

AGENDA REPORT

TO: Edward D. Reiskin FROM: William A. Gilchrist

City Administrator Director, Planning & Building Department

SUBJECT: Memorandum of Agreement for 564 DATE: January 3, 2022

Crofton Avenue

City Administrator Approval

Jan 20, 2022

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator To Enter Into A Memorandum Of Agreement (MOA) With The City Of Piedmont Establishing That The City Of Oakland Will Process Planning And Building Entitlements For A Category I Accessory Dwelling Unit (ADU) At 564 Crofton Avenue, A Property Located Within Both Jurisdictions; And Adopting Appropriate California Environmental Quality Act (CEQA) Findings.

EXECUTIVE SUMMARY

Staff recommends that the City Council authorize the City Administrator to enter into Memorandum of Agreement (MOA) with the City of Piedmont for a Category I Accessory Dwelling Unit (ADU) at 564 Crofton Avenue (Property). The Property is located within both jurisdictions, and the MOA will allow the City of Oakland to act as the lead agency for the issuance of planning and building permits for the proposed development.

BACKGROUND / LEGISLATIVE HISTORY

Property Description

The Property, located at 564 Crofton Avenue, consists of one lot, and one tax parcel (Assessor Parcel Number 011 085502100), has an existing single-family home that straddles the Piedmont/Oakland border. The legal description and assessor parcel map for the property is provided in *Attachment A*. The property is generally bounded by single-family properties, including 570 Crofton Avenue (Piedmont) to the east, 558 Crofton Avenue (Oakland) to the west, 533 Boulevard and 535 Boulevard (Piedmont) to the north and rear, and 559 Crofton Avenue (Oakland) across the street to the south. The Property consists of 6,250 square feet, with approximately 4,150 square feet or 66 percent of which is located in Oakland, and approximately 2,100 square feet or 34 percent of which is located in Piedmont.

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Project Description

The development applicant seeks to convert an existing detached garage in the rear yard of the existing single-family residence to a Category I ADU (Project) as set forth in the project plans in *Attachment B*. Specifically, the scope of work will create a 336 square foot studio ADU, with no change in building envelope of the garage.

While the scope of work for the Property would occur on the Piedmont portion of the lots, the single-family residence that the ADU is accessory to is largely located in and accessed from Oakland.

ANALYSIS AND POLICY ALTERNATIVES

City of Oakland Zoning

The portion of the Property located in Oakland is within the Mixed Housing Type Residential - 2 (RM-2) Zone per the Oakland Planning Code; the RM-2 Zone allows for Category I and Category II ADUs, as well as Junior ADUs with a non-discretionary zoning permit. Design Review Exemptions (DRX) would be required for the Property to comply with Oakland's land use regulations.

Analysis

Approval of the proposed resolution and the MOA with the City of Piedmont helps to support and advance the Citywide Priorities of **housing, economic and cultural security** and **vibrant, sustainable infrastructure**. In addition, City staff recommends that the City of Oakland retain jurisdiction for all required land use permits and building inspections for the following reasons:

- The City of Piedmont has not requested or recommended jurisdiction for the Project;
- The City of Oakland has historically dealt with permitting at the Property;
- A majority of the residence of the Property that the ADUs would be accessory to is served by the City of Oakland; and
- Oakland will provide the ADU with 911 emergency services, municipal waste removal services, access to Oakland Unified School District schools, and other municipal services.

In order to efficiently consider the scope of work for the Property, the cities desire to enter into an MOA to memorialize the designation of Oakland as the lead agency for the purposes of both land use approvals and building inspection of the Project, including but not limited to issuance of building and occupancy permits, and the provision of 911 and other municipal services to the Projects, consistent with the terms and conditions contained in the draft MOA (*Attachment C*) and to ensure that Piedmont will not be negatively impacted by the proposal. As such, the MOA stipulates that:

Oakland will be the lead agency for all land use approvals regarding the Project;

 Oakland will be responsible for building permit issuance, plan check, issuance of certificates of occupancy, building inspections and similar activities for the Project consistent with the appropriate procedures, fees, and standards of Oakland;

- The Oakland Fire Department will be responsible for the provision of emergency and public safety services to the Property, including those portions located in the City of Piedmont; and
- Oakland will continue to provide municipal waste removal services, access to the Oakland Unified School District schools, and other municipal services to the Property.

On December 6, 2021, the MOA was approved by the Piedmont City Council.

Policy Alternatives

Date: February 1, 2022

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Alternative # 1	City Council declines staff's recommendation and requires
	both planning and building permits to be submitted to and
	approved by the City of Piedmont.
Pros	Jurisdictional authority would be separate and distinct without
	the need for an MOA.
Cons	The City of Piedmont has not requested jurisdiction for the
	Projects. Multiple or "split" jurisdictional authority could
	create inconsistency in applicable permit requirements,
	create delays in providing much needed housing, and
	duplication of applicant fees.
Reason for not recommending	The City of Piedmont has not requested jurisdiction for the
	Project. This proposal would be confusing in terms of the
	permitting history for the properties. As noted above, Oakland
	has typically been the lead agency for permitting for the
	Properties. Furthermore, State law requires streamlined non-
	discretionary review of ADU applications.
Alternative #2	City Council declines staff's recommendation and requires
	split jurisdiction during the permitting process for the Project,
	i.e., a planning permit would be processed in Oakland and
	building permits processed in Piedmont or vice versa.
Pros	The City of Oakland would retain partial jurisdiction.
Cons	This is inefficient, confusing, and is typically only done for
Come	larger, multi-family projects which would generate significant
	revenue in both cities.
Reason for not recommending	State law requires streamlined non-discretionary review of
reacon for not recommending	ADU applications. Going through a bifurcated permitting
	process would be confusing for the applicant in terms of
	requirements, but also for staff of both jurisdictions. This
	option would require a more complicated MOA, inconsistent
	with the overall goal of ADU applications to have a
	streamlined process.
	streammen process.

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FISCAL IMPACT

Adoption of this resolution is expected to be revenue neutral. Zoning and Building fees will cover staff time working on the Project, as is standard for ADU applications. Furthermore, there would be no ongoing impact on the City of Oakland's municipal services for the Property as the existing home is already being served by Oakland.

PUBLIC OUTREACH / INTEREST

This item did not require any additional public outreach other than the required posting on the City's website. Approval of an ADU is a ministerial action not requiring public notice.

COORDINATION

The City Attorney's Office and the City of Piedmont have worked closely with staff on the preparation of the MOA and have reviewed this staff report and resolution, as has the City's Budget Bureau.

SUSTAINABLE OPPORTUNITIES

Economic: There are minimal economic opportunities associated with the Project. The Project is not anticipated to provide a significant number of construction jobs, and these may or may not be for Oakland workers. The Property will remain a single-family home with an ADU.

Environmental: The Project will be required to meet modern standards for energy efficiency and green building.

Race & Equity: There are no race and equity opportunities associated with the Project. The Property will remain a single-family home with an ADU.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CEQA Guidelines exempt specific types of projects from environmental review. The following is the CEQA exemption that apply to the Projects:

• **Section 15268 - Ministerial Projects:** Section 15268(b) of the CEQA Guidelines states that ministerial projects such as ADUs and the issuance of building permits are exempt from CEQA.

ACTION REQUESTED OF THE CITY COUNCIL

Date: February 1, 2022

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator To Enter Into Memorandum Of Agreement (MOA) With The City Of Piedmont Establishing That The City Of Oakland Will Process Planning And Building Entitlements For A Category I Accessory Dwelling Unit At 564 Crofton Avenue, A Property Located Within Both Jurisdictions; And Adopting Appropriate California Environmental Quality Act (CEQA) Findings.

For questions regarding this report, please contact Sarah Price, Planner III at (510) 238-2955.

Respectfully submitted,

William A. Liklerick

WILLIAM A. GILCHRIST

Director, Planning and Building Department

Prepared by:

Sarah Price, Planner III Bureau of Operations

Attachments (3):

- A. Property Legal Description for 564 Crofton Avenue
- B. Project Plans for 564 Crofton Avenue
- C. Memorandum of Agreement for 564 Crofton Avenue

Title No. 11-1168362-JG Locate No. CAFNT0901-0938-0019-0001168362

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND AND PIEDMONT, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF CROFTON AVENUE, DISTANT THEREON SOUTHWESTERLY TWO HUNDRED (200) FEET FROM THE INTERSECTION THEREOF WITH THE SOUTHWESTERN LINE OF BOULEVARD WAY, AS SAID AVENUE AND WAY ARE SHOWN ON THE MAP HEREINAFTER REFERRED TO, RUNNING THENCE SOUTHWESTERLY ALONG SAID LINE OF CROFTON AVENUE FIFTY (50) FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY ONE HUNDRED AND TWENTY FIVE (125) FEET, THENCE AT RIGHT ANGLES NORTHEASTERLY FIFTY (50), FEET, THENCE AT RIGHT ANGLES SOUTHEASTERLY ONE

HUNDRED AND TWENTY FIVE (125) FEET TO THEPOINT OF BEGINNING.

BEING LOT 23 IN BLOCK LETTERED "C" AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED, "MAP OF GRAND AVENUE HEIGHTS (BY-THE-PARKS), OAKLAND TOWNSHIP, ALAMEDA COUNTY, CALIFORNIA", FILED AUGUST 26, 1907 IN LIBER 23 OF MAPS, PAGE 28 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

APN: 011-0855-020, 011-0855-021

	READ 8	APPROVED
BY		
DATE		
		READ & APPROVED
	BY	
	DATE	

DRAV	DRAWING INDEX					
DES	IGN DRAWINGS	STRU	CTURAL DRAWINGS			
NO.	TITLE	NO.	TITLE			
A0.0	PROJECT INFORMATION, GENERAL NOTES & SCHEDULES					
A1.0	VICINITY MAP, PHOTO EXHIBIT OF NEIGHBORS					
A1.1	EXISTING & PROPOSED SITE PLANS					
A1.2	CALIFORNIA GREEN BUILDING STANDARDS					
A1.3	CALIFORNIA GREEN BUILDING STANDARDS					
A2.0	EXISTING MAIN HOUSE PLANS					
A2.1	EXISTING GARAGE PLAN & PROPOSED ADU PLAN & ADU ROOF PLAN & ADU SECTION					
A4.0	EXISTING & PROPOSED ADU ELEVATIONS					

