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COUNTY OF SANTA BARBARA
AGREEMENT FOR:
General Services Project No. 22024
County of Santa Barbara
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. CABRILLO STREET, SANTA BARBARA, CA 93101
BC: _____-_____

THIS AGREEMENT ("Agreement") is made by and between the County of Santa Barbara, a political subdivision of the State of California ("**COUNTY**"), and Mesa Energy System, Inc. ("**CONTRACTOR**" and together with COUNTY, collectively, the "Parties" and each individually a "Party"), for the completion of the Work (defined below), on the following terms, conditions, and provisions. All references in the General Terms to the "Agreement" shall have the meaning ascribed to the term "Agreement" in the immediately preceding sentence.

1. CONTRACT: This Agreement incorporates by reference all of the General Conditions and Special Conditions, Specifications and Drawings provided by the COUNTY for the SANTA BARBARA VETERANS MEMORIAL BUILDING, Project No. 22024, the Invitation for Bids as amended by Addenda Number 1-3, the Bid Bond, the Performance Bond, the Payment Bond, and the bid documents executed and submitted by the CONTRACTOR for the Project ("Bid"), to the extent the Bid is consistent with the provisions of this Agreement other than the Bid (all of the foregoing documents, together with this Agreement, collectively, the "Contract" or "Contract Documents"). A copy of each of the General and Special Conditions, Specifications and Drawings provided by the COUNTY for the SANTA BARBARA VETERANS MEMORIAL BUILDING, 22024, the Notice to Bidders, the Bid Bond, the Performance Bond, and the Payment Bond are attached hereto as EXHIBIT A, and a copy of the Bid is attached hereto as EXHIBIT B. All capitalized terms used but not defined herein shall have the respective meanings ascribed to such terms in the Notice to Bidders. Copies of all Contract Documents are on file in the Department of General Services Office of the COUNTY and have been and will be made available to the CONTRACTOR during the term of this Agreement. CONTRACTOR acknowledges receipt of all Contract Documents.

2. WORK: CONTRACTOR, at CONTRACTOR's own cost and expense, shall perform all the work described in the Contract Documents ("Work"), and shall furnish all equipment and materials necessary to perform and complete the Work, in a good and workmanlike manner and to the satisfaction of the Director of the COUNTY's General Services Department ("Director"), or the Director's designee, all in strict accordance with the Contract Documents.

3. EXCAVATIONS: Before any pavement resurfacing, displacement, or excavation of the ground that may be required in connection with the Work under this Contract, the CONTRACTOR shall obtain an inquiry identification number by calling Underground Service Alert (USA) 1 (800) 422-4133 or by such other means as may be required; shall conform to all requirements of Sections 4215 through 4217 of the Government Code regarding any such pavement resurfacing, displacement or excavation, including the payment of any fees required; and shall facilitate performance by the COUNTY of any obligation required of the COUNTY under the Government Code. There shall be no performance under this Contract by either party hereto unless and until CONTRACTOR complies with all of the foregoing provisions of this Section 3, and notifies the County Representative (defined below) in writing regarding such compliance.

4. COUNTY REPRESENTATIVE: The "County Representative" referred to in the Contract Documents is Steve Fernandes.

5. PAYMENT: As full compensation for furnishing all labor, supervision, overhead, materials, and equipment and for completing all of the Work contemplated by this Contract, and subject to adjustments and liquidated damages, if any, as provided in the Contract Documents, the base amount to be paid to the CONTRACTOR for satisfactory completion of all requirements of the CONTRACTOR under this Contract is and shall be ONE MILLION, FIVEHUNDRED TWENTY-SIX THOUSAND SIX HUNDRED FORTY SIX DOLLARS AND NO CENTS ($1,526,646.00), to be paid as provided in the Contract Documents. CONTRACTOR assumes and will provide against any loss or damage arising out of the nature of the Work undertaken, or the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the performance of the Work until its acceptance by the COUNTY, and assumes any and all expenses incurred by or in consequence of suspension or discontinuance of the Work, for well and faithfully completing the Work and the whole thereof, in the manner and to the requirements of the Contract and directions of the County Representative to the

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This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

11. CONTRACT DOCUMENTS ACKNOWLEDGED: CONTRACTOR hereby declares that CONTRACTOR has read the Contract Documents, has carefully examined the plans and detailed drawings of the Work to be performed, and fully understands the intent and meaning of the same.

12. TIME FOR COMMENCEMENT, COMPLETION: The term of this Contract shall commence effective as of the first date that this Agreement is duly executed by all of the parties hereto ("Effective Date") and shall terminate on the date that is 270 calendar days after the Effective Date unless earlier terminated in accordance with the provisions of this Agreement ("Term"). As soon as practicable after the Contract has been executed by both the CONTRACTOR and the COUNTY, a Notice to Proceed will be issued by the County Representative stating the starting date of work performance under the Contract ("Work Start Date"). CONTRACTOR shall complete all Work specified in the Contract Documents within 270 calendar days after the Work Start Date ("Contract Time" as that term is used in the General Conditions). The provisions of this Agreement pertaining to Liquidated Damages shall apply in the event of the CONTRACTOR's failure to complete the Work within the Contract Time. In the event that CONTRACTOR does not complete the Work during the Term, CONTRACTOR shall only be paid for the Work actually performed during the Term and accepted by COUNTY in accordance with the provisions of this Agreement.

13. WORKERS' COMPENSATION INSURANCE: CONTRACTOR certifies that CONTRACTOR has knowledge of, is in compliance with, and warrants that CONTRACTOR at all times during the Term shall remain in compliance with, the provisions of Section 3700 of the Labor Code, which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance by the provisions of that Code. CONTRACTOR shall comply with such provisions before commencing the performance of the Work.

14. PROGRESS PAYMENT; NO WAIVER FOR DELAY: Any progress payment made after the scheduled completion date for the Work shall not constitute a waiver of any liquidated damages under this Contract.

15. GUARANTEE BONDS: Before any performance under this Contract, the CONTRACTOR shall provide the security required by statute for the payment of all workers and suppliers, and security for the faithful performance of all terms and conditions of this Contract, in an amount and form approved by the COUNTY. Both securities shall contain provisions that automatically increase amounts thereof and/or time of completion or both for all change orders, extensions, and additions to the Work provided under this Contract.

16. DISPUTES: Should any dispute(s) arise respecting the construction or meaning of any of the plans or specifications affecting the Work or respecting the true value of any extra work or work omitted, such dispute(s) shall be resolved by the Director of the COUNTY's General Services Department or his Assistant Director of General Services designee ("Director"), whose decision shall be final and binding upon the parties hereto. If, after the decision of the Director as provided herein, claims (as defined in Public Contracts Code Section 20104) under this Contract are filed by CONTRACTOR against COUNTY, and those claims are in the aggregate amount of $375,000 or less, such claims shall be resolved under Public Contracts Code Sections 20104 through 20104.8, inclusive.

17. SURVIVAL: All provisions of this Contract which by their nature are intended to survive the termination or expiration of this Agreement shall survive such termination or expiration.

18. INDEMNIFICATION AND INSURANCE: CONTRACTOR shall at all times comply with the indemnification and insurance provisions set forth in EXHIBIT C, attached hereto and incorporated herein by reference.

19. FEDERAL PROVISIONS: CONTRACTOR acknowledges that Federal financial assistance will be used to fund this Agreement. CONTRACTOR shall only use federal funds as authorized herein. CONTRACTOR will comply will all applicable federal law, regulations, executive orders, federal policies, procedures, and directives, including, but not limited to, Title 2 of the Code of Federal Regulations (CFR) Part 200, entitled, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards." In addition, CONTRACTOR shall comply with the Federal Terms and Conditions attached hereto as EXHIBIT D and incorporated herein by reference. CONTRACTOR shall comply with grant agreements, assurances in applications, notices of award, and all other applicable federal, state, and local laws, regulations, ordinances, orders, rules, guidelines, directives, circulars, bulletins, notices, and policies

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agreements, course of conduct, waiver or estoppel.

27. **EXECUTION OF COUNTERPARTS**: This Contract may be executed electronically and in any number of counterparts, and each of such counterparts shall for all purposes be deemed to be an original; and all such counterparts, or as many of them as the Parties shall preserve undestroyed, shall together constitute one and the same instrument.

28. **SUBCONTRACTORS**: CONTRACTOR is authorized to subcontract with only the subcontractor(s) identified in the Bid as attached hereto and as set forth in Exhibit B ("Subcontractors"). Contractor shall be fully responsible for all services and Work performed by its Subcontractors. Contractor shall secure from each of its Subcontractors legally binding written agreements to comply with the provisions of this Agreement pertaining to CONTRACTOR's obligations as if such obligations pertained to such Subcontractor, including, but not limited to, audit obligations.

29. **CHANGE ORDERS**: No Change Order shall be valid or enforceable against the COUNTY unless in the form of the Form of Change Order attached here as Exhibit [_] and duly executed by both CONTRACTOR and the Director. in accordance with this Section 30 and Article 13 of the General Conditions ("Change Order").

30. **FLEET REQUIREMENTS**: Vehicles with a Gross vehicle weight rating ("GVWR") greater than 8,500 lbs. and light-duty package delivery vehicles operated in California may be subject to the California Air Resources Board ("CARB") Advanced Clean Fleets regulations. Such vehicles may therefore be subject to requirements to reduce emissions of air pollutants. For more information, please visit the CARB Advanced Clean Fleets webpage at https://ww2.arb.ca.gov/our-work/programs/advanced-clean-fleets. Contractor shall at all times have a valid Certificate of Reported Compliance, as described in section 2449(n) of Title 13 of the California Code of Regulations ("CARB Certificate of Compliance"), and shall confirm that each subcontractor listed in Contractor's Bid has a valid CARB Certificate of Compliance, for each fleet of vehicles subject to 13 CCR section 2449 that may be used in performance of this Contract. No such vehicle is permitted on the project site unless and until Contractor provides County with a valid Certificate of Reported Compliance applicable to such vehicle.

31. **ORDER OF PRECEDENCE**: In the event of conflict between the provisions contained in the numbered sections 1 through 35 of this Agreement ("Numbered Section") and the provisions contained in the Exhibits, the provisions contained in the Numbered Sections of this Agreement shall prevail over those in the Exhibits other than Exhibit C, which Exhibit C shall control and prevail over all other provisions of this Contract. CONTRACTOR agrees that in the event of any discrepancy, inconsistency, gap, ambiguity, or conflicting language between the Bid attached hereto as Exhibit B, on the one hand, and any other provision(s) of this Contract on the other, the provisions of this Contract (including the Numbered Sections of this Agreement, Exhibit A, and Exhibit C) other than Exhibit B shall take precedence and control and prevail over the provisions of the Bid attached hereto as Exhibit B.

32. **TERMINATION.**

A. COUNTY may, by written notice to CONTRACTOR, terminate this Contract in whole or in part at any time, whether for COUNTY's convenience, for nonappropriation of funds, or because of the failure of CONTRACTOR to fulfill its obligations hereunder.

1. **For Convenience.** COUNTY may terminate this Contract in whole or in part upon thirty (30) days' written notice. During such thirty (30) day period, CONTRACTOR shall, as directed by COUNTY, wind down and cease Work as quickly and efficiently as reasonably possible, without performing unnecessary services or activities and by minimizing negative effects on COUNTY from such winding down and cessation of Work.

2. **For Nonappropriation of Funds.** Notwithstanding any other provision of this Contract, in the event that no funds or insufficient funds are appropriated or budgeted by federal, State or COUNTY governments, or sufficient funds are not otherwise available for payments hereunder in the fiscal year(s) covered by the Term of this Agreement, then COUNTY will notify CONTRACTOR of such occurrence, and COUNTY may terminate or suspend this Contract in whole or in part, with or without a prior notice period. Subsequent to termination of this Contract under this provision, COUNTY shall have no obligation to make payments with regard to the remainder of the Term.

