum Input Capacity Uniform Energy Factor ③ Minimum Flow Rate	5.4 GPM 4.6 GPM 160000 BTU 9000 BTU	



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Initia			
Revisi	ons:		

**Equipment Specs** 

**A5.0**