ROJECT NOTES	
OWNER:	ASSESSOR'S PARCEL NO.: 11-0855-20
RAQUEL SEFTON & DAN SHARP	
564 CROFTON AVENUE	PROJECT SCOPE:
OAKLAND, CA 94610	336 SQFT (E) GARAGE CONVERSION TO [CATEGORY 1] ADU
TEL NO. (415) 867-4379	
RSEFTON13@GMAIL.COM	GENERAL PLAN: DETACHED UNIT RESIDENTIAL
	ZONING DISTRICT: RM-2
DESIGN:	OCCUPANCY TYPE: R-3
CINDY LAN	CONSTRUCTION TYPE: VB
PO BOX 303	
JUNCTION CITY, CA 96048	PROPERTY SIZE: 50' X 125' 6250 SQFT
TEL NO. (510) 517-2874	
CINDY@NEWAVENUEHOMES.COM	SQUARE FOOTAGE: (E) GARAGE 336 SQFT,
STRUCTURAL ENGINEER:	PROPOSED ADU 336 SQFT.
	(E) MAIN DWELLING 2041 SQFT
PATRICK VENNARI, S.E.	TOTAL CONDITIONED 2377 SQFT
CITTA STRUCTURAL ENGINEERING	
211 WAWONA STREET	BUILDING HEIGHT ADU (16'-0" MAX): (E) 13'-3" (NO CHAN
SAN FRANCISCO, CA 94103	BUILDING HEIGHT MAIN DWELLING (30'-0" MAX): (E) 21'-1
TEL NO. (415) 971-5231	
PATRICKVENNARI@GMAIL.COM	% INTERIOR YARD AREA: 52.3% (NO CHANGE)
PROJECT ADDRESS:	LOT COVERAGE (40% MAX): 32.2% (NO CHANGE)
564 CROFTON AVENUE	LOT COVERAGE (40% MAX). 32.2% (NO CHANGE)
OAKLAND, CA 94610	PARKING SPACES: ONE (E) COVERED SPACE CONVERTED
	INTO ADU. NO REPLACEMENT PARKING
	REQUIRED FOR CATEGORY 1 ADU.
	NO ADDITIONAL PARKING REQUIRED FO
	ADU WITHIN 0.5 MI OF PUBLIC TRANSIT
	TWO (E) UNCOVERED SPACE FOR

WINDOW SCHEDULE - ADU							
NO.	SIZE: W. X H.	TYPE	ROOM	HEADER	NOTES		
1	1'-6" X 6'-8"	PICTURE	ENTRY	7'-3"	W. MULLIONS TO MATCH MAIN HOUSE		
2	1'-6" X 6'-8"	PICTURE	ENTRY	7'-3"	W. MULLIONS TO MATCH MAIN HOUSE		
3	2'-6" X 3'-6"	CASEMENT	KITCHEN	7'-3"	W. MULLIONS TO MATCH MAIN HOUSE		
4	6'-0" X 3'-6"	PICTURE	GREAT ROOM	6'-6"	MULL TO WINDOW 5 TRANSOM		
5 6'-0" X 1'-2" AWNING GREAT ROOM 7'-6" MULL TO WINDOW 4 W. MULLIONS, SEE A4.0 ELEVATIONS							
6	2'-0" X 2'-0"	FIXED SKYLIGHT	BED AREA	NA	W. BLINDS		
GENERAL WINDOW NOTES							

DRAWING SYMBOL KEY

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WALL SYMBOL KEY

SYMBOL

SYMBOL

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SYMBOL

DESCRIPTION

Property Line

Drawing No.

Section No.

Elevation No.

Interior Elevation No.

Typical Exterior Wall-

2x4 Studs per S.E.

Locations

MECHANICAL & ELECTRICAL SYMBOL KEY

DESCRIPTION

Verify location in field with

Wall mounted quadplex

Verify location in field with

electrical receptacle.

To half outlet. Verify

LIGHTING & SWITCHING SYMBOL KEY

DESCRIPTION

Ceiling mounted pendant

to be provided by Owner.

lighting fixture. All fixtures

Verify location in field with

Ceiling mounted recessed

directional lighting fixture.

All fixtures to be provided by Owner. VIF with Owner.

Wall mounted fixture. All

fixtures to be provided by Owner. Verify location in

Exterior Wall mounted light

fixture. Verify location in

Under Cabinet mounted

light fixture. To be hard

wired. Verify location in

GENERAL MECHANICAL & ELECTRICAL NOTES

3. Provide one min. separate 20 amp. circuit to laundry appliances.

4. Provide (two min.) separate 20 amp. circuit to kitchen appliances.

11. Provide weatherproof cap and GFIC outlets at exterior locations.

and outlets with single piece cover plate where shown grouped on the drawings.

8. Fixtures indicated for damp or wet locations shall be approved for use in such locations.

In garage, except receptacles on dedicated circuit for appliances and equipment.

9. Provide GFCI protected outlets in the following locations and as shown on plans:

10. Provide AFCI protected outlets in the following locations and as shown on plans:

13. Smoke detectors shall be hardwired and interconnected with battery backup.

17. Water heater to have temperature and pressure release valve as required.

18. Comply with general notes sheet A1.0 and mandatory requirements of Title 24.

2. Provide separate 20 amp. circuit to bathroom receptacles.

perpendicular surfaces or verify with Owner/Designer.

12. Provide fluorescent fixtures as shown on plan.

field with Owner.

Provide two separate circuits to garage.

At all countertop locations.

In bathrooms.

In all bedrooms.

field with Owner.

field with Owner.

location in field with

Wall mounted duplex

electrical receptacle.

DESCRIPTION

Stucco Over Plywood Ext. Fin.

Water Resistant Wall Board At Wet

Provide Insulation At Exterior Walls

SYMBOL

 $\mathsf{EXT} \Longrightarrow$

SYMBOL

With 1/2" Gyp. Bd. Int. Fin.

SYMBOL

A6.1

(18)

 $\langle A \rangle$

SYMBOL

DESCRIPTION

GFIC or AFIC Wall mounted

duplex electrical receptacle

as noted. Verify location in

Exterior type wall mounted

receptacle. Cover with

waterproof cap. Verify ocation in field with

Wallenounted appliance

electrical receptacle. Verify

location in field and power

requirements with Owner.

DESCRIPTION

Standard switches typical;

Wall mounted switch.

dimmer switches to be

location in field with

field with Owner.

field with Owner.

located by owner. Verify

Wallenounted three way

switch. Verify location in

Wall mounted dimmer

switch. Verify location in

Switch At Fixture. Verify

Motion Activated Photo

Sensitive Switch. Fixture is not

activated during daylight hours.

Verify location in field with

location in field with

Owner.

1. Provide separate branch circuit rated per manufacturer's recommendations for furnace, pumps, and other equipment and appliances.

6. Mount all switches at 42" above finish floor. Mount outlets horizontally at 12" above finish floor. Stack outlets and jacks horizontally at

6" o.c. where shown grouped on plan. Mount switches and outlets horizontally at 9" to centerline above countertops. Gang all switches

7. Align all switches and outlets on centerline vertically where shown grouped on drawings. Locate switches with minimum 4" space from

15. Individual control valves of the pressure balance or the thermostatic mixing valve type at all showers and tub showers per CPC 420.

door/wall jambs. When questions arise as to exact locations of outlets, fixtures and switches, center in relationship to adjacent

14. Provide non-removable backflow prevention devices on all exterior hose bibs and vacuum breakers as required.

16. Strap water heater at points within upper and lower third, lower point shall be minimum 4" above controls.

field with Owner.

duplex electrical

DESCRIPTION

Detail No.

Door No.

Window No.

Revison No./

Area To Be Revised

Typical Interior Wall-

With 1/2" Gyp. Bd. Int. Fin.

Water Resistant Wall Board

DESCRIPTION

Wall mounted telephone

receptacle. Verify location

receptacle. Verify location

Hose bib. Verify location in

DESCRIPTION

Smoke Detector or Carbon

Doorbell or chime as noted. Verify location in field with

Monoxide Detector as

field with Owner.

Thermostat. Verify

location in field with

Exhaust fan. Verify

location in field with

documents for JA8

High efficacy. See Title 24

compliant requirements.

Owner.

Owner.

Owner

noted. Verify location in

in field with Owner.

Wall mounted cable

in field with Owner.

field with Owner.

2x4 Studs per S.E.

At Wet Locations

SYMBOL

SYMBOL

Т

DESCRIPTION

Datum Or Control Point

GENERAL WINDOW NOTES

- 1. All windows to be fiberglass frame with U factor and SHGC per T24 compliance report. Provide screens at operable windows, verify with Owner. Color at exterior white to match existing and interior TBD, verify with Owner. Interior wood trim to be 2-1/2" wide, verify finish with Owner.
- 2. All dimensions are to rough opening. Verify window sizes with Manufacturer.
- 3. All glass is to be dual paned.
- 4. Provide egress windows at bedrooms as required by code.
- 5. Provide tempered glazing as required by code. See exterior elevations for window operation.

DOOR SCHEDULE - ADU

NO.	SIZE: W. X H.	. X H. DESCRIPTION	ROOM	TYPE	NOTES
А	3'-0" X 6'-8"	6'-8" ENTRY INSWING	GREAT ROOM	FULL-LITE	
В	2'-8" X 6'-8"	6'-8" INTERIOR POCKET	BATHROOM	SOLID CORE	
С	2'-3" X 6'-8"	6'-8" INTERIOR BI-FOLD	LAUNDRY	SOLID CORE	CONFIRM DIMENSIONS W. APPLIANCE CHOICE
	Z-3 X 0-8	0-8 INTERIOR BI-FOLD	LAUNDIN	JOLID COILE	CONTINUI DIVIENSIONS W. ALT EIAN

GENERAL DOOR NOTES

- 1. Exterior doors to be noncombustible or listed under SFM 12-7A-1, or 20 minute listed assembly or solid core $1-\frac{3}{4}$ " with interior field panel thickness not less than $1-\frac{1}{4}$ ", as required per CBC 704A.3.2.
- 2. Fiberglass clad at exterior and wood at interior, verify with Owner. Standard white color at exterior to match existing and interior TBD, verify with Owner.
- 3. All exterior door dimensions are sash size, verify sizes with Manufacturer. All interior doors are sash size. 4. All glass is to be dual paned.
- 5. Provide tempered glass at all doors. 6. Hardware is TBD, verify with Owner/Designer.

ABBREVIATIONS

ABV @ BLDG. B.O. B.S. C CAB. CL CLR CMU CONC. CONT D DB DET DF DIM. DN. DWG. (E). ELEC. EPS. EQ. EQUIP. EXT.	above at building bottom of both sides chime cabinet centerline clear concrete masony unit concrete continuous dryer doorbell detail douglas fir dimension down drawing existing electric expanded polystyrene equal equipment exterior	F FIN. FLASH. FL. FURN F.O. GA GALV. GSM GYP. BD. H.B. HR. H. INSUL. INT. LTG. MAX. MEP MIN. MTL. (N) PL. PLYWD.	furnace finished flashing floor furniture face of gauge galvanized galvanized sheet metal gypsum board hose bib hour height insulation interior lighting maximum mechanical electrical plan minimum metal new plate property line plywood	PT. NTS O/O. O.C. OSB. REIN. RWL. SIM. S.E. S.O.G. SSD. SQFT TBD. T. T.O. TR. TYP. U.O.N. V.I.F. W WP. WIN W. WD. W/O	pressure treated not to scale over on center oriented strand board reinforced rainwater leader similar structural engineer slab on grade see structural drawings square feet to be designed thick/thickness top of transom typical unless otherwise noted verify in field washer waterproof window with wood with out
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GENERAL NOTES

- 1. Confirm with Designer that these contract documents are the most recent issue before layout and construction.
- 2. All work and materials shall be in full accord with the latest rules and regulations of the Safety Orders of the Division of Industrial Safety, California Labor Code, 2016 California Building Code and all applicable federal, state and/or local health regulations. References to "code" or to "building code" not otherwise identified shall mean the Edition of the Uniform Building Code in effect in Alameda County, CA on the date(s) permits are granted. Nothing in the Drawings or these Specifications is to be construed as requiring or permitting work that is contrary to these rules, regulations and codes.
- 3. Any reference to standards shall comply with requirements of latest revision. 4. Construction shall comply with all State of California Title 24 requirements and mandatory measures per Compliance certification herein.
- 5. Documents: The Construction Documents include these Drawings and Notes, Specifications and all revisions, additions and addenda's. Drawings are as accurate as possible, but are not guaranteed. Drawings do not illustrate every detail but show only special requirements to assist subcontractors. Subcontractors are to thoroughly examine the drawings and specifications. By entering into the work, Subcontractor states that the documents are sufficient to provide a complete installation of pertinent portions of the work. Report any questions or requests for clarification to Owner immediately. If, in the opinion of any construction details shown or otherwise specified are in conflict with accepted industry standards for quality construction or might interfere with his full guarantee of the work, he/she is to notify Owner immediately for clarification. No omission or lack of detailed requirements in the drawings or specifications is to be construed as allowing any materials or workmanship
- below industry standards. 6. Do not scale drawings. Drawings of larger scale or greater detail take precedence over drawings of smaller scale. Specifications take precedence over drawings.