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COUNTY
County of Santa Barbara

By: _____
BOB NELSON, CHAIR
BOARD OF SUPERVISORS

Dated: _____

ATTEST:
MONA MIYASATO,

_____
COUNTY EXECUTIVE OFFICER

CLERK OF THE BOARD

By: _____
Deputy Clerk of the Board

CONTRACTOR

MESA ENERGY SYSTEMS INC, a California corporation

By: DocuSigned by: Ron Hickey B825708ECB2B44D...
AUTHORIZED REPRESENTATIVE
Name: RON HICKEY

Title: PRESIDENT

APPROVED AS TO FORM:
RACHEL VAN MULLEM,
COUNTY COUNSEL

By: Signed by: Aaron Zambrano 98B45FEED91E4FC...
Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:
BETSY SCHAFFER, CPA, CPFO
AUDITOR-CONTROLLER

By: Signed by: Shawna Jorgensen DF6DB6D7D6344E6...
Deputy Auditor-Controller

APPROVED AS TO FORM:
MARISA KAHN
LIABILITY & INSURANCE MANAGER

By: Signed by: Marisa Kahn DF54F5C66F0C41A...
Risk Management

RECOMMENDED FOR APPROVAL
KIRK LAGERQUIST, DIRECTOR
GENERAL SERVICES DEPARTMENT

By: DocuSigned by: Kirk Lagerquist 19AEDA90054E4CE...
Department Head

Dept 063 Fund 0030 Program 1930 Account 8200 Project 22024

EXHIBIT A

CONTRACT DOCUMENTS

COUNTY OF SANTA BARBARA
GENERAL SERVICES DEPARTMENT
CAPITAL PROJECTS DIVISION

one COUNTY | one FUTURE

INVITATION FOR BIDS
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. CABRILLO STREET, SANTA BARBARA, CA 93101

COUNTY PROJECT NO. 22024

MANDATORY JOB WALK:
Thursday, April 9, 2026
10:30 am

BID DUE DATE:
Thursday, April 30, 2026
3:00 P.M.

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BIDDING DOCUMENTS

Notice to Bidders
Bid Form –
Designation of Subcontractors
Noncollusion Affidavit
Certificate of Compliance
Bidder's Statements
Anti-fraud Certification
Bidder's Bond

CONTRACT FORMS

Payment Bond
Performance Bond
Certificate of Insurance Transmittal
Unlawful Discrimination Ordinance
County of Santa Barbara Agreement Form

TERMS & CONDITIONS

Special Conditions
General Conditions
Exhibit "C" Indemnification and Insurance Requirements (For Construction Contracts)
Exhibit "D" Federal Clauses and Anti-Byrd
Exhibit "E" HUD Grant Agreement

DRAWINGS AND SPECIFICATIONS

Civil Drawings
Specifications

BIDDING DOCUMENTS

NOTICE TO BIDDERS

Notice is hereby given that the General Services Department, County of Santa Barbara, will receive bids for:

COUNTY OF SANTA BARBARA
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. CABRILLO STREET, SANTA BARBARA, CA 93101
Project No. 22024

MANDATORY JOB WALK:
Thursday, April 9, 2026, at 10:30 A.M
BID DUE DATE:
Thursday, April 30, 2026, at 3:00 P.M.

CONSTRUCTION COST ESTIMATE: Estimated cost of construction is $1,646,465

PROJECT LOCATION: 112 W. Cabrillo Street, Santa Barbara, CA 93101

MANDATORY JOB WALK: The job walk is MANDATORY on **Thursday, April 9, 10:30 A.M**
Only those prime contractors attending a job walk shall be qualified to bid on the work.

PROJECT DESCRIPTION: This project consists of the upgrade and replacement of the HVAC systems, structural reinforcement of the 2nd floor support beam and building footings, window rehabilitation, and ADA renovation of an existing restroom for the Santa Barbara Veterans Memorial Building, a registered historic landmark structure built in 1927.

CONTRACTOR'S LICENSE: The CONTRACTOR shall possess either a Class A or a Class B license

QUESTIONS: All questions MUST be submitted electronically through the Public Purchase Portal (www.publicpurchase.com) on or before **5:00 P.M., Thursday, April 23, 2026**. Any changes or additional information needed for bidding will be provided in an Addendum posted on the Public Purchase site. Contractors shall be responsible for addendums.

BID SUBMITTAL INSTRUCTIONS: Each bid shall be in accordance with the plans and specifications approved by the General Services Department. The bid MUST be submitted electronically through the Public Purchase website (www.publicpurchase.com) on or before **Thursday, April 30, 2026, at 3:00 P.M.**

SUBSTITUTION OF SECURITIES: Pursuant to Section 22300 of the Public Contract Code and the project specifications, the CONTRACTOR may substitute securities or request that the County make payment of retentions to an escrow agent for any money held by the COUNTY to ensure contract performance.

REGISTRATION: No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code § 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code § 1771.1(a)]; no contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor

Code § 1725.5; and this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

QUALIFYING CONTRACTOR OR SUBCONTRACTOR: Pursuant to the provisions of Section 4104 of the California Public Contracting Code a contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal or engage in the performance of any contract for public work, as defined in Section 4104, unless currently registered with the Department of Industrial Relations and qualified to perform public work pursuant to Section 1725.5 California Labor Code.

WITHDRAWAL OF BIDS: The COUNTY reserves the right to reject any and or all bids or waive any informality in a bid. No bidder may withdraw his bid for a period of sixty (60) days after the date set for the opening thereof.

BID SELECTION: Each bid must establish that the bidder is responsible and the bid is responsive to the terms and conditions of this IFB. A responsible bidder is one who demonstrates the attributes of trustworthiness, quality, fitness, capacity, and experience (including, but not limited to, technical and financial capability) to fully perform the contract requirements. A responsive bid is one that conforms to the requirements of this IFB. If the COUNTY is unable to determine that the lowest bidder is responsible within the meaning of Public Contract Code section 1103 based on the information provided in such bidder's bid with respect to the criteria specified in this IFB, the COUNTY will notify the lowest bidder regarding the manner in which the COUNTY is unable to determine whether the lowest bidder is responsible (e.g., with respect to such bidder's capacity, qualifications, or experience), and the lowest bidder shall have the opportunity to present evidence to the COUNTY that the bidder is responsible within the meaning of Public Contract Code section 1103 with respect to the criteria specified in this IFB.

BID PROTEST: The County of Santa Barbara Bid Protest Procedures are described in Item 10 of the BID FORM, which is included in the bid documents.

CONSTRUCTION TIME: The successful CONTRACTOR (after receiving the Notice to Proceed) shall have **270** calendar days to complete all work called for under the Contract Documents.

LIQUIDATED DAMAGES: The liquidated damages will be **$750 (Seven Hundred Fifty Dollars)** per day for project delays that are determined to be attributable to the CONTRACTOR.

BID FORM

1. Pursuant to and in compliance with your Notice to Bidders and the Contract Documents relating to the construction of:

COUNTY OF SANTA BARBARA
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. CABRILLO STREET, SANTA BARBARA, CA 93101
Project No. 22024
Bid Due Date: Thursday, April 30, 2026, at 3:00 P.M.

including Addendum No(s). ___, ___, ___, ___,___, ___, ___, the undersigned bidder, having become thoroughly familiar with the terms and conditions of the Contract Documents and with local conditions affecting the performance and the costs of the Work at the place where the Work is to be done, hereby proposes and agrees to fully perform the Work within the time stated in and in strict accordance with the Contract Documents (including the furnishing of all labor, materials, tools, expendable equipment and utility and transportation services necessary to fully perform the work and complete it in a workmanlike manner) for the total sum of:

2. **BASE BID**:

$ | | | , | | | | , | | | | . | | |

Unit Price #1: Repair/ replacement of existing windows

$ | | | , | | | | , | | | | . | | |

(Place figures in appropriate boxes.)

Estimated number of workdays: _____

3. If the project has additive bid items or additive groups, the lowest responsible bidder will be determined in accordance with Public Contract Code Division II, Part 3, Chapter 1, Section 20103.8, Subdivision (c) and as follows:
    a. The project funding amount will be disclosed before the first bid is opened.
    b. The lowest responsible bidder will be determined on the basis of the Total Base Bid plus Total Additive Items or Total Base Bid plus Total Additive Groups, if any.
    c. In the event that all bids including Total Base Bid plus Total Additive Items or Total Base Bid plus Total Additive Groups exceeds the project funding amount, the lowest bid will be determined on the basis of the Total Base Bid plus those additive items or Total Base Bid plus those additive groups that, when taken in numerical order from the additive list, and added to the Total Base Bid are less than or equal to the funds available.

4. It is understood that Owner reserves the right to reject the proposal and that it shall remain open and not be withdrawn for a period of sixty (60) calendar days from the date prescribed for its opening.

5. Attached hereto and incorporated herein is the complete and entire list of subcontractors to be employed by the undersigned and in the performance of the Work.

6. It is understood and agreed that if written notice of the acceptance of this proposal is mailed or delivered personally to the undersigned bidder within thirty (30) calendar days after the opening of the proposal, or at any time thereafter before it is withdrawn, the undersigned bidder will execute and deliver the Contract Documents to Owner in accordance with the proposal as accepted, and will also furnish and deliver to Owner any Payment Bond required under the provisions of California Civil Code Section 3247 through 3252 and Performance Bond as required under the provisions of the California Government Code and/or California Public Contract Code all within fourteen (14) calendar days after personal delivery or deposit in the mails, as the case may be, of the notifications of award. The work under the contract shall be commenced by the undersigned bidder on the date stated in COUNTY'S written Notice to Proceed and shall be completed within **270 calendar** days thereafter.

7. Notice of acceptance or request for additional information may be addressed to the undersigned bidder at the business address set forth below.

8. The bid, contract or other submittal of the CONTRACTOR identified below in connection with the foregoing project is not made in the interest of or on behalf or any undisclosed person, partnership, company, association, organization, or corporation; and that the bid is genuine, and not collusive or sham; that the undersigned bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid and has not directly or indirectly colluded, conspired, connived or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding; that the undersigned bidder has not directly or indirectly sought by agreement, communication or conference with anyone to fix his bid price or the bid price of any other bidder or to fix any overhead, profit or cost element of such bid price or of that of any other bidder or to secure any advantage against the COUNTY of Santa Barbara of anyone interested in the proposed contract; or all statements contained in this proposal are true; and that the undersigned bidder has not directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay any fee to any corporation, partnership, company association, organization, Bid Depository or to any member or agent thereof to effectuate a collusive or sham bid. I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

9. Wherever in this proposal an amount is stated in both words and figures, in case of discrepancy between words and figures the words shall prevail; if all or any portion of the proposal is required to be given in unit prices and totals and a discrepancy existing between any such unit prices and totals so given, the unit prices shall prevail.

10. In accordance with the provisions of Sections 1860 and 1861 of the California Labor Code, every CONTRACTOR will be required to secure the payment of compensation of his or her employees. Each CONTRACTOR to whom a public works contract is awarded shall sign the following certification prior to performing the work of the contract: "I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

11. Protests of any bid(s) received must be in writing, must specify all grounds for the protest, and must be filed within ten working days after the opening of bids.

12. In accordance with Public Contract Code Section 1103, the Contractor hereby states, under penalty of

perjury, that he is a responsible bidder who has demonstrated the attributes of trustworthiness, quality, fitness, capacity (including, but not limited to technical and financial capacity), and experience to fully perform the contract requirements for the above stated bid amount and work days.

CONTRACTOR

_____ IRS No.: _____
Company

_____ License Classification(s): _____
Street Address

_____ Phone Number: _____
City

BY: _____ _____
Signature Printed Name, Title

DESIGNATION OF SUBCONTRACTORS

The bidder agrees if this proposal is accepted, they will contract with the County of Santa Barbara to do all work and furnish all labor, materials, machinery, tools, and apparatus necessary to completely perform said Contracts in the manner and time prescribed by said Contract.

COUNTY OF SANTA BARBARA
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. CABRILLO STREET, SANTA BARBARA, CA 93101
Project No. 22024
Bid Due Date: THURSDAY, APRIL 30, 2026, at 3:00 P.M.

In compliance with the provisions of Section 4100,-4107 of the Public Contract Code of the State of California, and any amendments, thereof, the undersigned bidder has set forth below the name and location of the place of business of each subcontractor who will perform work or labor or render service to the undersigned in or about the construction of the work to be performed. That portion of the work which will be done by each subcontractor for each subcontract in excess of one-half of one percent of the undersigned's total aggregate bid shall be listed.

DIVISION OF WORK	SUBCONTRACTOR	LIC NO.	LOCATION

COMPANY:_____ BY: _____
Bidder's Signature

NOTE: This form may be reproduced and attached behind this page to list more Subcontractors.

NONCOLLUSION AFFIDAVIT

In accordance with Public Contract Code § 7106. _____

(Bidder's full name)

being first duly sworn, deposes and says that he or she is _____

(Bidder's title)

of _____

(Company's name)

the party making the foregoing Bid, that the Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the Bid is genuine and not collusive or sham; that the Bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham Bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham Bid, or that anyone shall refrain from bidding; that the Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Bid price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the Bid price, or of that of any other Bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed Contract; that all statements contained in the Bid are true; and further, that the Bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham Bid and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

SIGNATURE BLOCK (*Signature Block **must be completed in** ink**& changes must be** initialed.*)**
Bidder's Signature: _____**Date:** _____ **Bidder's Name & Title (Print):** _____ At CITY: _____ STATE: _____

CERTIFICATE OF COMPLIANCE

This is to certify that all requirements for insurance of subcontractors as specified for this project will be met.

Dated

Signature of Principal

Printed Name, Title of Principal

Company

Address

City, State & Zip

BIDDER'S STATEMENTS

REGARDING INSURANCE COVERAGE:
Bidder hereby certifies that he has reviewed the insurance coverage requirements specified in the Contract Forms. Should he be awarded the contract for the work, Bidder further certifies that he can meet all the Contract Specification requirements for insurance including insurance coverage of his subcontractors.

REGARDING TITLE 13 OF THE CA CODE OF REGULATIONS, BIDDER'S FLEET:
Bidder must provide to the County, prior to executing the Contract, a true and correct copy of each valid Certificate of Reported Compliance, as described in section 2449(n) of Title 13 of the California Code of Regulations, for Bidder's fleet, and for each fleet of each subcontractor listed in Bidder's Bid, of vehicles subject to 13 CCR section 2449 that may be used in performance of the Contract.

REGARDING PUBLIC CONTRACT CODE SECTION 10232:
In accordance with Public Contract Code Section 10232, the Contractor hereby states, under penalty of perjury, that no more than one final unappealable finding of contempt of court by a Federal Court has been issued against the Contractor within the immediately preceding two year period because of the Contractor's failure to comply with an order of a Federal Court which orders the Contractor to comply with an order of the National Labor Relations Board.

REGARDING PUBLIC CONTRACT CODE SECTION 10162:
In accordance with Public Contract Code Section 10162, the Bidder shall complete, under penalty of perjury, the following questionnaire:

> Has the bidder, any officer of the bidder, or any employee of the bidder who has a proprietary interest in the bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing, a federal, state, or local government project because of a violation of law or safety regulation?
>
> Yes ____ No ____
>
> (If the answer is yes, explain the circumstances on a separate sheet of paper and attach it to the proposal.)

_____ _____
Date Signature of Principal

_____
Printed Name, Title of Principal

_____
Company

_____
Address

_____
City, State & Zip

ANTI-FRAUD CERTIFICATION

COUNTY OF SANTA BARBARA
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. CABRILLO STREET, SANTA BARBARA, CA 93101
Project No. 22024
Bid Due Date: THURSDAY, APRIL 30, 2026, at 3:00 P.M.

In accordance with Public Contract Code Section 10285.1 (Chapter 376, Stats. 1985), the bidder hereby declares under penalty of perjury that the bidder **has ___, has not ___**, been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or federal antitrust law in connection with the bidding upon award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including the Regents of the University of California or Trustees of the California State University.

The term "bidder" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

NOTE: The bidder must place a check mark after "has" or "has not" in one of the blank spaces provided.

Date

Signature of Principal

Printed Name, Title of Principal

Company

Address

City, State & Zip

BIDDER'S BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, _____ as Principal, and _____ as Surety (hereinafter referred to as Surety), are held firmly bound unto the County of Santa Barbara, State of California (hereinafter called "Owner") in the penal sum of Ten Percent (10%) of the total aggregate amount of the bid of the Principal above named, submitted by said Principal to Owner for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents. Surety shall be and hereby warrants that it is listed in the Insurance Organizations Authorized by the Insurance Commissioner to Transact Business of Insurance in the State of California, published by the Department of Insurance, State of California or successor publications. In no case shall the liability of the Surety hereunder exceed the sum of _____ DOLLARS ($_____).

The condition of this obligation is such that a bid to the Owner for certain construction specifically described as follows:

COUNTY OF SANTA BARBARA
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. CABRILLO STREET, SANTA BARBARA, CA 93101
Project No. 22024

for which bids are due on THURSDAY, APRIL 30, 2026, have been submitted by the Principal to the Owner.

NOW, THEREFORE, if the aforesaid Principal shall not withdraw said bid within the period therein after the opening of the same, or, if no period be specified within sixty (60) days after said opening and shall within the period specified therefore, or, if no period be specified, within eight (8) days after the prescribed forms are presented to him for signature, enter into a written Contract with Owner, in the prescribed form, in accordance with the bid as accepted, and file the two Bonds with Owner, one to guarantee faithful performance and the other to guarantee payment for labor and materials, as required by law, then this obligation shall be null and void; otherwise, it shall remain in full force, virtue and affect.

Said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of said Contract or to the work to be performed thereunder or the Specifications accompanying the same shall in any manner affects its obligations on this bond, and it does hereby waive notice of any change, extension, alteration, or addition.

It is hereby agreed that any payment made after the scheduled completion date will not constitute a waiver of any liquidated damages heretofore agreed upon.

In the event suit is brought upon said Bond by Owner and judgment is recovered, the Surety shall pay all costs incurred by Owner in such suit, including a reasonable attorney's fee to be fixed by the Court.

Death, Bankruptcy, Receivership, Going Out of Business for any reason, or incompetence of the Principal shall not relieve the Surety of its obligations hereunder.

_____
Name of Principal

Dated _____ _____ (Seal)
Signature of Principal

_____
Name of Surety

_____
Address

_____
City, State & Zip

Dated _____ _____ (Seal)
Signature of Surety's Attorney-in-fact

Surety's Agent for Service of Process (located within the State of California):

_____
Name of Agent

_____
Address

_____
City, State & Zip

_____
Telephone Number

_____
FAX Number

NOTE: Signatures of those executing for Surety MUST be properly acknowledged. This form may be reproduced for transmittal to the Surety for execution and attached to the front of the original Bid Bond Form.

CONTRACT FORMS

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:

That the County of Santa Barbara of the State of California (hereinafter referred to as the County) and _____ (hereinafter referred to as Principal) have by written agreement dated _____, entered into a contract identified as:

Project Title: County of Santa Barbara
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. Cabrillo Street, Santa Barbara, CA 93101
Project No. 22024

(Hereinafter referred to as the Contract) and

That, pursuant to law and to said Contract, and before entering upon the performance of said Contract, the principal is required to file with the County a good and sufficient bond to secure the payment of labor and materials claims.

NOW, THEREFORE, said Principal and _____

_____

as corporate surety (hereinafter referred to as Surety), are held firmly bound to the County in the amount of $_____, for the payment of which Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns both jointly and severally. Surety shall be and hereby warrants that it is listed in the Insurance Organizations Authorized by the Insurance Commissioner to Transact Business of Insurance in the State of California, published by the Department of Insurance, State of California or successor publications.

THE CONDITION OF THIS OBLIGATION IS SUCH that if said principal, his or its subcontractors, heirs, executors, administrators, successors, or assigns, shall fail to pay any of the persons named or referred to in Section 9100 of the California Civil Code, or amounts due under Unemployment Insurance Code with respect to work or labor performed by any such claimant, or for any amounts required to be deducted, withheld and paid over to the Employment Development Department from the wages of employees of the Contractor and his subcontractors pursuant to Section 13020 of the Unemployment Insurance Code with respect to such work and labor as required by the California Civil Code, or this bond, then said Surety will pay for the same, in an amount not to exceed the amount hereinafter set forth.

This bond shall ensure the benefit of any and all persons, entities, companies and corporations named or referred to in Section 9100 of the California Civil Code, so as to give a right of action to them or their assign in any suit brought upon this bond.

And the said Surety, for value received, hereby agrees that no change, extension of time, alteration or addition to the terms of the Contract, or to the work to be performed thereunder, or the Specifications accompanying the same, shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the Specifications.

In the event suit is brought upon this Bond by County and judgment is recovered, Surety shall pay all costs incurred by the County in such suit, including a reasonable attorney's fee to be fixed by the court.

Death, illness, disability or disqualification of the principal shall not relieve Surety of its obligations hereunder.

_____	_____
Principal	Surety
By: _____	_____
	Signature of Attorney-in-fact
DATED: _____	_____
	_____
	Address
	_____
	City, State & Zip Code

Surety's Agent for Service of Process (located within the State of California):

_____
Name of Agent
_____
Address
_____
City, State & Zip Code
_____
Telephone Number
_____
FAX Number

NOTE: Signature of those executing for Surety must be properly acknowledged.

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That the County of Santa Barbara of the State of California (hereinafter referred to as the County) and _____ (hereinafter referred to as Principal) have by written agreement dated _____, entered a contract identified as:

Project Title: County of Santa Barbara
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. Cabrillo Street, Santa Barbara, CA 93101
Project No. 22024
(Hereinafter referred to as the Contract) and

That, pursuant to law and to said Contract, and before entering upon the performance of said Contract, the Principal is required under the terms and conditions of said Contract to furnish a bond for the faithful performance of Contract.

NOW, THEREFORE, said Principal and _____

_____

as corporate surety (hereinafter referred to as Surety), are held firmly bound to the County in the amount of $_____, for the payment of which Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns both jointly and severally. Surety shall be and hereby warrants that it is listed in the Insurance Organizations Authorized by the Insurance Commissioner to Transact Business of Insurance in the State of California, published by the Department of Insurance, State of California or successor publications.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the Principal, his heirs, executors, administrators, successors, or assigns, shall perform all of the covenants, conditions and agreements in said Contract and any alteration thereof made as herein provided, in his or their part, to be kept and performed at the time, and in the manner therein specified, and shall indemnify and save harmless County, its officers, agents, and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force, virtue and effect.

And the said Surety, for value received, hereby agrees that no change, extension of time, alteration or addition to the terms of the Contract, or to the work to be performed thereunder, or the specifications accompanying the same shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or additions to the terms of the Contract or to the work or to the specifications.

In the event suit is brought upon this Bond by County and judgment is recovered, Surety shall pay all costs incurred by the County in such suit, including a reasonable attorney's fee to be fixed by the court.

Death, illness, disability or disqualification of the principal shall not relieve Surety of its obligations hereunder.

_____	_____
Principal	Surety
By: _____	_____
	Signature of Attorney-in-fact
DATED: _____	_____
	_____
	Address
	_____
	City, State & Zip Code

Surety's Agent for Service of Process (located within the State of California):

_____
Name of Agent

_____
Address

_____
City, State & Zip Code

_____
Telephone Number

_____
FAX Number

NOTE: Signature of those executing for Surety must be properly acknowledged.

CERTIFICATE OF INSURANCE
TRANSMITTAL FORM

FOR THE FOLLOWING DESCRIBED PROJECT:

County of Santa Barbara
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. Cabrillo Street, Santa Barbara, CA 93101
Project No. 22024

CONTRACTOR:

_____
Name

_____
Address

_____
City, State & Zip Code

The successful bidder shall furnish satisfactory proof of the maintenance of adequate Worker's Compensation Insurance, and the maintenance of Comprehensive General and Automobile Liability Insurance as described in Exhibit C. The County of Santa Barbara (COUNTY), its officers, employees, and agents shall be named as additional insured on all certificates. A copy of the endorsement evidencing that the County has been added to the policy must be attached to the certificate of insurance. Said policy or policies shall provide that the COUNTY shall be given thirty (30) days' written notice prior to cancellation or expiration of the policy or reduction in coverage. Refer to section 5.18 of General Conditions.