(E) MAIN HOUSE

FIRE SPRINKLERS: NO (E) AUTOMATIC FIRE EXTINGUISHING

SYSTEM. VOLUNTARY AFES TO BE PROVIDED AT PROPOSED

- 7. The drawings are intended as instruments of service and shall remain property of Designer. 8. All dimensions are to centerline of stud and centerline of window or door unless otherwise noted. All bale wall dimensions are measured from the inside or outside sill plates. Vertical dimensions are to finish floor unless noted otherwise. It is the
- subcontractor's responsibility to establish sub floor elevations.
- 9. It is the subcontractor's responsibility to maintain a complete and organized set of construction documents pertinent to their work at the project site at all times when work is in progress.
- 10. Site Conditions: Subcontractors shall verify and be responsible for all job site conditions, measurements and levels pertinent to their work. If they differ from Contract Drawings or reviewed Submittals, discrepancies shall be brought to Owner's attention immediately.
- 11. At all times the subcontractors shall be solely and completely responsible for the conditions of the job site pertinent to their work, including safety of persons and property, and for all necessary independent engineering reviews of these conditions. The Structural Engineer's job site review is not intended to included review of the adequacy of the subcontractor's safety measures. The subcontractors shall take all precautions necessary to protect workmen and public from injury; protect from damage all existing utility lines, structures, and property, on and adjacent to project site; keep the job site and adjoining premises free from accumulations of waste materials resulting from the Work. The subcontractor shall not bury or burn rubbish on Owner's premises. Subconstractor will only utilize a concrete washout site which has been explicitly approved by Owner. Subcontractor will bear the costs of cleanup if any supplier or materialman disposes of concrete, mortar, plaster or stucco waste in any site other than that
- 12. The subcontractors are responsible for all safe temporary shoring and bracing necessary to support the incomplete structure as is pertinent to their work. 13. Subcontractors shall supervise and direct the pertinent work, inspect all work in progress and materials as they arrive for compliance with the Contract Documents and reject defective work or materials immediately upon performance or delivery; deliver, store
- and handle all materials and products in a manner which will prevent their damage and deterioration; make all repairs or replacement necessary at no additional cost to the Owner in the event of damage. 14. Prior to commencement of any portion of work, the subcontractor shall carefully inspect and verify that work is complete to the point where new work may properly commence and all areas of discrepancy have been fully resolved. In event of failure to do so, the subcontractor shall be responsible for correction of any errors at no expense to the Owner.
- 15. All materials and equipment are to be installed in strict accordance with the latest edition of manufacturer's written installation instructions and specifications. Generic materials not specified by manufacturer are to be installed in accordance with recommendations of applicable trade associations (For example, Concrete Steel Institute, Gypsum Association, etc.)
- 16. Owner shall coordinate work in order to produce harmony of matching finishes, textures, colors, etc. throughout various components of the project.
- 17. Wood imbedded into the ground, in direct contact with the earth & used for the support of permanent structures shall be treated wood. All foundation plates or sills and sleepers on a concrete or masonry slab which are in direct contact with the earth, and
- sills which rest on concrete or masonry foundations, shall be treated wood. 18. Provide draft stops and fire blocking as required by UBC Chapter 25.
- 19. All interior wall and ceiling finishes shall comply with UBC Chapter 42.
- 20. Stucco on strawbales shall be three coat 7/8" min. thick exterior stucco application per UBC sect. 4708.
- 21. Coat all exposed bale surfaces in cavities with minimum 1" plaster. Lime, earth and cement plasters are acceptable.
- 22. Doors and panels of shower and bath enclosures and adjacent wall openings within 60 inches above a standing surface and drain inlet shall be fully tempered, laminated safety glass or approved plastic and shall comply with UBC sect. 5406.
- 23. Shower area walls shall be finished water resistant gypsum board to a height of not less than 70" above drain outlet. Provide water resistant overlaid plywood underlayment caulked at all joints under adhesive ceramic tile applications. 24. Provide perimeter drains around entire building foundation and at retaining walls upslope of buildings as required or unles otherwise noted. Extend drains to daylight with a slope of 1/16-1/8" per foot. Drain to daylight to well-drained, gently sloped areas, or drywells as required.
- 25. All chimneys shall terminate with a 10-gauge wire or 24-gauge stainless steel spark arrestor. The top of the spark arrestor shall be a minimum of 2" above the top of the chimney. The spark arrestor screen shall have a heat and corrosion resistance equivalent
- to 12 B.G gauge galvanized wire, or 24 B.G. gauge stainless steel. Openings shall not permit passage of spheres having a diameter larger than 1/2" and shall not block the passage of spheres having a diameter of less than 3/8". 26. Provide weep screed (minimum 26 gauge galvanized sheet metal, with 3-1/2" vertical attachment flange) at the foundation plate line on all exterior plaster walls. The screed shall be placed a minimum of 4" above surrounding natural grade, and allow trapped water to drain to the exterior of the building. Exterior plaster and lath finish shall cover and terminate on the attachment flange.
- 27. Ground immediately adjacent to the foundation shall be sloped away from building at a slope of not less than 1:20 (5 percent) for a minimum distance of 10 feet measured perpendicular to the face of the wall. Impervious surfaces within 10 feet of building shall be sloped a minimum of 2 percent away from building, per CBC 1803.3.
- 28. All construction to comply with Division 4.4 Material Conservation and Resource Efficiency and Division 4.5 Environmental Quality, of the California Green Building Standards. See Sheet A1.1 & A1.2.

Attachment B

Cindy YP Lan

PO Box 303 Junction City, CA 96048-0303 (510) 517-2874 cindy@newavenuehomes.com



Homeowner: Raquel Sefton & Dan Sharp 564 Crofton Avenue Oakland, CA 94610 (415) 867-4379 rsefton13@gmail.com

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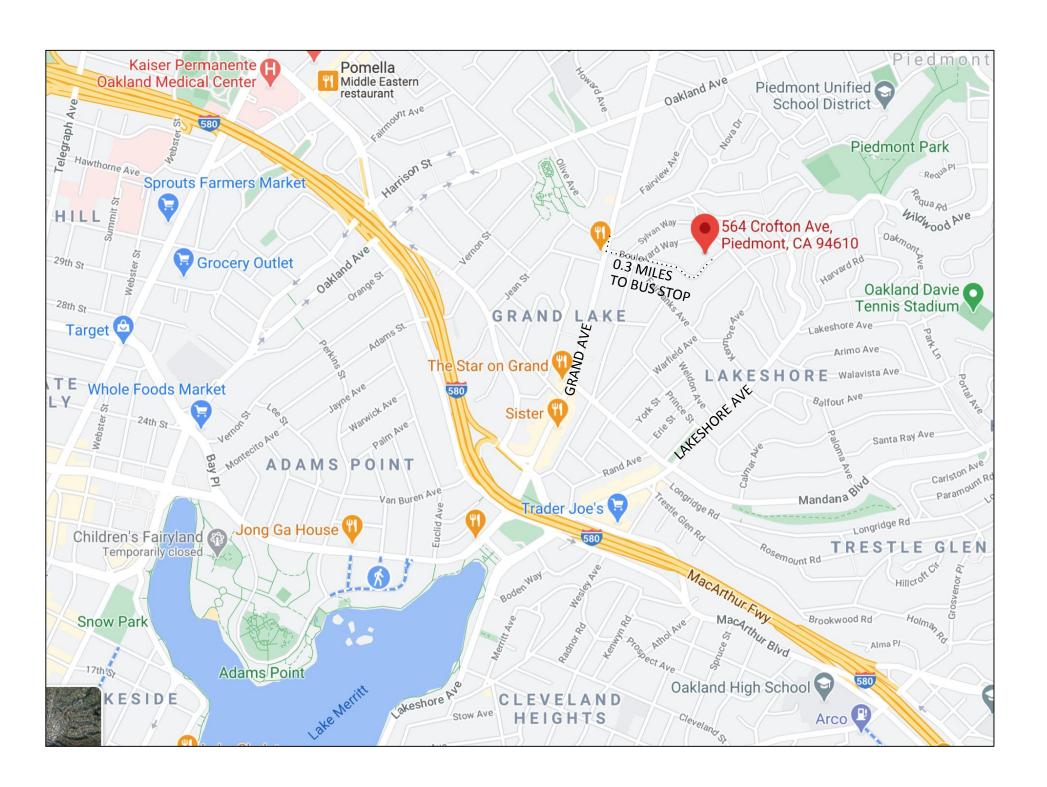
Revision:
ZONING PERMIT SEPTEMBER 27, 2021

PROJECT INFO, GENERAL NOTES, **ADU SCHEDULES**

Scale: NTS

Drawn By:









SUBJECT SITE & ABUTTING PROPERTIES

A1.0 NTS





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564 CROFTON ADU 564 CROFTON AVENUE 0AKLAND, CA 94610 APN 11-0855-20

Revision:

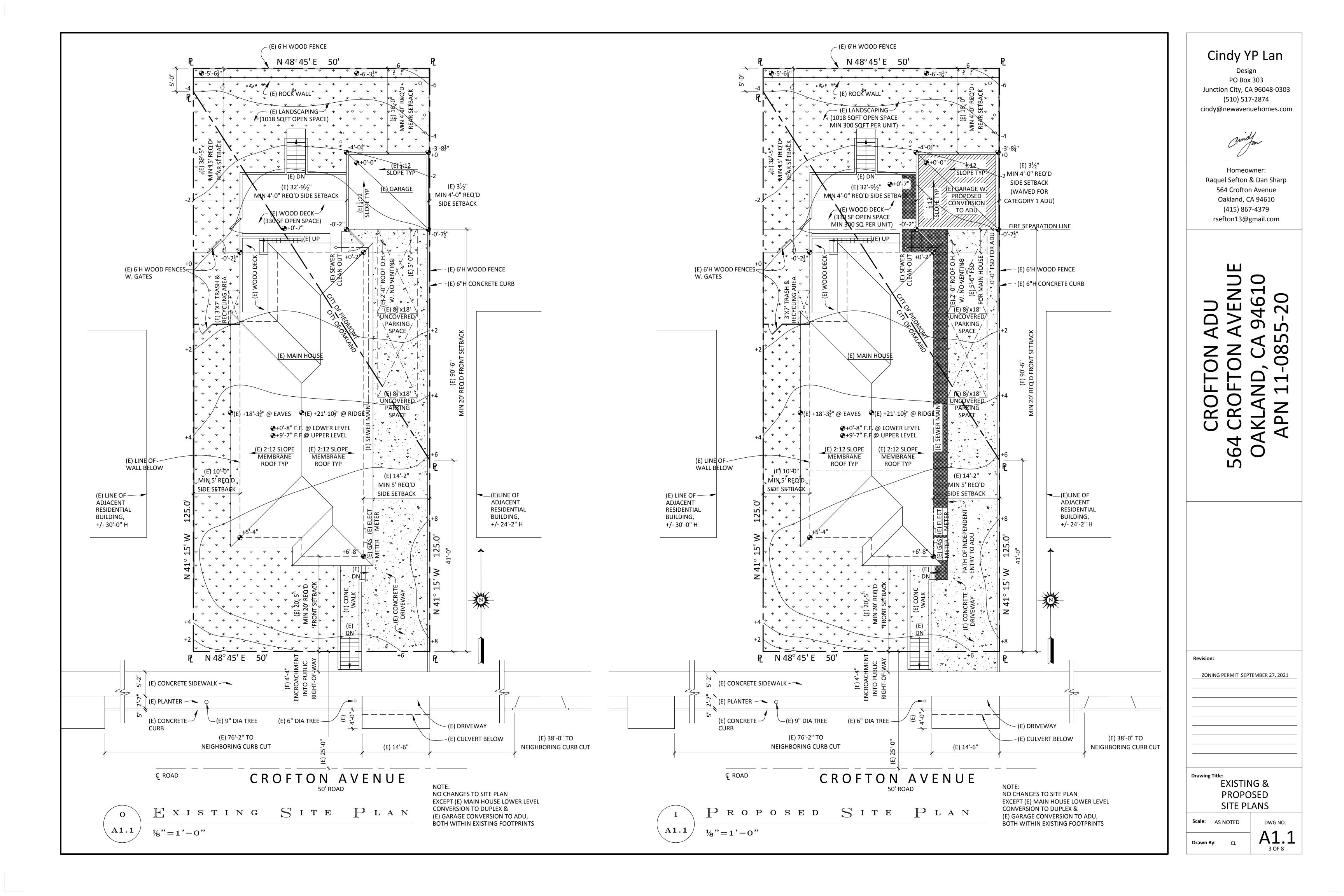
ZONING PERMIT SEPTEMBER 27, 2021

Drawing Title:

VICINITY MAP PHOTO EXHIBIT

Scale: AS NOTE

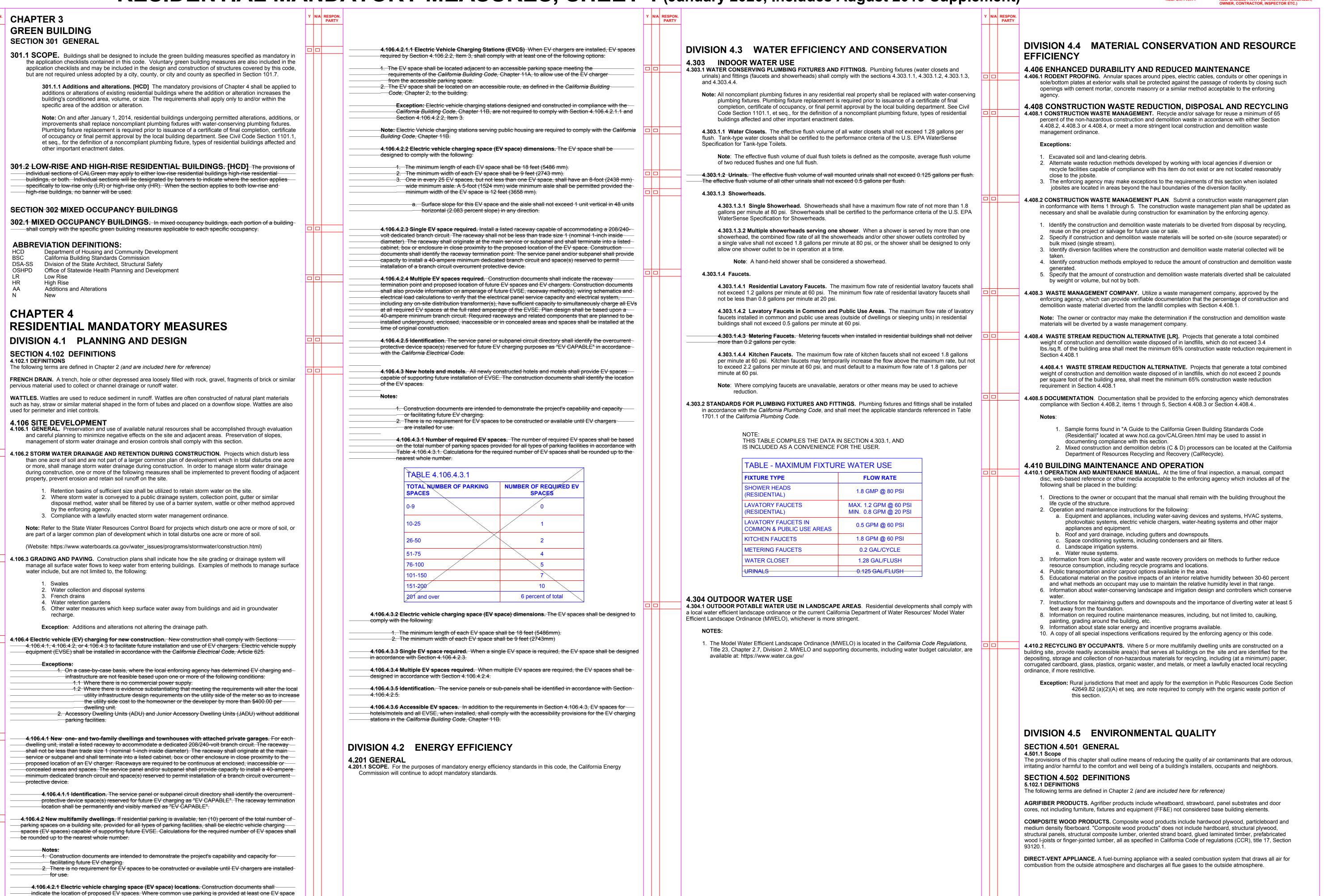
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2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

shall be located in the common use parking area and shall be available for use by all residents.

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



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CROFTON ADU 564 CROFTON AVENUE PIEDMONT, CA 94610 ADM 11-0855-21

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ing Title:

CALIFORNIA GREEN BUILDING STANDARDS

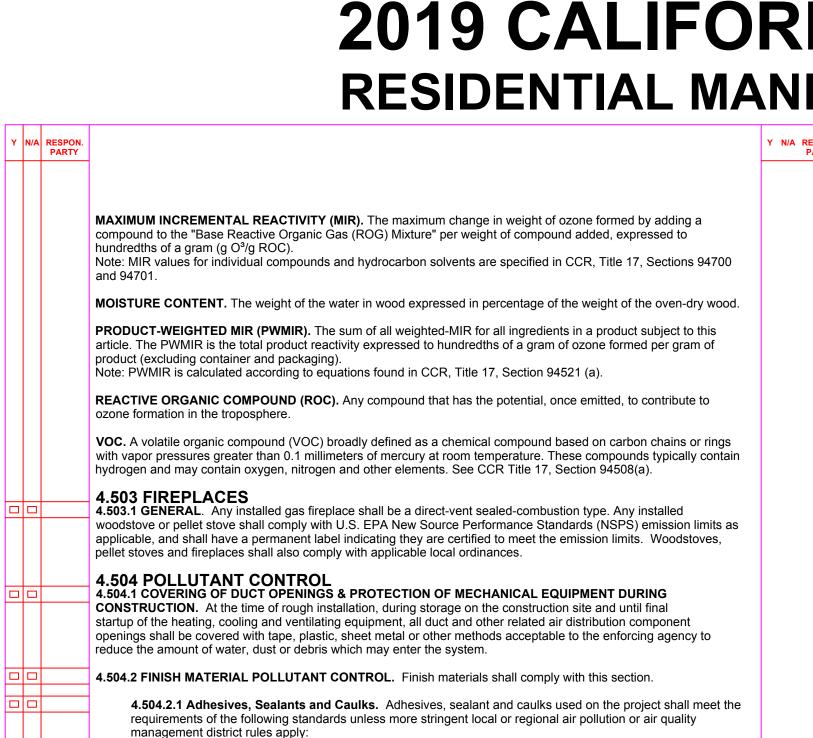
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2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

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



1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks

Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in

prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17,

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of

the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits

apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories

coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in

listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR

Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air

Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation

150

100

100

250

510

490

325

250

550

250

140

250

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

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the

enforcing agency. Documentation may include, but is not limited to, the following:

TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2}

(Less Water and Less Exempt Compounds in Grams per Liter)

compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and

tricloroethylene), except for aerosol products, as specified in Subsection 2 below.

commencing with section 94507.

1. Manufacturer's product specification.

2. Field verification of on-site product containers.

ARCHITECTURAL APPLICATIONS

INDOOR CARPET ADHESIVES

OUTDOOR CARPET ADHESIVES

WOOD FLOORING ADHESIVES

RUBBER FLOOR ADHESIVES

SUBFLOOR ADHESIVES

CERAMIC TILE ADHESIVES

COVE BASE ADHESIVES

VCT & ASPHALT TILE ADHESIVES

STRUCTURAL GLAZING ADHESIVES

OTHER ADHESIVES NOT LISTED

SPECIALTY APPLICATIONS

PLASTIC CEMENT WELDING

ADHESIVE PRIMER FOR PLASTIC

SPECIAL PURPOSE CONTACT ADHESIVE

STRUCTURAL WOOD MEMBER ADHESIVE

SUBSTRATE SPECIFIC APPLICATIONS

POROUS MATERIAL (EXCEPT WOOD)

QUALITY MANAGEMENT DISTRICT RULE 1168

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER,

THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE

THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR

PVC WELDING

CPVC WELDING

ABS WELDING

CONTACT ADHESIVE

TOP & TRIM ADHESIVE

METAL TO METAL

PLASTIC FOAMS

FIBERGLASS

MULTIPURPOSE CONSTRUCTION ADHESIVE

SINGLE-PLY ROOF MEMBRANE ADHESIVES

DRYWALL & PANEL ADHESIVES

CARPET PAD ADHESIVES

Table 4.504.3 shall apply.

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.

units of product, less packaging, which do not weigh more than 1 pound and do not consist of more

than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR

NON-FLAT COATINGS 150 NONFLAT-HIGH GLOSS COATINGS 150 SPECIALTY COATINGS ALUMINUM ROOF COATINGS 400 BBASEMENT SPECIALTY COATINGS 400 BBITUMINOUS ROOF COATINGS 50 BITUMINOUS ROOF PRIMERS 350 BITUMINOUS ROOF PRIMERS 350 BOND BREAKERS 350 CONCRETE CURING COMPOUNDS 350 CONCRETE CURING COMPOUNDS 350 CONCRETE MASONRY SEALERS 100 DRIVEWAY SEALERS 50 DRIVEWAY SEALERS 50 DRIVEWAY SEALERS 50 DRIVEWAY SEALERS 350 FIRE RESISTIVE COATINGS 350 FIRE RESISTIVE COATINGS 350 FIRE RESISTIVE COATINGS 100 FIRE RESISTIVE COATINGS 100 FIRE RESISTIVE COATINGS 100 FIRE MASONRY SEALERS 100 MAGNESITE CEMENT COATINGS 120 MAGNESITE CEMENT COATINGS 120 MAGNESITE CEMENT COATINGS 100 METALLIC PIGMENTED COATINGS 100 METALLIC PIGMENTED COATINGS 100 MULTICOLOR COATINGS 100 METALLIC PIGMENTED COATINGS 100 METALLIC PIGMENTED COATINGS 100 METALLIC PIGMENTED COATINGS 100 MCCOATINGS 100 M	COATING CATEGORY	VOC LIMIT
NONFLAT-HIGH GLOSS COATINGS SPECIALTY COATINGS ALUMINUM ROOF COATINGS BASEMENT SPECIALTY COATINGS BASEMENT SPECIALTY COATINGS BITUMINOUS ROOF COATINGS BITUMINOUS ROOF PRIMERS BODD BREAKERS BODD BR	FLAT COATINGS	50
### SPECIALTY COATINGS ### ALUMINUM ROOF COATINGS	NON-FLAT COATINGS	100
ALUMINUM ROOF COATINGS	NONFLAT-HIGH GLOSS COATINGS	150
BASEMENT SPECIALTY COATINGS	SPECIALTY COATINGS	
BITUMINOUS ROOF COATINGS 50 BITUMINOUS ROOF PRIMERS 350 BITUMINOUS ROOF PRIMERS 350 BOND BREAKERS 350 CONCRETE CURING COMPOUNDS 350 CONCRETE CURING COMPOUNDS 350 CONCRETE/MASONRY SEALERS 100 DRIVEWAY SEALERS 50 DRY FOG COATINGS 150 BTAUX FINISHING COATINGS 350 FIRE RESISTIVE COATINGS 350 FIRE RESISTIVE COATINGS 100 FORM-RELEASE COMPOUNDS 250 GRAPHIC ARTS COATINGS (SIGN PAINTS) 500 HIGH TEMPERATURE COATINGS 420 INDUSTRIAL MAINTENANCE COATINGS 450 INDUSTRIAL MAINTENANCE COATINGS 450 MASTIC TEXTURE COATINGS 100 METALLIC PIGMENTED COATINGS 500 MULTICOLOR COATINGS 500 REACTIVE PENETRATING SEALERS 350 RECYCLED COATINGS 500 RECYCLED COATINGS 500 RUST PREVENTATIVE COATINGS 500 RUST PREVENTATIVE COATINGS 500 RUST PREVENTATIVE COATINGS 500 SHELLACS CLEAR 730 OPAQUE 550 SPECIALTY PRIMERS, SEALERS 8 UNDERCOATERS 100 TRAFFIC MARKING COATINGS 140 STAINS 250 STAINS 250 STONE CONSOLIDANTS 1450 SWIMMING POOL COATINGS 100 TUB & TILE REFINISH COATINGS 100 TUB & TILE REFINISH COATINGS 1250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	ALUMINUM ROOF COATINGS	400
BITUMINOUS ROOF PRIMERS 350 BOND BREAKERS 350 CONCRETE CURING COMPOUNDS 350 CONCRETE CURING COMPOUNDS 350 CONCRETE/MASONRY SEALERS 100 DRIVEWAY SEALERS 50 DRY FOG COATINGS 150 FAUX FINISHING COATINGS 350 FIRE RESISTIVE COATINGS 100 FORM-RELEASE COMPOUNDS 250 GRAPHIC ARTS COATINGS (SIGN PAINTS) 500 HIGH TEMPERATURE COATINGS 250 LOW SOLIDS COATINGS 100 MACNESITE CEMENT COATINGS 100 METALLIC PIGMENTED COATINGS 100 MULTICOLOR COATINGS 250 PRETREATMENT WASH PRIMERS 420 PRIMERS, SEALERS, & UNDERCOATERS 100 REACTIVE PENETRATING SEALERS 350 RECYCLED COATINGS 50 RUST PREVENTATIVE COATINGS 50 SHELLACS 50 CLEAR 730 OPAQUE 550 SPECIALTY PRIMERS, SEALERS & 100 STAINS 250 STONE CONSOLIDANTS 450 SWIMMING POOL COATINGS 100 TUB & TILE REFINISH COATINGS 420 WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	BASEMENT SPECIALTY COATINGS	400
BOND BREAKERS 350 CONCRETE CURING COMPOUNDS 350 CONCRETE CURING COMPOUNDS 350 CONCRETE CURING COMPOUNDS 350 CONCRETE CURING COMPOUNDS 350 DRIVEWAY SEALERS 50 DRY FOG COATINGS 150 FAUX FINISHING COATINGS 350 FIRE RESISTIVE COATINGS 350 FIRE RESISTIVE COATINGS 100 FORM-RELEASE COMPOUNDS 250 GRAPHIC ARTS COATINGS (SIGN PAINTS) 500 HIGH TEMPERATURE COATINGS 420 INDUSTRIAL MAINTENANCE COATINGS 250 LOW SOLIDS COATINGS 120 MAGNESITE CEMENT COATINGS 450 MASTIC TEXTURE COATINGS 100 MULTICOLOR COATINGS 500 MULTICOLOR COATINGS 250 PRETREATMENT WASH PRIMERS 420 PRETREATMENT WASH PRIMERS 350 RECYCLED COATINGS 500 RECYCLED COATINGS 500 RUST PREVENTATIVE COATINGS 500 RUST PREVENTATIVE COATINGS 500 RUST PREVENTATIVE COATINGS 500 SHELLACS 500 CLEAR 730 OPAQUE 550 SPECIALTY PRIMERS, SEALERS 8 100 TO A SUMMING POOL COATINGS 140 SWIMMING POOL COATINGS 140 TRAFFIC MARKING COATINGS 140 WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD COATINGS 275 WOOD PRESERVATIVES 350	BITUMINOUS ROOF COATINGS	50
CONCRETE CURING COMPOUNDS 350 CONCRETE/MASONRY SEALERS 100 DRIVEWAY SEALERS 50 DRY FOG COATINGS 150 FRAUX FINISHING COATINGS 350 FIRE RESISTIVE COATINGS 350 FLOOR COATINGS 100 FORM-RELEASE COMPOUNDS 250 GRAPHIC ARTS COATINGS (SIGN PAINTS) 500 HIGH TEMPERATURE COATINGS 250 LOW SOLIDS COATINGS 100 MAGNESITE CEMENT COATINGS 100 METALLIC PIGMENTED COATINGS 100 MULTICOLOR COATINGS 250 PRETREATMENT WASH PRIMERS 420 PRETREATMENT WASH PRIMERS 350 RECYCLED COATINGS 500 RECYCLED COATINGS 500 RUST PREVENTATIVE COATINGS 500 RUST PREVENTATIVE COATINGS 500 RECYCLED COATINGS 500 RECYCLED COATINGS 500 RECYCLED COATINGS 500 RUST PREVENTATIVE COATINGS 500 RUST PREVENTATIVE COATINGS 500 RUST PREVENTATIVE COATINGS 500 SHELLACS 500 SHELLACS 500 CLEAR 730 OPAQUE 550 SPECIALTY PRIMERS, SEALERS 8 UNDERCOATERS 100 SPECIALTY PRIMERS, SEALERS 8 100 SPECIALTY PRIMERS, SEALERS 8 100 SPECIALTY PRIMERS, SEALERS 8 100 TRAFFIC MARKING COATINGS 100 TRAFFIC MARKING COATINGS 100 TUB 8 TILE REFINISH COATINGS 100 WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	BITUMINOUS ROOF PRIMERS	350
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DRY FOG COATINGS 150 FAUX FINISHING COATINGS 350 FIRE RESISTIVE COATINGS 350 FICOR COATINGS 100 FORM-RELEASE COMPOUNDS 250 GRAPHIC ARTS COATINGS (SIGN PAINTS) 500 HIGH TEMPERATURE COATINGS 420 INDUSTRIAL MAINTENANCE COATINGS 250 LOW SOLIDS COATINGS 120 MAGNESITE CEMENT COATINGS 140 MASTIC TEXTURE COATINGS 100 MULTICOLOR COATINGS 250 MULTICOLOR COATINGS 250 PRETREATMENT WASH PRIMERS 420 PRIMERS, SEALERS, & UNDERCOATERS 100 REACTIVE PENETRATING SEALERS 350 RECYCLED COATINGS 250 RUST PREVENTATIVE COATINGS 250 SHELLACS CLEAR 730 OPAQUE 550 SPECIALTY PRIMERS, SEALERS & 100 SPECIALTY PRIMERS SEALERS & 100 SPECIAL PRIMERS SEALERS & 100 SPECIAL PRIMERS SEALERS & 100 SPECIAL PRIMERS SEALERS & 100	CONCRETE/MASONRY SEALERS	100
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FIRE RESISTIVE COATINGS FLOOR COATINGS FLOOR COATINGS FLOOR COATINGS FORM-RELEASE COMPOUNDS GRAPHIC ARTS COATINGS (SIGN PAINTS) HIGH TEMPERATURE COATINGS LOW SOLIDS COATINGS1 MAGNESITE CEMENT COATINGS MAGNESITE CEMENT COATINGS MASTIC TEXTURE COATINGS MULTICOLOR COATINGS PRETALLIC PIGMENTED COATINGS PRETREATMENT WASH PRIMERS PRIMERS, SEALERS, & UNDERCOATERS HOD REACTIVE PENETRATING SEALERS RECYCLED COATINGS RECYCLED COATINGS ROOF COATINGS RUST PREVENTATIVE COATINGS SHELLACS CLEAR OPAQUE SPECIALTY PRIMERS, SEALERS & UNDERCOATERS STAINS STONE CONSOLIDANTS STONE CONSOLIDANTS SWIMMING POOL COATINGS TRAFFIC MARKING COATINGS TUB & TILE REFINISH COATINGS TUB & TILE REFINISH COATINGS WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	DRY FOG COATINGS	150
FLOOR COATINGS	FAUX FINISHING COATINGS	350
### FORM-RELEASE COMPOUNDS 250	FIRE RESISTIVE COATINGS	350
GRAPHIC ARTS COATINGS (SIGN PAINTS) 500 HIGH TEMPERATURE COATINGS 420 INDUSTRIAL MAINTENANCE COATINGS 250 LOW SOLIDS COATINGS1 120 MAGNESITE CEMENT COATINGS 450 MASTIC TEXTURE COATINGS 100 METALLIC PIGMENTED COATINGS 500 MULTICOLOR COATINGS 250 PRETREATMENT WASH PRIMERS 420 PRIMERS, SEALERS, & UNDERCOATERS 100 REACTIVE PENETRATING SEALERS 350 RECYCLED COATINGS 250 ROOF COATINGS 50 RUST PREVENTATIVE COATINGS 250 SHELLACS 250 CLEAR 730 OPAQUE 550 SPECIALTY PRIMERS, SEALERS & 100 100 STAINS 250 STONE CONSOLIDANTS 450 SWIMMING POOL COATINGS 100 TRAFFIC MARKING COATINGS 100 TUB & TILE REFINISH COATINGS 420 WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350 <td>FLOOR COATINGS</td> <td>100</td>	FLOOR COATINGS	100
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INDUSTRIAL MAINTENANCE COATINGS LOW SOLIDS COATINGS1 MAGNESITE CEMENT COATINGS MASTIC TEXTURE COATINGS METALLIC PIGMENTED COATINGS MULTICOLOR COATINGS PRETREATMENT WASH PRIMERS PRIMERS, SEALERS, & UNDERCOATERS RECYCLED COATINGS ROOF COATINGS SHELLACS CLEAR OPAQUE SPECIALTY PRIMERS, SEALERS & UNDERCOATERS STONE CONSOLIDANTS SWIMMING POOL COATINGS TRAFFIC MARKING COATINGS 250 WOOD COATINGS 100 TUB & TILE REFINISH COATINGS 250 WOOD COATINGS 450 WOOD COATINGS 100 TUB & TILE REFINISH COATINGS 275 WOOD PRESERVATIVES 350	GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
LOW SOLIDS COATINGS 120	HIGH TEMPERATURE COATINGS	420
MAGNESITE CEMENT COATINGS 450 MASTIC TEXTURE COATINGS 100 METALLIC PIGMENTED COATINGS 500 MULTICOLOR COATINGS 250 PRETREATMENT WASH PRIMERS 420 PRIMERS, SEALERS, & UNDERCOATERS 100 REACTIVE PENETRATING SEALERS 350 RECYCLED COATINGS 250 ROOF COATINGS 50 RUST PREVENTATIVE COATINGS 250 SHELLACS 550 CLEAR 730 OPAQUE 550 SPECIALTY PRIMERS, SEALERS & UNDERCOATERS 100 STAINS 250 STONE CONSOLIDANTS 450 SWIMMING POOL COATINGS 340 TRAFFIC MARKING COATINGS 100 TUB & TILE REFINISH COATINGS 420 WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	INDUSTRIAL MAINTENANCE COATINGS	250
MASTIC TEXTURE COATINGS 100 METALLIC PIGMENTED COATINGS 500 MULTICOLOR COATINGS 250 PRETREATMENT WASH PRIMERS 420 PRIMERS, SEALERS, & UNDERCOATERS 100 REACTIVE PENETRATING SEALERS 350 RECYCLED COATINGS 250 ROOF COATINGS 50 RUST PREVENTATIVE COATINGS 250 SHELLACS 250 CLEAR 730 OPAQUE 550 SPECIALTY PRIMERS, SEALERS & UNDERCOATERS 100 STAINS 250 STAINS 250 STONE CONSOLIDANTS 450 SWIMMING POOL COATINGS 340 TRAFFIC MARKING COATINGS 100 TUB & TILE REFINISH COATINGS 420 WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	LOW SOLIDS COATINGS ₁	120
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PRETREATMENT WASH PRIMERS 420 PRIMERS, SEALERS, & UNDERCOATERS 100 REACTIVE PENETRATING SEALERS 350 RECYCLED COATINGS 250 ROOF COATINGS 50 RUST PREVENTATIVE COATINGS 250 SHELLACS CLEAR 730 OPAQUE 550 SPECIALTY PRIMERS, SEALERS & 100 SPECIALTY PRIMERS, SEALERS & 100 STAINS 250 STONE CONSOLIDANTS 450 SWIMMING POOL COATINGS 100 TRAFFIC MARKING COATINGS 100 TUB & TILE REFINISH COATINGS 420 WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	METALLIC PIGMENTED COATINGS	500
PRIMERS, SEALERS, & UNDERCOATERS REACTIVE PENETRATING SEALERS RECYCLED COATINGS ROOF COATINGS RUST PREVENTATIVE COATINGS SHELLACS CLEAR CLEAR COPAQUE SPECIALTY PRIMERS, SEALERS & UNDERCOATERS STAINS STAINS STONE CONSOLIDANTS SWIMMING POOL COATINGS TRAFFIC MARKING COATINGS TUB & TILE REFINISH COATINGS WATERPROOFING MEMBRANES WOOD COATINGS WOOD COATINGS 100 WOOD PRESERVATIVES 100 100 100 100 100 100 100 1	MULTICOLOR COATINGS	250
REACTIVE PENETRATING SEALERS 350 RECYCLED COATINGS 250 ROOF COATINGS 50 RUST PREVENTATIVE COATINGS 250 SHELLACS 730 CLEAR 730 OPAQUE 550 SPECIALTY PRIMERS, SEALERS & UNDERCOATERS 100 STAINS 250 STONE CONSOLIDANTS 450 SWIMMING POOL COATINGS 340 TRAFFIC MARKING COATINGS 100 TUB & TILE REFINISH COATINGS 420 WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	PRETREATMENT WASH PRIMERS	420
RECYCLED COATINGS 250 ROOF COATINGS 50 RUST PREVENTATIVE COATINGS 250 SHELLACS CLEAR 730 OPAQUE 550 SPECIALTY PRIMERS, SEALERS & 100 STAINS 250 STONE CONSOLIDANTS 450 SWIMMING POOL COATINGS 100 TRAFFIC MARKING COATINGS 100 TUB & TILE REFINISH COATINGS 420 WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	PRIMERS, SEALERS, & UNDERCOATERS	100
ROOF COATINGS RUST PREVENTATIVE COATINGS SHELLACS CLEAR OPAQUE SPECIALTY PRIMERS, SEALERS & 100 SPECIALTY PRIMERS, SEALERS & 100 STAINS STAINS STONE CONSOLIDANTS SWIMMING POOL COATINGS TRAFFIC MARKING COATINGS TUB & TILE REFINISH COATINGS WATERPROOFING MEMBRANES WOOD COATINGS 100 TUS & TILE REFINISH COATINGS WOOD COATINGS TOS	REACTIVE PENETRATING SEALERS	350
RUST PREVENTATIVE COATINGS 250 SHELLACS 730 CLEAR 730 OPAQUE 550 SPECIALTY PRIMERS, SEALERS & UNDERCOATERS 100 STAINS 250 STONE CONSOLIDANTS 450 SWIMMING POOL COATINGS 340 TRAFFIC MARKING COATINGS 100 TUB & TILE REFINISH COATINGS 420 WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	RECYCLED COATINGS	250
SHELLACS CLEAR 730 OPAQUE 550 SPECIALTY PRIMERS, SEALERS & UNDERCOATERS 100 STAINS 250 STONE CONSOLIDANTS 450 SWIMMING POOL COATINGS 340 TRAFFIC MARKING COATINGS 100 TUB & TILE REFINISH COATINGS 420 WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	ROOF COATINGS	50
CLEAR 730 OPAQUE 550 SPECIALTY PRIMERS, SEALERS & UNDERCOATERS 100 STAINS 250 STONE CONSOLIDANTS 450 SWIMMING POOL COATINGS 340 TRAFFIC MARKING COATINGS 100 TUB & TILE REFINISH COATINGS 420 WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	RUST PREVENTATIVE COATINGS	250
OPAQUE 550 SPECIALTY PRIMERS, SEALERS & UNDERCOATERS 100 STAINS 250 STONE CONSOLIDANTS 450 SWIMMING POOL COATINGS 340 TRAFFIC MARKING COATINGS 100 TUB & TILE REFINISH COATINGS 420 WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	SHELLACS	
SPECIALTY PRIMERS, SEALERS & 100 STAINS 250 STONE CONSOLIDANTS 450 SWIMMING POOL COATINGS 340 TRAFFIC MARKING COATINGS 100 TUB & TILE REFINISH COATINGS 420 WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	CLEAR	730
UNDERCOATERS STAINS STONE CONSOLIDANTS SWIMMING POOL COATINGS TRAFFIC MARKING COATINGS TUB & TILE REFINISH COATINGS WATERPROOFING MEMBRANES WOOD COATINGS 250 WOOD PRESERVATIVES	OPAQUE	550
STONE CONSOLIDANTS SWIMMING POOL COATINGS TRAFFIC MARKING COATINGS TUB & TILE REFINISH COATINGS WATERPROOFING MEMBRANES WOOD COATINGS 275 WOOD PRESERVATIVES	SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
SWIMMING POOL COATINGS TRAFFIC MARKING COATINGS 100 TUB & TILE REFINISH COATINGS WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	STAINS	250
TRAFFIC MARKING COATINGS TUB & TILE REFINISH COATINGS WATERPROOFING MEMBRANES WOOD COATINGS 250 WOOD PRESERVATIVES 350	STONE CONSOLIDANTS	450
TUB & TILE REFINISH COATINGS 420 WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	SWIMMING POOL COATINGS	340
WATERPROOFING MEMBRANES 250 WOOD COATINGS 275 WOOD PRESERVATIVES 350	TRAFFIC MARKING COATINGS	100
WOOD COATINGS 275 WOOD PRESERVATIVES 350	TUB & TILE REFINISH COATINGS	420
WOOD PRESERVATIVES 350	WATERPROOFING MEMBRANES	250
	WOOD COATINGS	275
ZINC-RICH PRIMERS 340	WOOD PRESERVATIVES	350
<u></u>	ZINC-RICH PRIMERS	340