In addition to the above, the following information must appear on the certificates:

County of Santa Barbara
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. Cabrillo Street, Santa Barbara, CA 93101
Project No. 22024

This form must be attached to all insurance forms sent to the County of Santa Barbara, General Services Department:

_____
Authorized Insurance Company Representative's Signature

This form may be reproduced as required.

COUNTY OF SANTA BARBARA UNLAWFUL DISCRIMINATION ORDINANCE

Section 2-95. Prohibition of unlawful discrimination in employment practices. The COUNTY reserves the right to terminate forthwith each and every written contract and agreement (except purchase orders) respecting real property for goods and/or services entered into by the COUNTY or by its joint powers, agencies, or agents with the consent of the other parties (hereinafter called "CONTRACTOR") including but not limited to concessions, franchises, construction agreements, leases, whether now in effect or hereinafter made if the COUNTY finds that the CONTRACTOR is discriminating or has discriminated against any employee or applicant for employment in violation of any applicable state or federal laws, rules, or regulations which may now or hereafter specifically prohibit such discrimination on such grounds as race, religion, sex, color, national origin, physical or mental handicap when otherwise qualified, Vietnam war veteran/disabled, age, medical condition, marital status, ancestry, sexual orientation, or other legally protected status.

Such finding may only be made after CONTRACTOR has had a full and fair hearing on notice of thirty (30) days before an impartial hearing officer at which hearing CONTRACTOR may introduce evidence, produce witness, and have the opportunity to cross-examine witnesses produced by the COUNTY. Further, any finding of discrimination must be fully supported by the facts developed at such hearing and set forth in a written opinion; and in addition, CONTRACTOR may move in the appropriate court of law for damages and/or to compel specific performance of a CONTRACTOR or agreement if any of the above procedures are not afforded to the CONTRACTOR. If CONTRACTOR is not found to have engaged in unlawful discriminatory practices, COUNTY shall pay all costs and expense of such hearing, including reasonable attorney's fees to CONTRACTOR in accordance with current Santa Barbara County Superior Court schedule of attorney's fees for civil trials. If CONTRACTOR is found to have engaged in such unlawful discriminatory employment practices, CONTRACTOR shall pay all such costs, expenses, and attorney's fees.

Whether or not a contract or agreement is still in existence at the time of final determination of such unlawful discrimination, the CONTRACTOR shall forthwith reimburse COUNTY for all damages directly stemming from such discrimination; however, those damages shall not exceed and are not reimbursable in an amount which exceeds amounts paid CONTRACTOR under the terms of the contract or agreement.

Nothing in this Section 2-95 shall directly or by interpretation give a private cause of action to any third party (not a signatory to the contract or agreement) including employees past or present, or applicants for employment to CONTRACTOR, it being the sole purpose of this clause to administratively assure compliance with the nondiscrimination clauses contained herein.

Employment practices shall include, but are not limited to employment, promotion, demotion, transfer, recruitment and advertising for recruitment, layoff or other termination, rate of pay, employee benefits, and all other forms of compensation selection for training and apprenticeship and probationary periods.

CONTRACTOR shall permit access at all reasonable time and places to all of its records of employment, advertising, application forms, tests, and all other pertinent employment data and records, to the COUNTY, its officers, employees, and agents for the purpose of investigation to ascertain if any unlawful discrimination as described herein has occurred or is being practiced, provided that such records are relevant to a complaint of an unlawful discriminatory practice which has been forwarded to CONTRACTOR reasonably prior to the time CONTRACTOR is asked to make such records available. In addition, all such records shall be deemed "Confidential" by the officers, employees, and agents of the COUNTY. No records or copies of such records may be removed from the premises of CONTRACTOR and no disclosure, oral, or written of such record, may be made to third parties except as provided within the agreement.

Provided, however, that in the event of a hearing to determine whether or not CONTRACTOR is engaging in unlawful discrimination in employment practices as defined herein, the Board of Supervisor of Santa Barbara County may issue subpoenas to require that certified copies of such records be made available to the hearing.

Failure to fully comply with any of the foregoing provisions relating to unlawful discrimination in employment practices shall be deemed to be a material breach of any contract or agreement with the COUNTY. All persons contracting with or who have contracts for goods or services with the COUNTY shall be notified that this chapter applied to their contract or agreement with the COUNTY (Ordinance No. 2946, SS1; Ordinance No. 2993, SS1; and Ordinance No. 3018, SS1).

Section 2-95.5. Exceptions. Notwithstanding any other provisions in this article, any party contracting with the COUNTY having an affirmative action program which has been approved within twelve (12) months from the date of the contract by an agency of the federal government shall be deemed to be in compliance with the provisions of this article upon furnishing documentary evidence of such approval satisfactory to the COUNTY affirmative action officer. Loss of such approval shall be immediately reported by such party to the COUNTY affirmative action officer.

Section 2-96. Purchase orders. Purchase orders shall contain the following clause as grounds for termination of such purchase orders:

"If complaint is made that seller is engaging in discriminatory employment practices made unlawful by applicable state and federal laws, rules, or regulations, and the State Fair Employment Practice Commission or the Federal Equal Employment Opportunities Commission determines that such unlawful discrimination exists, then the COUNTY may forthwith terminate this order." (Ordinance No. 2946, SS 1)

Section 2-97. Affirmative action officer. At the discretion of the COUNTY affirmative action officer, he or she shall promptly and thoroughly investigate, or cause to be investigated reports and complaints from whatever source, that any party contracting with the COUNTY is engaging, or during the term of a contract or agreement with the COUNTY has engaged, in any unlawful discriminatory employment practices as described in Section 2-95 of this Code. If the investigation discloses reason to believe such unlawful discrimination does exist or has existed and the conditions giving rise thereto have not been changed so as to prevent further such unlawful discrimination, and the said party shall forthwith terminate such unlawful discrimination, take all appropriate steps to prevent a recurrence of such or other unlawful practices, and compensate the person or persons unlawfully discriminated against for any and all loss incurred by reason of such unlawful discrimination, all to the satisfaction of the affirmative action officer, then the affirmative action officer shall cause the matter to be presented for action to the State Fair Employment Practices Commission or the Federal Equal Employment Opportunities Commission, or both, and to any other concerned state or federal agencies or officers.

If and when it has been finally determined by the affirmative action officer, COUNTY counsel, or state or federal regulatory agencies that such unlawful discriminatory employment practice has in fact so occurred or are being carried on, then the affirmative action officer shall forthwith present the entire matter to the Board of Supervisors of the COUNTY, together with all damages, costs, and expense related thereto and incurred by COUNTY, for appropriate action by the Board of Supervisors in accord with the intent and purposes of this article and of the affirmative action program of the COUNTY (Ordinance No. 2946, SS 1)

COUNTY OF SANTA BARBARA
AGREEMENT FOR:
General Services Project No. 22024
County of Santa Barbara
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. CABRILLO STREET, SANTA BARBARA, CA 93101
BC: _____-_____

THIS AGREEMENT ("Agreement") is made by and between the County of Santa Barbara, a political subdivision of the State of California ("**COUNTY**"), and Mesa Energy System, Inc. ("**CONTRACTOR**" and together with COUNTY, collectively, the "Parties" and each individually a "Party"), for the completion of the Work (defined below), on the following terms, conditions, and provisions. All references in the General Terms to the "Agreement" shall have the meaning ascribed to the term "Agreement" in the immediately preceding sentence.

1. CONTRACT: This Agreement incorporates by reference all of the General Conditions and Special Conditions, Specifications and Drawings provided by the COUNTY for the SANTA BARBARA VETERANS MEMORIAL BUILDING, Project No. 22024, the Invitation for Bids as amended by Addenda Number 1-3, the Bid Bond, the Performance Bond, the Payment Bond, and the bid documents executed and submitted by the CONTRACTOR for the Project ("Bid"), to the extent the Bid is consistent with the provisions of this Agreement other than the Bid (all of the foregoing documents, together with this Agreement, collectively, the "Contract" or "Contract Documents"). A copy of each of the General and Special Conditions, Specifications and Drawings provided by the COUNTY for the SANTA BARBARA VETERANS MEMORIAL BUILDING, 22024, the Notice to Bidders, the Bid Bond, the Performance Bond, and the Payment Bond are attached hereto as EXHIBIT A, and a copy of the Bid is attached hereto as EXHIBIT B. All capitalized terms used but not defined herein shall have the respective meanings ascribed to such terms in the Notice to Bidders. Copies of all Contract Documents are on file in the Department of General Services Office of the COUNTY and have been and will be made available to the CONTRACTOR during the term of this Agreement. CONTRACTOR acknowledges receipt of all Contract Documents.

2. WORK: CONTRACTOR, at CONTRACTOR's own cost and expense, shall perform all the work described in the Contract Documents ("Work"), and shall furnish all equipment and materials necessary to perform and complete the Work, in a good and workmanlike manner and to the satisfaction of the Director of the COUNTY's General Services Department ("Director"), or the Director's designee, all in strict accordance with the Contract Documents.

3. EXCAVATIONS: Before any pavement resurfacing, displacement, or excavation of the ground that may be required in connection with the Work under this Contract, the CONTRACTOR shall obtain an inquiry identification number by calling Underground Service Alert (USA) 1 (800) 422-4133 or by such other means as may be required; shall conform to all requirements of Sections 4215 through 4217 of the Government Code regarding any such pavement resurfacing, displacement or excavation, including the payment of any fees required; and shall facilitate performance by the COUNTY of any obligation required of the COUNTY under the Government Code. There shall be no performance under this Contract by either party hereto unless and until CONTRACTOR complies with all of the foregoing provisions of this Section 3, and notifies the County Representative (defined below) in writing regarding such compliance.

4. COUNTY REPRESENTATIVE: The "County Representative" referred to in the Contract Documents is Steve Fernandes.

5. PAYMENT: As full compensation for furnishing all labor, supervision, overhead, materials, and equipment and for completing all of the Work contemplated by this Contract, and subject to adjustments and liquidated damages, if any, as provided in the Contract Documents, the base amount to be paid to the CONTRACTOR for satisfactory completion of all requirements of the CONTRACTOR under this Contract is and shall be ONE MILLION, FIVEHUNDRED TWENTY-SIX THOUSAND SIX HUNDRED FORTY SIX DOLLARS AND NO CENTS ($1,526,646.00), to be paid as provided in the Contract Documents. CONTRACTOR assumes and will provide against any loss or damage arising out of the nature of the Work undertaken, or the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the performance of the Work until its acceptance by the COUNTY, and assumes any and all expenses incurred by or in consequence of suspension or discontinuance of the Work, for well and faithfully completing the Work and the whole thereof, in the manner and to the requirements of the Contract and directions of the County Representative to the

extent not inconsistent with any provisions of the Contract Documents.

6. **RIGHT TO AUDIT**: CONTRACTOR shall maintain and make available all books, papers, records, detailed costs, estimates, claims, and accounts, including payment, property, payroll, personnel, subcontractors, and financial records related to or which arise in connection with the Contract (collectively, the "Records"). The form of record keeping with respect to the Records shall be subject to approval by COUNTY. The Records shall be made available during normal business hours for examination by COUNTY or the County Representative and shall be retained at CONTRACTOR'S principal place of business in California for audit during normal business hours at such place for four (4) years after the recording of the Notice of Completion for the Project. CONTRACTOR shall provide an office in which COUNTY and the County Representative may conduct such audit(s).

The COUNTY will have the right to audit CONTRACTOR'S Project records. Records must be made available in a form satisfactory to the Santa Barbara County Auditor-Controller.