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY

AVAILABLE FROM THE AIR RESOURCES BOARD.

THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS

SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS

TABLE 4.504.5 - FORMALDEHYDE L	.IMITS₁
MAXIMUM FORMALDEHYDE EMISSIONS IN PA	RTS PER MILLION
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD2	0.13
1. VALUES IN THIS TABLE ARE DERIVED FROM BY THE CALIF. AIR RESOURCES BOARD, AIR T MEASURE FOR COMPOSITE WOOD AS TESTE WITH ASTM F 1333 FOR ADDITIONAL INFORM	OXICS CONTROL D IN ACCORDANCE

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

CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product

1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile-Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350). 3. NSF/ANSI 140 at the Gold level.

4. Scientific Certifications Systems Indoor Advantage™ Gold. -4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the

requirements of at least one of the following:

requirements of the Carpet and Rug Institute's Green Label program. 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following: 1. 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," 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. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).

. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 4. 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,

February 2010 (also known as Specification 01350). **4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard

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

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

1. Product certifications and specifications. Chain of custody certifications

3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see

CCR, Title 17, Section 93120, et seq.).

4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.

5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

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

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

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute,

2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.

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

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements

found in Section 101.8 of this code 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.

3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to

recommendations prior to enclosure

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

enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a 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
- b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

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

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

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

3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential

Equipment Selection), or other equivalent design software or methods. **Exception:** Use of alternate design temperatures necessary to ensure the system functions are

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

- State certified apprenticeship programs.
- Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- 4. Programs sponsored by manufacturing organizations.

Other programs acceptable to the enforcing agency.