7. EXTRA WORK: Extra work and materials, may only be authorized via written Change Order(s) duly executed by the Director or his designee in accordance with Section 30, below, including Change Order(s) providing for compensation in addition to the Base Contract Amount; *provided*, *however*, that the aggregate amount of such compensation in addition to the Base Contract Amount that may be authorized by the Director or his designee pursuant to duly executed Change Orders shall not exceed $88,832 ("Contingency Amount"). Compensation in such other equitable amount as is appropriate for the requirements of the COUNTY may be authorized by resolution or minute order of the Santa Barbara County Board of Supervisors.

8. COMPLIANCE WITH LAW: CONTRACTOR shall keep fully informed of, and shall at all times during the Term (defined below) ensure the performance of the Work is in compliance with, all laws, statutes, ordinances, decrees, orders, and regulations which do or may affect the Project, performance of the Work, the materials used therein, or persons engaged in connection therewith, and all such orders of bodies and tribunals having any jurisdiction over same (collectively, "Applicable Laws"). If CONTRACTOR has reason to believe that any provision of the Contract Documents conflict with any Applicable Law(s), the CONTRACTOR shall immediately report same to the County Representative in writing. CONTRACTOR shall at all times observe and comply with, and shall cause all agents, employees, and subcontractors to observe and comply with, all Applicable Laws. CONTRACTOR acknowledges and shall comply with the provisions of Sections 9364 and Sections 9550 and 9566, inclusive, of the Civil Code of California.

9. PAYMENTS NOT ACCEPTANCE: No certificate given or payments made under this Contract, except the final payment hereunder, shall be evidence of the performance of this Contract, either wholly or in part, against any claim upon CONTRACTOR. Final payment for the Work performed under this Contract shall not be made until the lapse of thirty (30) days after the Notice of Completion of the Work has been filed for record and no payment shall be construed to be acceptance of any defective Work or improper materials. CONTRACTOR agrees that the payment for final quantities due under this Contract and the payment of amounts due for any Work in accordance with this Contract shall release the COUNTY from any claims or liabilities on account of Work performed under this Contract, as the same may be amended from time to time during the Term. In addition to guarantees required elsewhere, CONTRACTOR shall and does hereby guarantee all workmanship and material to be free of defects and fit for the purposes intended for a period of one year from and after both the date of acceptance of the work and the recordation of the Notice of Completion by the COUNTY and CONTRACTOR shall repair or replace all Work and materials, together with any other portions of the Work which may be displaced in so doing, that, in the opinion of the County Representative, is or becomes defective during the period of said guarantee, without expense whatsoever to the COUNTY.

10. PREVAILING WAGE RATES: Rates of wages, including overtime, holiday, and Sunday rates provided for the Work shall comply with and are subject to the California Labor Code, Sections 1770 et. seq., Executive Orders of the President of the United States No. 9240, dated September 9, 1942, and No. 9250, dated October 3, 1942, and to any modifications thereof, and to and any orders of the President or any authorized Federal Officer or agency, insofar as the same may apply to this Contract.

No contractor or subcontractor may be listed on a bid for a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)]. No contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

11. CONTRACT DOCUMENTS ACKNOWLEDGED: CONTRACTOR hereby declares that CONTRACTOR has read the Contract Documents, has carefully examined the plans and detailed drawings of the Work to be performed, and fully understands the intent and meaning of the same.

12. TIME FOR COMMENCEMENT, COMPLETION: The term of this Contract shall commence effective as of the first date that this Agreement is duly executed by all of the parties hereto ("Effective Date") and shall terminate on the date that is340lendar days after the Effective Date unless earlier terminated in accordance with the provisions of this Agreement ("Term"). As soon as practicable after the Contract has been executed by both the CONTRACTOR and the COUNTY, a Notice to Proceed will be issued by the County Representative stating the starting date of work performance under the Contract ("Work Start Date"). CONTRACTOR shall complete all Work specified in the Contract Documents within 270 calendar days after the Work Start Date ("Contract Time" as that term is used in the General Conditions). The provisions of this Agreement pertaining to Liquidated Damages shall apply in the event of the CONTRACTOR's failure to complete the Work within the Contract Time. In the event that CONTRACTOR does not complete the Work during the Term, CONTRACTOR shall only be paid for the Work actually performed during the Term and accepted by COUNTY in accordance with the provisions of this Agreement.

13. WORKERS' COMPENSATION INSURANCE: CONTRACTOR certifies that CONTRACTOR has knowledge of, is in compliance with, and warrants that CONTRACTOR at all times during the Term shall remain in compliance with, the provisions of Section 3700 of the Labor Code, which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance by the provisions of that Code. CONTRACTOR shall comply with such provisions before commencing the performance of the Work.

14. PROGRESS PAYMENT; NO WAIVER FOR DELAY: Any progress payment made after the scheduled completion date for the Work shall not constitute a waiver of any liquidated damages under this Contract.

15. GUARANTEE BONDS: Before any performance under this Contract, the CONTRACTOR shall provide the security required by statute for the payment of all workers and suppliers, and security for the faithful performance of all terms and conditions of this Contract, in an amount and form approved by the COUNTY. Both securities shall contain provisions that automatically increase amounts thereof and/or time of completion or both for all change orders, extensions, and additions to the Work provided under this Contract.

16. DISPUTES: Should any dispute(s) arise respecting the construction or meaning of any of the plans or specifications affecting the Work or respecting the true value of any extra work or work omitted, such dispute(s) shall be resolved by the Director of the COUNTY's General Services Department or his Assistant Director of General Services designee ("Director"), whose decision shall be final and binding upon the parties hereto. If, after the decision of the Director as provided herein, claims (as defined in Public Contracts Code Section 20104) under this Contract are filed by CONTRACTOR against COUNTY, and those claims are in the aggregate amount of $375,000 or less, such claims shall be resolved under Public Contracts Code Sections 20104 through 20104.8, inclusive.

17. SURVIVAL: All provisions of this Contract which by their nature are intended to survive the termination or expiration of this Agreement shall survive such termination or expiration.

18. INDEMNIFICATION AND INSURANCE: CONTRACTOR shall at all times comply with the indemnification and insurance provisions set forth in EXHIBIT C, attached hereto and incorporated herein by reference.

19. FEDERAL PROVISIONS: CONTRACTOR acknowledges that Federal financial assistance will be used to fund this Agreement. CONTRACTOR shall only use federal funds as authorized herein. CONTRACTOR will comply will all applicable federal law, regulations, executive orders, federal policies, procedures, and directives, including, but not limited to, Title 2 of the Code of Federal Regulations (CFR) Part 200, entitled, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards." In addition, CONTRACTOR shall comply with the Federal Terms and Conditions attached hereto as EXHIBIT D and incorporated herein by reference. CONTRACTOR shall comply with grant agreements, assurances in applications, notices of award, and all other applicable federal, state, and local laws, regulations, ordinances, orders, rules, guidelines, directives, circulars, bulletins, notices, and policies

governing the Federal funds provided in connection with this Agreement. CONTRACTOR shall be responsible for providing services in a manner consistent with all federal and state requirements and standards required as a condition of receiving and expending funds provided in connection with this Agreement.

20. **TAXES**: CONTRACTOR shall pay all taxes, levies, duties, and assessments of every nature due in connection with any Work under this Contract, and shall make any and all payroll deductions required by law. CONTRACTOR is responsible for all CONTRACTOR personnel and for the payment of their compensation, including, if applicable, withholding of income taxes, and the payment and withholding of social security and other payroll taxes, unemployment insurance, workers' compensation insurance payments, and disability benefits. In no event shall COUNTY pay or be responsible for any taxes imposed on, or with respect to, CONTRACTOR's income, revenues, gross receipts, personnel, real or personal property, or other assets. COUNTY shall not be responsible for paying any taxes on CONTRACTOR's behalf, and should COUNTY be required to do so by state, federal, or local taxing agencies, CONTRACTOR agrees to promptly reimburse COUNTY for the full value of such paid taxes plus interest and penalty, if any. These taxes shall include, but not be limited to, the following: FICA (Social Security), unemployment insurance contributions, income tax, disability insurance, and workers' compensation insurance.

21. **CONFLICT OF INTEREST**: CONTRACTOR covenants that CONTRACTOR presently has no employment or interest and shall not acquire any employment or interest, direct or indirect, including any interest in any business, property, or source of income, which would conflict in any manner or degree with the performance of Word required to be performed under this Contract. CONTRACTOR further covenants that in the performance of this Contract, no person having any such interest shall be employed by CONTRACTOR. CONTRACTOR must promptly disclose to COUNTY, in writing, any potential conflict of interest. COUNTY retains the right to waive a conflict of interest disclosed by CONTRACTOR if COUNTY determines it to be immaterial, and such waiver is only effective if provided by COUNTY to CONTRACTOR in writing.

22. **NONDISCRIMINATION**: COUNTY hereby notifies CONTRACTOR that COUNTY's Unlawful Discrimination Ordinance (Article XIII of Chapter 2 of the Santa Barbara County Code) applies to this Contract and is incorporated herein by this reference with the same force and effect as if the ordinance were specifically set out herein and CONTRACTOR agrees to comply with said ordinance.

23. **NON-ASSIGNMENT**: CONTRACTOR shall not assign, subcontract, delegate, or otherwise transfer, directly or indirectly, whether by operation of law or otherwise ("Transfer") this Contract, in whole or in part,, or any of CONTRACTOR's rights or obligations under this Contract, without the prior written consent of COUNTY in each instance. Any attempted or purported Transfer in violation of this Section 24, or in violation of Section 2.08 of the General Conditions, attached hereto as part of Exhibit A, shall be null and void and without legal effect and shall constitute grounds for termination by COUNTY. No Transfer shall relieve CONTRACTOR of any of its obligations hereunder.

24. **SEVERABILITY**: If any one or more of the provisions contained in the Contract shall for any reason be held to be invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, then such provision or provisions shall be deemed severable from the remaining provisions hereof, and such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

25. **TIME IS OF THE ESSENCE**: Time is of the essence in this Contract, and each covenant and term is a condition herein.

26. **ENTIRE AGREEMENT AND AMENDMENT**: The Contract Documents, as may be modified from time to time during the Term by duly authorized and executed Change Orders in accordance with the provisions of this Agreement and the General Terms, contain the entire understanding and agreement of the Parties with respect to the subject matter hereof and thereof, and there have been no promises, representations, agreements, warranties or undertakings by any of the Parties, either oral or written, of any character or nature hereafter binding except as set forth herein and therein. This Contract may be altered, amended or modified only by an instrument in writing, duly executed by each of the Parties, and by no other means, except as otherwise set forth in Section 30, below, to the extent such delegated authority is expressly authorized by the COUNTY Board of Supervisors in approving this Contract. Each Party waives its future right to claim, contest or assert that this Agreement was modified, canceled, superseded, or changed by any oral

agreements, course of conduct, waiver or estoppel.

27. **EXECUTION OF COUNTERPARTS**: This Contract may be executed electronically and in any number of counterparts, and each of such counterparts shall for all purposes be deemed to be an original; and all such counterparts, or as many of them as the Parties shall preserve undestroyed, shall together constitute one and the same instrument.

28. **SUBCONTRACTORS**: CONTRACTOR is authorized to subcontract with only the subcontractor(s) identified in the Bid as attached hereto and as set forth in Exhibit B ("Subcontractors"). Contractor shall be fully responsible for all services and Work performed by its Subcontractors. Contractor shall secure from each of its Subcontractors legally binding written agreements to comply with the provisions of this Agreement pertaining to CONTRACTOR's obligations as if such obligations pertained to such Subcontractor, including, but not limited to, audit obligations.

29. **CHANGE ORDERS**: No Change Order shall be valid or enforceable against the COUNTY unless in the form of the Form of Change Order attached here as Exhibit [_] and duly executed by both CONTRACTOR and the Director. in accordance with this Section 30 and Article 13 of the General Conditions ("Change Order").

30. **FLEET REQUIREMENTS**: Vehicles with a Gross vehicle weight rating ("GVWR") greater than 8,500 lbs. and light-duty package delivery vehicles operated in California may be subject to the California Air Resources Board ("CARB") Advanced Clean Fleets regulations. Such vehicles may therefore be subject to requirements to reduce emissions of air pollutants. For more information, please visit the CARB Advanced Clean Fleets webpage at https://ww2.arb.ca.gov/our-work/programs/advanced-clean-fleets. Contractor shall at all times have a valid Certificate of Reported Compliance, as described in section 2449(n) of Title 13 of the California Code of Regulations ("CARB Certificate of Compliance"), and shall confirm that each subcontractor listed in Contractor's Bid has a valid CARB Certificate of Compliance, for each fleet of vehicles subject to 13 CCR section 2449 that may be used in performance of this Contract. No such vehicle is permitted on the project site unless and until Contractor provides County with a valid Certificate of Reported Compliance applicable to such vehicle.

31. **ORDER OF PRECEDENCE**: In the event of conflict between the provisions contained in the numbered sections 1 through 35 of this Agreement ("Numbered Section") and the provisions contained in the Exhibits, the provisions contained in the Numbered Sections of this Agreement shall prevail over those in the Exhibits other than Exhibit C, which Exhibit C shall control and prevail over all other provisions of this Contract. CONTRACTOR agrees that in the event of any discrepancy, inconsistency, gap, ambiguity, or conflicting language between the Bid attached hereto as Exhibit B, on the one hand, and any other provision(s) of this Contract on the other, the provisions of this Contract (including the Numbered Sections of this Agreement, Exhibit A, and Exhibit C) other than Exhibit B shall take precedence and control and prevail over the provisions of the Bid attached hereto as Exhibit B.

32. **TERMINATION.**

A. COUNTY may, by written notice to CONTRACTOR, terminate this Contract in whole or in part at any time, whether for COUNTY's convenience, for nonappropriation of funds, or because of the failure of CONTRACTOR to fulfill its obligations hereunder.

1. **For Convenience.** COUNTY may terminate this Contract in whole or in part upon thirty (30) days' written notice. During such thirty (30) day period, CONTRACTOR shall, as directed by COUNTY, wind down and cease Work as quickly and efficiently as reasonably possible, without performing unnecessary services or activities and by minimizing negative effects on COUNTY from such winding down and cessation of Work.

2. **For Nonappropriation of Funds.** Notwithstanding any other provision of this Contract, in the event that no funds or insufficient funds are appropriated or budgeted by federal, State or COUNTY governments, or sufficient funds are not otherwise available for payments hereunder in the fiscal year(s) covered by the Term of this Agreement, then COUNTY will notify CONTRACTOR of such occurrence, and COUNTY may terminate or suspend this Contract in whole or in part, with or without a prior notice period. Subsequent to termination of this Contract under this provision, COUNTY shall have no obligation to make payments with regard to the remainder of the Term.

3. **For Cause.** Should CONTRACTOR default in the performance of this Contract or materially breach any of the provisions hereof, COUNTY may, at COUNTY's sole option, terminate or suspend this Contract in whole or in part upon written notice ("Termination Notice"). Upon receipt of such Termination Notice, CONTRACTOR shall immediately discontinue all Work (unless otherwise directed in such Termination Notice) and notify COUNTY in writing of the status of CONTRACTOR's performance of Work hereunder. The date of termination shall be the date the Termination Notice is received by CONTRACTOR, unless the Termination Notice directs otherwise.

B. Upon termination, CONTRACTOR shall deliver to COUNTY all data, estimates, graphs, summaries, reports, and all other property, records, documents or papers as may have been accumulated or produced by CONTRACTOR in performing this Contract, whether completed or in process, except such items as COUNTY may, by written permission, permit CONTRACTOR to retain. Notwithstanding any other payment provision of this Contract, COUNTY shall pay CONTRACTOR for satisfactory Work performed as of the date of termination to include a prorated amount of compensation due hereunder less payments, if any, previously made. In no event shall CONTRACTOR be paid an amount in excess of the Maximum Contract Amount, or for unperformed portions of Work. CONTRACTOR shall furnish to COUNTY such financial information as in the judgment of COUNTY is necessary to determine the reasonable value of the Work rendered by CONTRACTOR. The foregoing is cumulative and shall not affect any right or remedy which COUNTY may have in law or equity.

33. **JURISDICTION; VENUE.** This Contract shall be governed by the laws of the State of California. Any litigation arising out of this Contract shall be filed in the County of Santa Barbara, if in state court, or in the federal district court nearest to the County of Santa Barbara, if in federal court.

34. **NO WAIVER.** COUNTY's delay or failure to act with respect to a breach of this Contract by CONTRACTOR shall not constitute or be construed as a waiver of COUNTY's rights with respect to subsequent or similar breaches. Any delay or failure of COUNTY to exercise or enforce any right or provision of this Contract shall not constitute a waiver of such right or provision, and every power and remedy given by this Contract to COUNTY shall be exercised from time to time and as often as may be deemed expedient in the sole discretion of COUNTY. No remedy herein conferred upon or reserved to COUNTY is intended to be exclusive of any other remedy or remedies, and each and every such remedy, to the extent permitted by law, shall be cumulative and in addition to any other remedy given hereunder or now or hereafter existing at law or in equity or otherwise.

35. **SIGNATORY AUTHORITY.** Each of the Parties hereby represents and warrants to the other Party that:

(a) Such Party has the full right, power, and authority to enter into this Contract and to perform its obligations hereunder.
(b) The execution of this Contract by the individual whose signature is set forth at the end of this Agreement on behalf of such Party, and the delivery of this Contract by such Party, have been duly authorized by all necessary corporate or other action on the part of such Party.
(c) This Contract has been executed and delivered by such Party and (assuming due authorization, execution, and delivery by the other Party) constitutes the legal, valid, and binding obligation of such Party, enforceable against such Party in accordance with its provisions.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the first date fully executed by all of the parties hereto.

COUNTY
County of Santa Barbara

By: _____
BOB NELSON, CHAIR
BOARD OF SUPERVISORS

Dated: _____

ATTEST:
MONA MIYASATO,

_____
COUNTY EXECUTIVE OFFICER

CLERK OF THE BOARD

By: _____
Deputy Clerk of the Board

CONTRACTOR

MESA ENERGY SYSTEMS INC, a California corporation

By: _____
AUTHORIZED REPRESENTATIVE
Name: RON HICKEY

Title: PRESIDENT

APPROVED AS TO FORM:
RACHEL VAN MULLEM,
COUNTY COUNSEL

By: _____
Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:
BETSY SCHAFFER, CPA, CPFO
AUDITOR-CONTROLLER

By: _____
Deputy Auditor-Controller

APPROVED AS TO FORM:
MARISA KAHN
LIABILITY & INSURANCE MANAGER

By: _____
Risk Management

RECOMMENDED FOR APPROVAL
KIRK LAGERQUIST, DIRECTOR
GENERAL SERVICES DEPARTMENT

By: _____
Department Head

Dept 063 Fund 0030 Program 1930 Account 8200 Project 22024

County of Santa Barbara
General Services Department
Capital Projects Division
1105 Santa Barbara Street
Santa Barbara, California 93101
(805) 569-3055 FAX (805) 568-3249

CHANGE ORDER NO. *{CCO NO.}*

PROJECT TITLE: {PROJECT TITLE} **PROJECT NO.:** {PRJNO.}

CONTRACTOR: {LEGAL CONTRACTOR NAME} **CONTRACT NO.:** {CONT. NO.}

Except as provided herein, all terms and conditions of the contract referenced above remain unchanged and in full force and effect. The contractor may not exceed the price shown below without further written instruction from the Owner.
NOTE: This contract Change Order is not effective until signed by the Owner's Project manager and until signed by the Owner's Authorized Representative.

DESCRIPTION OF WORK TO BE PERFORMED:

The purpose of Contract Change Order **{CCONO.}** is:

By reason of this Change Order, the Contract Amount and Completion Date is hereby changed as shown below:

AMOUNT OF THIS CHANGE: {$AMT} **ADDT'L DAYS AWARDED**: {NO.DAYS} DATE ISSUED: {DD/MM/YY}

We the undersigned have given careful consideration to all aspects of the change order proposed and hereby agree.

Contractor acknowledges receipt of this Change Order and the not to exceed amount stated above. Contractor understands that the final price for this work will be determined in accordance with General Conditions.
CONTRACTOR:

_____
NAME AND TITLE OF SIGNER (Type or Print):

_____ _____
(Signature of person authorized to sign) Date

By signing below, Owner revises the Contract as provided above, in accordance with General Conditions.

OPM: _____ (Type or Print)

_____ _____
Owner Project Manager Date

OAR NAME: {NAME}, Capital Division Manager

_____ _____
Owner's Authorized Representative Date

TERMS & CONDITIONS

General Conditions
Document 00 70 00

County of Santa Barbara
Project #22024
March 2024

GENERAL CONDITIONS

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ARTICLE 1: CONTRACT DOCUMENTS

1.1 DEFINITIONS

1.1.1 The Contract Documents: The Contract Documents consist of the Agreement between the Owner and the Contractor, the Conditions of the Contract (General Conditions, General Requirements, Special Provisions, and other Conditions), the Drawings, the Specifications, all Addenda, Supplements, Invitations to Bid and Proposal Forms issued prior to execution of the Contract and all Modifications issued after the execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties (2) a Change Order, (3) a written interpretation issued by the Architect/Engineer pursuant to Subparagraph 3.2.2 or (4) a written order for a minor change in the Work issued on the Owner's behalf pursuant to Paragraph 13.4.1.

1.1.2 The Contract: The Contract Documents form the Contract with the Contractor. This Contract represents the entire and integrated agreement and supersedes all prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification as defined in Subparagraph 1.1.1. The Contract Documents shall not be construed to create any contractual relationship of any kind between the Architect/Engineer and the Contractor or between the Architect/Engineer and the Designated Representative, but the Architect/Engineer and the Designated Representative shall be entitled to performance of the obligations of the Contractor intended for their benefit and to enforcement thereof. Nothing contained in the Contract Documents shall create any contractual relationship between the Owner, the Designated Representative or the Architect/Engineer and any Subcontractor or Sub-subcontractor.

1.1.3 The Work: The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or part of the project.

The Project: The "Project" is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner or by separate contractors.

1.1.5 The Owner: As defined in Article 2 of the General Conditions, the Owner for this project is:
Santa Barbara County, through its
Board of Supervisors

1.1.6 Architect/Engineer: As defined in Article 3 of the General Conditions.

1.1.7 Designated Representative: As defined in Article 4 of the General Conditions, the Designated Representative is also the Labor Compliance Coordinator for the Work.

1.1.8 Contractor: As defined in Article 5 of the General Conditions.

1.1.9 Product: The term "product" shall include materials, equipment, and systems.

1.1.10 The Drawings: The Drawings are the graphic and pictorial portions of the Contract Documents, wherever located and whenever issued, showing the design, location, and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

1.1.11 The Specifications: The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, construction systems, standards and workmanship for the Work and performance of related services.

1.1.12 The Bid Package: The Bid Package is the volume usually assembled for the Work which may include the bidding requirements, sample forms, conditions of the Contracts and Specifications.

1.1.13 As Approved: Where used in conjunction with the Designated Representative or the Architect/Engineer's response to submittal's, requests, applications, inquiries, reports and claims by the Contractor, the meaning of the term "approved" shall not exceed the limitations of the Designated Representative or the Architect/Engineer's responsibilities and duties as established in these General Conditions.

1.1.13.1 In no case shall "approval" by the Designated Representative or the Architect/Engineer be interpreted as a release of the Contractor from the responsibilities to fulfill the requirements of the Contract Documents.

1.1.13.2 Approval, where required for an item, shall be obtained from the Architect/Engineer through the Designated Representative in writing.

1.1.14 Indicated: The term "indicated" is a cross reference to details, notes or schedules on the drawings, other paragraphs

or schedules in the Specifications and similar means of recording requirements in the Contract Documents.

1.1.14.1 Where terms such as "shown", "noted", "scheduled", and "specified" are used instead of "indicated", it is for the purpose of helping the reader accomplish the cross reference and no limitation of locations is intended except as specifically noted.