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

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

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

homes in California according to the Home Energy Rating System (HERS). [BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall

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

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

703 VERIFICATIONS

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

Cindy YP Lan

PO Box 303 Junction City, CA 96048-0303 (510) 517-2874



cindy@newavenuehomes.com

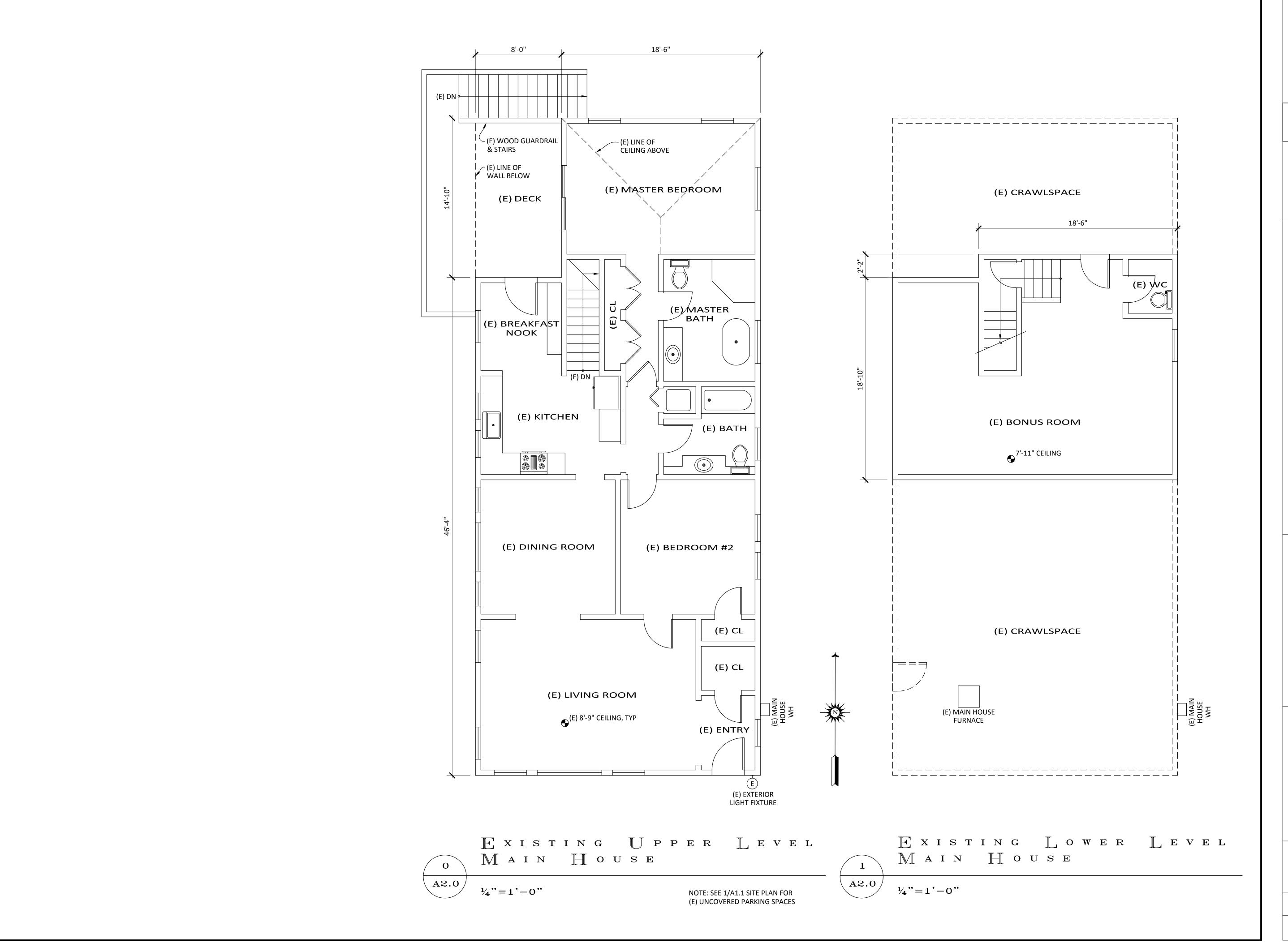
Homeowner: Raguel Sefton & Dan Sharp 564 Crofton Avenue Oakland, CA 94610 (415) 867-4379 rsefton13@gmail.com

Revision:	
ZONING PERMIT	SEPTEMBER 27, 2021

CALIFORNIA GREEN BUILDING STANDARDS

Scale: Drawn By: CL

DI\$CLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE 2016 CALIFORNIA GREEN BUILDING VERIFICATION WITH THE FULL CODE.



Cindy YP Lan

Design
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(510) 517-2874
cindy@newavenuehomes.com



Homeowner:
Raquel Sefton & Dan Sharp
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Oakland, CA 94610
(415) 867-4379
rsefton13@gmail.com

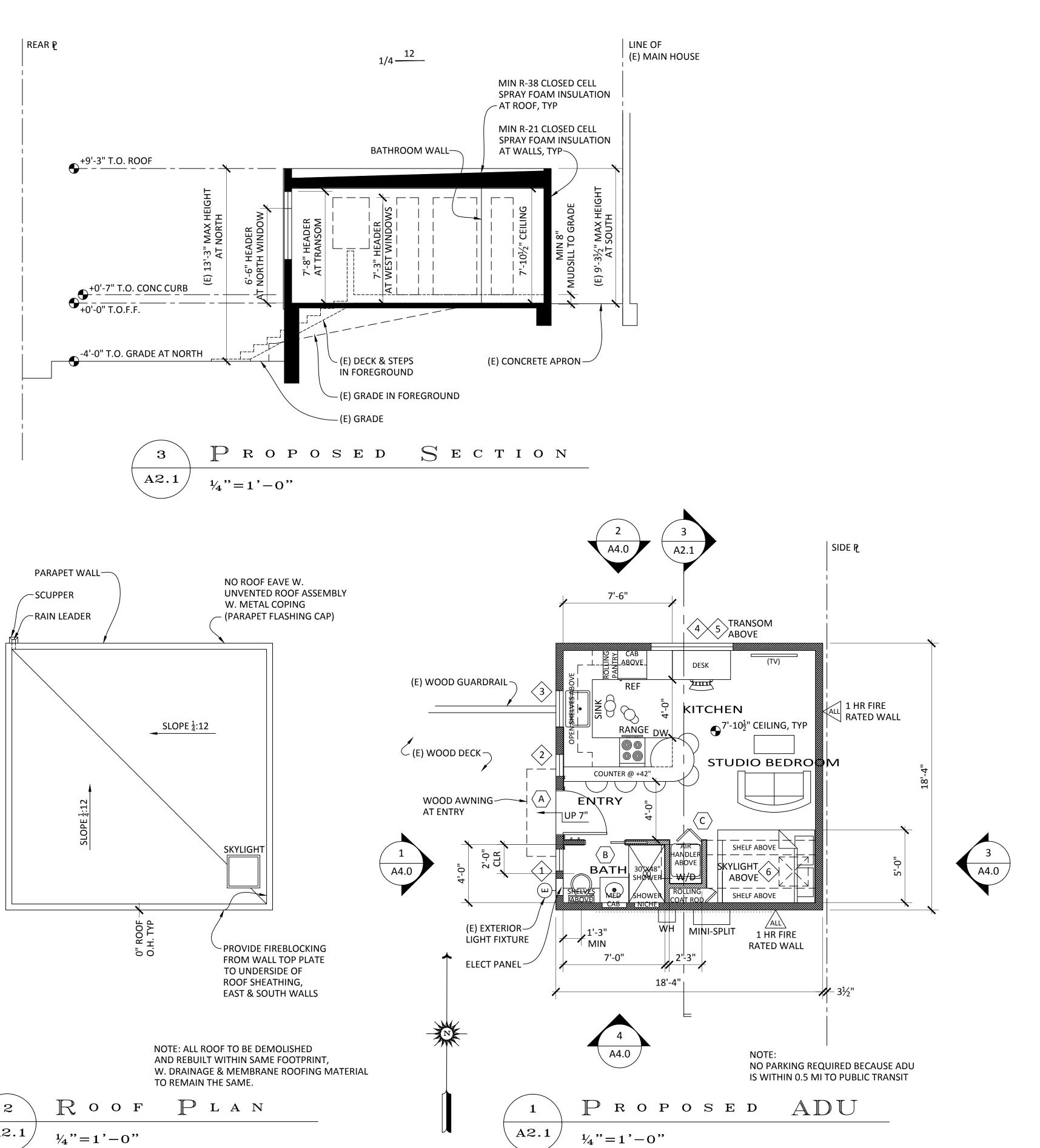
564 CROFTON AVENUE OAKLAND, CA 94610 APN 11-0855-20

ZONING PERMIT SEPTEMBER 27, 2021

Drawing Title:
(E) MAIN HOUSE PLANS

Scale: 1/4" = 1'-0"

A2.0



Cindy YP Lan

Design PO Box 303 Junction City, CA 96048-0303 (510) 517-2874 cindy@newavenuehomes.com



Homeowner: Raquel Sefton & Dan Sharp 564 Crofton Avenue Oakland, CA 94610 (415) 867-4379 rsefton13@gmail.com

-0855 **26**

Revision:

ZONING PERMIT SEPTEMBER 27, 2021

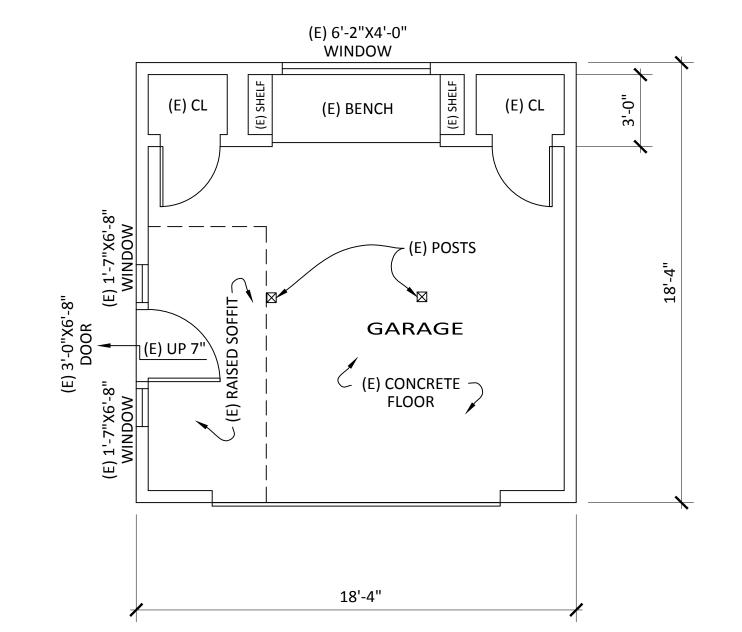
Drawing Title:
(E) GARAGE PLAN & PROPOSED ADU PLAN & **ROOF PLAN & SECTION**

Scale: 1/4" = 1'-0"

Drawn By: CL

A2.1

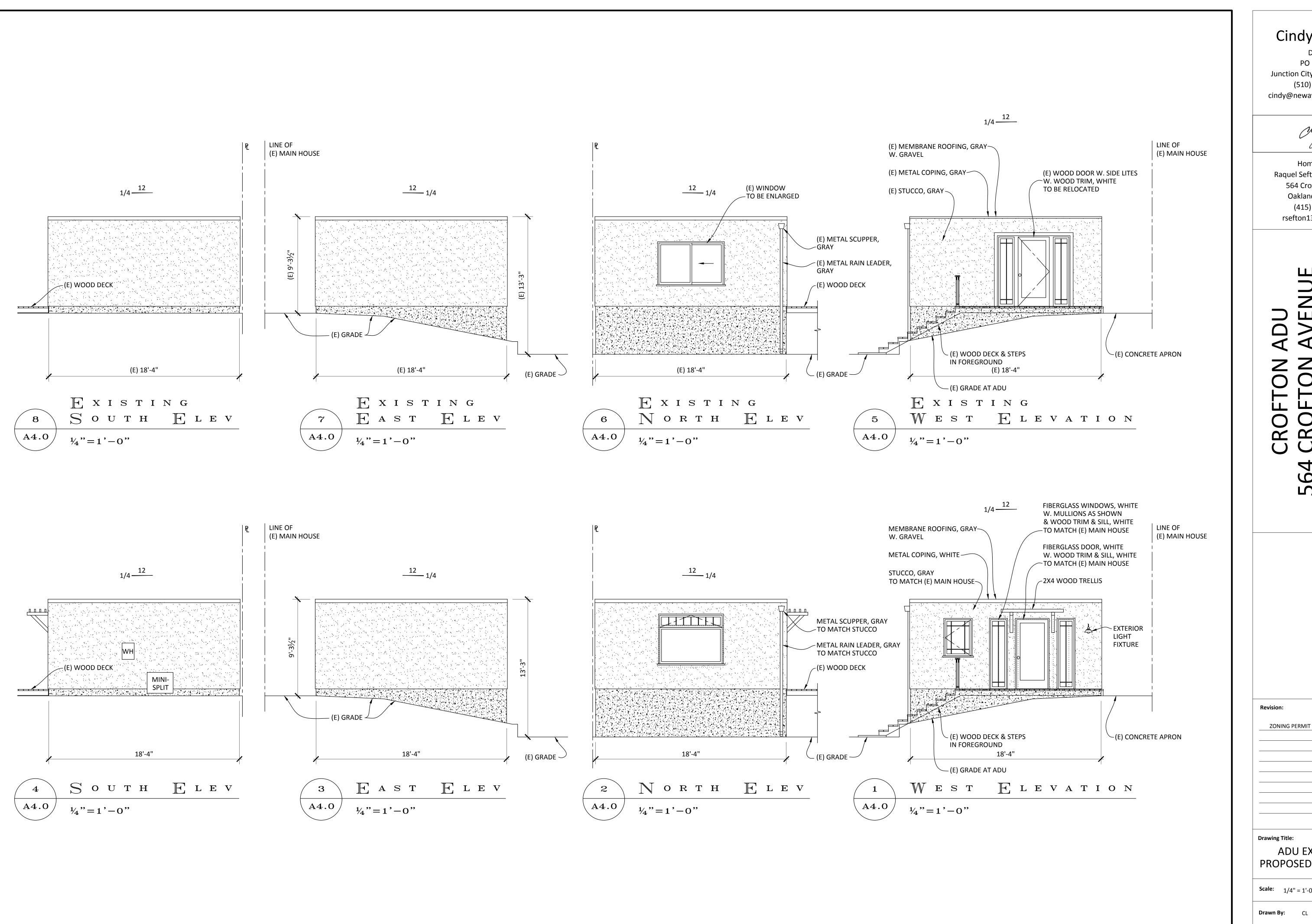
DWG NO.