1.1.14.2 Directed, Requested, Etc.: Where not otherwise explained, terms such as "directed", "requested", "authorized", "selected:,

"approved", "required", "accepted", and "permitted" mean "directed by the Architect/Engineer, Designated Representative or Owner's Representative", "requested by the Architect/Engineer, Designated Representative or the Owner's Representative", etc. However, no such implied meaning will be interpreted to extend to the Architect/Engineer's or Designated Representative's responsibility in the Contractor's area of construction supervision.

1.1.15 Installer: The person or entity engaged by the Contractor or its Subcontractor or Sub-subcontractor for the performance of a particular unit of Work at the project site, including installation, erection, application and similar required operations. It is a General Requirement that installers be recognized as experienced and competent in the Work that they are engaged to perform.

1.1.16 Suitable, Reasonable, Proper, Correct, and Necessary: Such terms shall mean as suitable, reasonable, proper, correct or necessary for the purpose intended as required by the Contract Documents, subject to the judgment of the Architect/Engineer or the Designated Representative.

1.1.17 Including, Such As: The Terms "including" and "such as" shall always be taken in the most inclusive sense, namely, "including, but not limited to", and "such as, but not limited to."

1.1.18 Option: The term "option" shall mean a choice from the specified products which shall be made by the Contractor. The choice is not "whether" the Work is to be performed, but "which" product or "which" procedure is to be used. The product or procedure chosen by the Contractor shall be provided at no increase in the cost to the Owner or the Designated Representative and with no lessening of the Contractor's responsibility for its performance. All or any options selected or proposed are still subject to all requirements for submittals and for approval of same.

1.1.19 Exposed: The term "exposed" shall mean any item or surface, exterior or interior, which can be seen by a person outside the building, or seen by a person inside any usable space within the building during normal activity.

1.1.20 At No Additional Cost: The term "at no additional cost" shall mean at no additional cost to the Owner and at no cost to the Architect/Engineer or the Designated Representative.

1.1.21 Testing Laboratory: An independent entity engaged to perform specific inspections or tests of the Work, either at the project site or elsewhere; and to report and interpret the results of those inspections or tests.

1.1.22 Record Documents: Construction Documents revised to show changes made during the construction process, usually based on marked-up prints, drawings and other data furnished by the Contractor to the Designated Representative.

1.1.23 Compliance Group Representative: The person or entity representing a third-party observer whose sole purpose on the PROJECT is to interview contractor employees, including any subcontractor for prevailing wage compliance consistent with federal and state prevailing wage requirements as set forth in the David-Bacon Act and other related codes, laws or regulations.

1.2 ABBREVIATIONS

1.2.1 The language of the specifications and elsewhere in the Contract Documents is of the abbreviated type in certain instances and implies words and meanings which will be appropriately interpreted.

1.2.2 Actual word abbreviations of a self-explanatory nature have been included in the Specifications and Drawings. These are generally defined in the Specifications Section at the first instance of use of each term so abbreviated. They are generally summarized in a list on the Drawings.

1.2.3 Singular words will be interpreted as plural and plural words will be interpreted as singular where applicable and the full context of the requirements so indicates.

1.3 EXECUTION, CORRELATION, AND INTENT

1.3.1 By executing this Agreement, the Contractor represents that he has visited the site, familiarized himself with the local conditions under which the Work is to be performed and correlated its observations with the requirements of the Contract Documents. Claims, as a result of failure to do so, will not be considered.

1.3.2 The contract agreement shall be signed in triplicate by the Owner and Contractor. Original copies are to be provided to Owner, Contractor, and Designated Representative. Digital signatures are acceptable by the County of Santa Barbara

The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work. The Contract Documents are complementary and what is required by anyone shall be as binding as if required by all. Work not covered in the Contract Documents will not be required unless it is consistent therewith and is reasonably inferable therefrom as being necessary to produce the intended results. Words and abbreviations in the Contract Documents which have well-known technical or trade meanings are used in accordance with such recognized meanings.

1.3.3 The organization of the Specification into divisions, sections and articles and the arrangements of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any Trade.

1.3.4 All indications or notations which apply to one or a number of

similar situations, materials or processes shall be deemed to apply to all such situations, materials or processes wherever they appear in the Work, unless otherwise indicated in the Contract Documents.

1.3.4.1 Where the word "similar" appears on the drawings, it shall be interpreted in its general sense and not as meaning identical and all details shall be worked out in relations to their location and connection with other parts of the Work.

1.3.4.2 Where, on any drawings, a portion of the Work is drawn out and the remainder is indicated in outline, the parts drawn out shall also apply to parts outlined.

1.3.5 All manufactured articles, materials and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with the manufacturer's written or printed directions and instructions unless otherwise indicated in the Contract Documents.

1.3.6 The Contract Documents should be read as one package and are dependent on one another for interpretation. If there is an ambiguity or conflict between documents, the Contractor or its Subcontractor has the duty of inquiring with the Designated Representative and the Architect/Engineer before he bids on the job. Conflicts and discrepancies discovered during the process of the Work shall be referred to the Architect/Engineer and Owner via the Designated Representative for resolution.

1.3.7 Any noted discrepancies between the Contract Documents shall be promptly called to the attention of the Designated Representative and the Architect/Engineer and no Work so affected shall be undertaken in advance of the Designated Representative's and the Architect/Engineer's decision, except at the Contractor's own risk.

1.4 OWNERSHIP AND USE OF DOCUMENTS

1.4.1 All Drawings, Specifications, and copies thereof of this project shall remain the Owner’s property. They are to be used only with respect to this project and are not to be used on any other project.

1.4.2 Project approved Working Drawings, Specifications, Exhibits, and Reports will be posted on the Owner’s website specified in the Invitation to Bid. Owner will not furnish paper copies of approved Working Drawings, Specifications, Exhibits, and Reports to Contractor. Contractor is responsible to download Working Drawings, Specifications, Reports, and Exhibits via the Owner’s website specified in Invitation to Bid.

ARTICLE 2: OWNER

2.1 DEFINITION

2.1.1 The Owner is the person or entity identified as such in the Agreement between the Owner and the Contractor and is referred to throughout the Contract Documents as if singular in number. The term Owner means the Owner or its authorized representative.

2.2 INFORMATION AND SERVICES FURNISHED BY THE OWNER

2.2.1 The Owner will furnish all surveys describing the physical characteristics and approximate known utility locations for the site of the Project.

2.2.2 Except as provided in Subparagraph 5.7.1, the Owner will secure and pay for necessary approvals, easements, assessments and charges required for the construction, use, or occupancy of permanent structures or for permanent changes in existing facilities unless otherwise noted.

2.2.3 Information or services under the Owner's control will be furnished by the Owner with reasonable promptness to avoid delay in the orderly progress of the Work.

2.2.4 The Owner shall forward all instructions to the Contractor through the Designated Representative.

2.2.5 The Owner shall always have access to the Work for inspection, wherever it is in preparation or in progress. When directed by the Designated Representative, the Contractor shall provide facilities for such access and inspection at the Contractor's cost.

2.3 DELEGATION

2.3.1 The Board of Supervisors delegates to the County Director of General Services the authority to act on its behalf in the administration of this contract.

2.3.2 The Director of General Services has the authority to change the Designated Representative when the Designated Representative is an employee of the County.

2.3.3 If the Designated Representative is a person or entity other than an employee of the County, the Director of General Services shall recommend to the Board of Supervisors a replacement for the Designated Representative whenever such replacement is in the best interest of the County. An affirmative majority vote by the Board of Supervisors is required to complete the replacement of the Designated Representative.

2.3.4 The Director of General Services may execute Change Orders in accordance with Article 13 in a cumulative amount not to exceed 10% of the first $250,000 of the base contract amount plus 5% of the

base contract amount over$250,000, and for time extensions as the director may deem equitable. Any Change Orders in excess of 10% of the first $250,000 of the base contract amount plus 5% of the base contract amount over $250,000 shall be approved by a majority vote of the Board of Supervisors.

2.4 AUTHORITY OF BOARD AND INSPECTION

2.4.1 The Board of Supervisors has the final authority in all matters affecting the work covered by the plans and specifications. Within the scope of the contract, the Designated Representative has the authority to enforce compliance with the plans and specifications. The Contractor shall promptly comply with instructions from the Designated Representative.

2.4.2 On all questions relating to quantities, the acceptability of material, equipment, or work, the execution, progress or sequence of work, and the interpretation of specifications or drawings, the decision of the Designated Representative is final and binding, and shall be precedent to any payment under the contract, unless otherwise ordered by the Board.

2.4.3 Labor Compliance Monitoring: To ensure compliance with prevailing wage requirements in the WORK, the Board of Supervisors has adopted a *Joint Labor Compliance Monitoring Program.* This program monitors labor compliance by conducting interviews with Contractor employees and subcontractors at the project site. A copy of the *Joint Labor Compliance Monitoring Program Community Workforce Agreement (CWA)* is available at the Capital Projects Division Office, is included herewith and referenced as Document 00 45 20. The Contractor, and all subcontractors, shall cooperate by allowing approved Compliance Group Representatives access to its employees on the project site for the purpose of conducting prevailing wage compliance interviews. The Compliance Group Representative shall restrict their on-site activities to prevailing wage compliance interviews only. Promotion, advertising or other related activities of the Compliance Group Representative is strictly prohibited. Any additional effort required by the Contractor in compliance with this Article shall be incorporated into the Bid Scope of Work and no additional compensation will be considered.

2.4.4 The Designated Representative (or its designee) may accompany any Compliance Group Representative when conducting prevailing wage compliance interviews. The Compliance Group Representative will display in plain view a county-issued identification card when conducting prevailing wage compliance interviews at the project site.

ARTICLE 3: ARCHITECT/ENGINEER

3.1 DEFINITIONS

3.1.1 The Architect/Engineer is the person lawfully licensed to practice architecture or engineering or an entity lawfully practicing architecture or engineering who has entered into an Agreement with the Owner to serve as Architect/Engineer and is referred to throughout the Contract Documents as if singular in number and masculine in gender. The term Architect/Engineer means the Architect/Engineer or its authorized representative.

3.1.2 Architect/Engineer shall be entitled to performance by the Contractor of any obligations expressly set forth which are intended for the Architect/Engineer's benefit and to enforcement thereof.

3.1.3 In the case of the termination of the employment of the Architect/Engineer, the Owner shall appoint a capable and reputable Architect/Engineer. The status under the Contract of the Architect/Engineer so appointed shall be that of the former Architect/Engineer. The Owner shall notify the Contractor whenever the Architect/Engineer is replaced.

3.1.4 The Architect/Engineer may be an employee of the County or other governmental entity.

3.2 ARCHITECT/ENGINEER'S DUTIES DURING CONSTRUCTION

3.2.1 The Architect/Engineer shall at all times have access to the Work wherever it is in preparation and progress. When directed by the Designated Representative, the Contractor shall provide facilities for such access at the Contractor's cost so the Architect/Engineer may perform its functions under the Contract Documents.

3.2.2 The Architect/Engineer will be the interpreter of the requirements of the Drawings and Specifications. Written

interpretations necessary for the proper execution or progress of the Work, in the form of drawings or otherwise, will be issued with reasonable promptness by the Architect/Engineer through the Designated Representative and in accordance with any schedule agreed upon. The Contractor or Owner shall make written dated request through the Designated Representative to the Architect/Engineer for such interpretations. Such interpretations shall be consistent with and reasonably inferable from the Contract Documents. The Contractor or Owner shall execute and complete the Work in accordance with such interpretations. The Architect/Engineer shall not be liable to the Contractor for the result of any interpretation or decisions rendered in good faith in such capacity.

3.2.2.1 The Architect/Engineer shall interpret the requirements of Change Orders and he shall decide all other questions of design intent in connection with the Work.

3.2.2.2 It shall be the responsibility of the Architect/Engineer to make interpretations and render opinions in regard to all claims to the Owner or Designated Representative involving questions of interpretation of the intent of the drawings and specifications. Such opinions and interpretations, together with the reasons therefore, shall be furnished in writing by the Architect/Engineer to the Owner, Designated Representative and Contractor within ten (10) days after a request is made thereof.