NOTE: ALL WALLS TO BE DEMOLISHED

EXISTING GARAGE $\frac{1}{4}$ "=1'-0"

AND REBUILT WITHIN SAME FOOTPRINT. EXISTING CONCRETE FOOTINGS TO REMAIN.



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26

Revision:

ZONING PERMIT SEPTEMBER 27, 2021

Drawing Title:

ADU EXISTING & PROPOSED ELEVATIONS

Scale: 1/4" = 1'-0"

A4.0

DWG NO.

MEMORANDUM OF AGREEMENT

This MEMORANDUM OF AGREEMENT ("MOA"), dated as of this day of
, 2022 ("Effective Date"), is entered into by and between the City of
Piedmont, a municipal corporation ("Piedmont") and the City of Oakland, a municipal
corporation ("Oakland"), with reference to the following facts and circumstances:

RECITALS

- A. The property located at 564 Crofton Avenue (the "Property") consists of one lot, and two tax parcels (APN No. 011 -0855-020-00 and 011 -0855-021-00), that straddles the Piedmont/Oakland border. The assessor parcel map for the Property is provided as Exhibit A, which is attached hereto and incorporated herein. The Property is generally bounded by single-family properties at 558 & 570 Crofton Avenue on either side, single-family properties on 535 & 533 Boulevard Way at the rear, and single-family properties 565 & 569 Crofton Avenue across the street. The Property consists of 6,375 square feet (determined by a survey dated March 25, 2021), with approximately 2,225 square feet or 35 percent of which is located in Piedmont, and approximately 4,150 square feet or 65 percent of which is located in Oakland.
- B. When considering properties intersected by the border between the City of Piedmont and the City of Oakland, by long-standing arrangement between the cities, certain properties are considered Piedmont properties for the purposes of providing 911 and other municipal services, and certain properties are considered Oakland properties for the purposes of providing 911 and other municipal services. The Property is considered an Oakland property eligible for Oakland 911 services, municipal waste removal services, access to Oakland schools, and other municipal services. The neighboring residences which have vehicular and pedestrian access to Crofton Avenue are also considered Oakland properties for those same services.
- C. Cindy YP Lan/ New Avenue Inc. ("Applicant") for Property owners Raquel Sefton and Dan Sharp desire to convert the existing 336-square-foot detached garage to an Accessory Dwelling Unit (ADU), with the entirety of the project located in Piedmont ("Project").
- D. The entire garage, approximately 336 square feet footprint, is located in Piedmont.
- E. In order to efficiently consider the Project, the cities desire to enter into this MOA to memorialize the designation of Oakland as the lead agency for the purposes of both land use approvals and building inspection of the Project, including but not limited to issuance of building and occupancy permits, and the provision of 911 and other municipal services to the Project, consistent with the terms and conditions contained in this MOA.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

I. Lead Agency under CEQA

Oakland shall serve as Lead Agency for purposes of review under the California Environmental Quality Act (CEQA).

II. Planning Approval Process

The City of Oakland will be the approval authority for all land use approvals regarding the Property, including but not limited to the current ADU proposal, zoning approvals, variances, and issuance of conditional use permits or the like, to the extent any such approvals may be necessary. Oakland shall apply its land use regulations, except as may be otherwise stated in this MOA.

- A. <u>Applications</u>. The Applicant has submitted an application for an Accessory Dwelling Unit (ADU) to the City of Oakland Planning Department for the Project. The project is subject to ministerial approval within sixty (60) days pursuant to Government Code section 65852.2
- B. <u>Conditions of Approval</u>. The City of Oakland will provide the City of Piedmont a copy of the Conditions of Approval for the Project, if any, if and when the Project is approved.
- C. Ongoing Jurisdiction. Both Piedmont and Oakland understand that, by virtue of the proposed location of this Project, the Project, if approved, will be constructed both within the City of Oakland and the City of Piedmont. As a consequence, except as otherwise provided in this MOA, the Property is subject to the laws of both cities.
 - Oakland acknowledges the continuing jurisdiction of the City of Piedmont, its Charter, and its Municipal Code within those portions of the Property located within the City of Piedmont and will not undertake any action or approval that will result in any violation of any of those laws. Piedmont acknowledges the continuing jurisdiction of the City of Oakland, its Charter, and Municipal Code within those portions of the Project located within the City of Oakland and will not undertake any action or approval that will result in any violation of those laws, except as may regard planning or building approvals for buildings on the Property. The City of Oakland shall have jurisdiction over planning and building approvals for the Property.
 - The City of Oakland and the City of Piedmont both reserve the right to take such actions as necessary to enforce the laws, conditions or requirements within each city. Both cities agree to cooperate with the other city in any action undertaken to enforce any condition or requirement imposed on the Project.

III. Building and Permit Issues

Building Permit and Plan Check. Oakland will be responsible for building Α. permit issuance, plan check, issuance of certificates of occupancy, building inspections, assignment of unit address and similar activities for the entire Project consistent with the appropriate procedures, fees, and standards of Oakland. Except as set forth elsewhere in this MOA, inspections of the Project will be conducted by the City of Oakland. Prior to the issuance of a building permit, the City of Oakland Fire Department shall review and approve the fire and life safety systems including, but not limited to, fire hydrants, fire sprinkler systems, fire alarm systems, fire department access. and water distribution systems. In addition, prior to the issuance of a building permit, the Oakland Planning Department shall review the building permit plans to ensure compliance with the approved Conditions of Approval, if any. The City of Oakland retains the authority to issue future building permits for buildings on the Property located either partially or wholly within its jurisdiction.

IV. Emergency Service

The Oakland Fire Department shall be responsible for the provision of emergency and public safety services to the Project, including those portions located in the City of Piedmont. Each City shall provide reciprocal response assistance as needed.

V. Fees

- A. <u>Public Improvement Fees</u>. The Applicant shall be responsible for paying any public Improvement fees required for the Project in Oakland, including sewer connection fees and sewer user fees as applicable. The Applicant shall be responsible for paying sewer connection fees to the City of Oakland for those units in the Project that discharge to the City of Oakland sewer system. The sewer user fees are collected by East Bay Municipal Utility District as a part of water bills.
- B. Other Fees. The Applicant shall be responsible for paying any fees required by Oakland for staff review of encroachment permits, building permit plans, public improvement plans, and subdivision maps for consistency with Project approvals and city design standards.
- C. <u>Not Comprehensive</u>. The listing of specified fees in this Section V is not intended to serve as a comprehensive list of applicable fees from either jurisdiction.

VI. Indemnification

A. <u>No Liability To Third Parties</u>. Nothing in this MOA shall be deemed to create rights or obligations in the Applicant or third parties not signatories to this MOA.

B. Indemnification.

- Oakland. Oakland shall defend, indemnify and hold harmless Piedmont from and against any and all liability, loss, expense (including reasonable attorneys' fees) or claims for injury or damage arising out of the performance of this MOA or arising from or connected to the approval process or relating to the Project, but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or the result of the negligent or Intentional acts or omissions of Oakland, its officers, agents or employees.
- Piedmont. Piedmont shall defend, indemnify and hold harmless Oakland from and against any and all liability, loss, expense (including reasonable attorneys' fees) or claims for injury or damage arising out of the performance of this MOA or arising from or connected to the approval process or relating to the Project, but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or the result of the negligent or intentional acts or omissions of Piedmont, its officers, agents or employees

VII. Miscellaneous Provisions

A. <u>Notice</u>. For any action related to this MOA. each City shall be sent notices at the following addresses:

To Piedmont:

City of Piedmont 120 Vista Avenue Piedmont, CA 94611

Attention: Kevin Jackson, Planning & Building Director

Phone: 510-420-3050 FAX: 510-658-3167

Email: kjackson@piedmont.ca.gov

With a copy to:

City of Piedmont Attention: City Attorney 120 Vista Avenue Piedmont, CA 94611 Phone: 510-273-8780 FAX: 510-839-9104

To Oakland:

City of Oakland

Dept. of Planning and Building

250 Frank H Ogawa Plaza, Suite 2114, Oakland, CA 94612

Attention: Heather Klein Phone: (510) 238-3659 FAX: (510) 238-6538

Email: hklein@oaklandca.gov

With a copy to:

Office of the City Attorney 1 Frank H. Ogawa Plaza, Floor Oakland, CA 94612 Attention. Brian P. Mulry Phone: (510) 238-6839 FAX: (510) 238-6500

Email: bmulry@oaklandcityattorney.org

- B. <u>Headings</u>. The headings in this MOA are for reference and convenience of the parties and do not represent substantive provisions of this MOA.
- C. <u>Governing Law</u>. This MOA shall be governed by the laws of the State of California.
- D. <u>Modifications</u>. Any modification of or amendment to this MOA will be effective only if it is signed in writing by all parties.
- E. <u>Counterparts</u>. This MOA may be executed in any number of counterparts (including by fax, PDF, or other electronic means), each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
- F. <u>Project Permit File</u>. This MOU shall be kept and maintained at all times in the Property's Planning Permit file with the City of Oakland Planning Department. The City of Piedmont shall be provided a copy of this MOU upon request.

[Signatures on Following Page]

IN WITNESS WHEREOF, Piedmont and Oakland have each caused this MOA to be duly executed on its behalf as of the Effective Date.

City of Oakland

D		A 41	and have Donated disco. N	1-
By: Name:	, 0		ed by Resolution N	
Title:	Mayor	Ву:		
Attest: By:	Name: William Gilchrist as designe Edward Reskin, City Administrator			
Name:	John Tulloch City Clerk	Title: Director, Department of Planning and Building		
		Approve		
		Ву:		
		Name:	Brian Mulry	
		Title:	Senior Deputy City	Attorney
Approv	ed as to form:			
	Michelle Marchetta Kenyon City Attorney	-		