3.2.2.3 Neither the Contractor, the Designated Representative nor the Owner shall be bound by any determination, interpretation or opinion of the Architect/Engineer if it is determined that such is not in accord with the true intent of the Contract Documents. The party taking issue with the determination, interpretation, or decision of the Architect/Engineer shall give the other party or parties, as the case may be, written notice of such fact within ten (10) days after the determination, interpretation, or opinion is rendered by the Architect/Engineer. However, it is the intent of this Paragraph 3.2 that in the actual performance of the Work, the Contractor and the Designated Representative shall, in the first instance, proceed in accordance with the instruction given by the Architect/Engineer unless the Owner and the Designated Representative mutually agree that the Contractor and the Designated Representative shall proceed otherwise.

3.2.3 The Architect/Engineer's decisions in matters relating to artistic effect will be final if consistent with the intent of the Contract Documents.

3.2.4 The Architect/Engineer will have the authority to reject Work which does not conform to the Contract Documents. Whenever, in its opinion, he considers it necessary or advisable for the implementation of the intent of the Contract Documents, he will have authority to require special inspection or testing of the Work in accordance with Subparagraph 8.7.2 whether or not such Work be then fabricated, installed or completed. However, neither the Architect/Engineer's authority to act under this Subparagraph 3.2.4, nor any decision made by him in good faith either to exercise or not to exercise such authority, shall give rise to any duty or responsibility of the Architect/Engineer to the Contractor, any Subcontractor, any of their agents or employees, or any other person performing any of the Work.

3.2.4.1 The Architect/Engineer will be the judge of the performance of the Work and will use its powers under the Contract to enforce its faithful performance. The Architect/Engineer will determine the amount, quality, acceptability and fitness of all parts of the Work.

3.2.4.2 The Architect/Engineer will recommend suspension of the Work whenever suspension may be necessary to ensure the proper execution of the Work.

3.2.5 The Architect/Engineer will review and approve or take other

appropriate action upon Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for conformance with the design concept of the Work and with the information given in the Contract Documents. Such action shall be taken with reasonable promptness so as to cause no delay. The Architect/Engineer approval of a specific item shall not indicate approval of an assembly of which item is a component.

3.2.6 The Architect/Engineer along with the Designated Representative will conduct inspections to determine the dates of Substantial Completion and Final Completion and will receive and review written warranties and related documents required by the Contract and assembled by the Contractor.

3.2.7 Architect/Engineer shall prepare and deliver to the Owner in an electronic format record construction drawings and record construction specifications showing significant changes in the Work during the construction process based upon as-built construction drawings and other data provided by the Contractor through the Designated Representative.

3.2.8 The Architect/Engineer will communicate with the Contractor through the Designated Representative.

3.2.9 The Architect/Engineer will visit the site at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of Work and to determine in general if the Work is being performed in a manner indicating that the Work, when completed, will be in accordance with the Contract Documents. However, the Architect/Engineer will not be required to make exhaustive or continuous on-site inspections to check quality or quantity of the Work. On the basis of on-site observations as an Architect/Engineer, the Architect/Engineer will keep the Owner informed of progress of the Work and will endeavor to guard the Owner against defects and deficiencies in the Work.

3.2.10 The Architect/Engineer will not have control over or charge of and will not be responsible for construction means,

methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's responsibility as provided in Paragraph 5.3. The Architect/Engineer will not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents. The Architect/Engineer will not have control or charge of and will not be responsible for acts or omissions of the Contractor, Subcontractor, or their agents or employees, or of any other persons performing portions of the Work.

3.2.11 The Architect/Engineer has no authority to prepare and issue change orders. All change order proposals shall be prepared by the Contractor, shall be approved by the Owner or Director of General Services, and shall be issued to the Contractor through the Designated Representative.

ARTICLE 4: DESIGNATED REPRESENTATIVE

4.1 DEFINITION

4.1.1 The Designated Representative is the person or entity who has been identified in writing by the Owner to serve as Designated Representative and is referred to throughout the Contract Documents. When the Designated Representative is an entity, the term Designated Representative includes the Designated Representative acting through its authorized representatives as indicated to the Contractor in writing at the preconstruction meeting or whenever changes in personnel assignments occur.

4.2 ADMINISTRATION OF THE CONTRACT

4.2.1 The Designated Representative will provide, as the Owner's authorized representative, the general administration of the Project as herein described.

4.2.2 The Designated Representative will be the Owner's construction representative during the construction until final payment and shall have the responsibility to monitor the Work of the Contractor.

4.2.3 The Designated Representative shall monitor the Work to be performed through final completion and project close-out. The Designated Representative's activities shall in no way supersede or dilute the Contractor's obligation to perform the Work in conformance with all contract requirements, but s/he is empowered, by the Owner, to act on its behalf with respect to the proper execution of the Work and shall give instructions to require such corrective measures as may be necessary, in its opinion, to ensure the proper execution of the contract or to protect the Owner's interest. The Designated Representative shall have the authority to require prompt execution of Work whenever such action may be necessary, in its opinion, to ensure the proper execution of the Work or to protect the interests of the Owner. Except as otherwise provided herein, the Designated Representative shall determine the amount, quality, acceptability, fitness and progress of the Work covered by the Contract without, however, assuming any of the Architect/Engineer's statutory or customary obligations.

4.2.4 The Designated Representative shall be deemed to be the Owner's Representative to the extent set forth below and elsewhere in this Contract. The Designated Representative shall have no authority to obligate or otherwise bind the Owner.

4.2.5 The Designated Representative shall review and monitor the Contractor's Work and construction schedule and establish specific measures and actions which the Contractor shall take to maintain the current approved schedule.

4.2.6 The Designated Representative shall examine the Contractor's Work

to determine if the construction conforms to the requirements of this Contract (provided, however, that such action by the Designated Representative shall not supersede or diminish the Contractor's obligation to furnish materials and perform the Work in conformity with all requirements of this Contract).

4.2.7 The Designated Representative shall determine any corrective measures which may be necessary to bring the Contractor's performance into conformity with Contract requirements.

4.2.8 The Designated Representative shall monitor the Contractor's performance in coordinating the Contractor's Work under this Contract with the Work being performed or to be performed by other separate contractors.

4.2.9 The Designated Representative shall assist the Owner and the Architect/Engineer in the resolution of questions of Contract interpretation. If the Contractor either disagrees with the Designated Representative's interpretation or considers that such interpretation constitutes a constructive change in Contract requirements, the question shall be referred to the Owner for contract interpretation.

4.2.10 The Designated Representative shall establish and recommend administrative procedures for coordinating the activities of the Contractor, the Designated Representative, the Architect/Engineer and the Owner.

4.2.11 The Designated Representative shall monitor the Contractor's submittal schedule.

4.2.12 The Designated Representative shall coordinate the activities of the Testing Agencies with the activities of the Contractor.

4.2.13 The Designated Representative shall review all requests or recommendations for changes affecting this Contract, review proposals, assist in negotiating and submit recommendations thereon to the Owner.

4.2.14 The Designated Representative shall make recommendations, together with the Architect/Engineer where appropriate, to the Owner as to the qualifications of Subcontractors or Suppliers wherever submittals of Subcontractors and Suppliers are required to be furnished under this contract.

4.2.15 The Designated Representative shall transmit to the Owner all written guarantees and warranties which the Contractor is required to furnish under this contract.

4.2.16 The Designated Representative may call meetings which shall be attended by the Contractor, Subcontractors and Material Suppliers, as the Designated Representative may deem necessary.

4.2.17 The Designated Representative shall have the authority to reject

Work which does not conform to the Contract Documents and to require any Special Inspection and Testing in accordance with Subparagraph 8.7.2.

4.2.18 The Designated Representative shall review all applications by the Contractor for progress payments and final payment and make recommendations to the Architect/Engineer and Owner for approval thereof in accordance with the Owner's procedures.

4.2.19 The Designated Representative along with the Architect/Engineer will conduct inspections to determine the dates of Substantial Completion and Final Completion and will receive and review written warranties and related documents required by the Contract and assembled by the Contractor.

4.2.20 In the event any claim is made or any action brought in any way relating to the design or construction of the Project, the Designated Representative will render to the Owner any and all assistance required of it.

4.2.21 The Owner may, at his option, designate the Designated Representative as its representative to perform additional functions, including functions for which other authorized representatives may be designated by the provisions of this contract.

4.2.22 It shall be the duty of the Contractor to comply with all procedures established and implemented by the Designated Representative and approved by the Owner as stated above. In the event any such procedures are at a variance with other provisions of the Contract Documents, such procedures shall prevail.

4.2.23 The Designated Representative shall, at all times, have access to the Work wherever it is in preparation and progress. When directed by the Designated Representative, the Contractor shall provide facilities for such access so the Designated Representative may perform its functions under the Contract Documents.

4.2.24 In no event shall any act or omission on the part of the Designated Representative relieve the Contractor from its obligation to perform its Work in full compliance with the Contract.

4.3 OWNER'S AND DESIGNATED REPRESENTATIVE'S RIGHT TO STOP WORK

4.3.1 If the Contractor fails to correct defective Work as required by Paragraph 14.2 or persistently fails to carry out the Work in accordance with the Contract Documents, the Designated Representative or the Owner through the Designated Representative may order the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated.

4.3.1.1 The Contractor shall bear all costs of such Work stoppage unless it is determined that no fault existed in the Contractor's Work. Any Work stoppage for the correction of defective Work or removal and replacement of unacceptable materials and equipment will not be considered as the basis for any time extension.

4.3.2 If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Document and fails within 48 hours after receipt of written notice from the Designated Representative to commence and continue correction of such default or neglect with diligence and promptness, the Designated Representative may, by written notice and without prejudice to any other remedy he or the Owner may have, make good such deficiencies. In such case an appropriate Change Order shall be issued deducting from the payments then or thereafter due the Contractor the cost of correcting such deficiencies, including compensation for the Architect/Engineer's and the Designated Representative's additional services made necessary by such default, neglect or failure.

4.3.3 The relationship of the Designated Representative to the Owner may be that of an independent contractor and the Designated Representative shall have no authority to bind the Owner in any way with the Contractor, its subcontractors, materials suppliers or any third parties.

ARTICLE 5: Contractor

5.1 DEFINITION

5.1.1 A Contractor is the person or entity identified as such in the Agreement between the Owner and a Contractor and is referred to throughout the Contract Document as if singular in number. The term Contractor means the Contractor or its authorized representative. It is the duty of the Contractor to comply with all procedures established and implemented by the Designated Representative and approved by the Owner as stated herein.

5.2 REVIEW OF CONTRACT DOCUMENTS

5.2.1 The Contractor shall carefully study and compare the Contract Documents, shall investigate existing site conditions, and shall at once report to the Designated Representative any error, inconsistency or omission he may or reasonably should discover.

5.2.2 All soil, test borehole and exploratory borings data, water table elevations, and soil analyses shown on the drawings or included in the Geotechnical Report and specifications apply only at the locations of the exploratory borings and to the depths indicated. Geotechnical Report is included in and made part of the bid documents. Any additional subsurface exploration shall be done by

bidders or the Contractor at their own expense.

5.2.3 The indicated elevation of the water table is that existing at the date the test hole was determined. It is the Contractor's responsibility to determine and allow for the elevation of groundwater at the date of project construction. A difference in elevations between groundwater shown in exploratory soil boring logs, Geotechnical Report, and groundwater actually encountered during construction will not be considered as a basis for extra work.

5.3 SUPERVISION AND CONSTRUCTION PROCEDURES

5.3.1 The Contractor shall supervise and direct the Work, using the best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract.

5.3.1.1 The Designated Representative may reject any means, methods, techniques, sequences, or procedures proposed by the Contractor, which might constitute or create a hazard to the Work or to persons or property, or which will not provide Work in accordance with the Contract Documents. However, neither the Designated Representative's acceptance of nor its failure to reject any means, methods, techniques, sequences, and procedures shall relieve the Contractor of its responsibilities to safely and properly complete the Work.

5.3.2 The Contractor shall be responsible to the Owner and the Designated Representative for the acts and omissions of its employees and all its Subcontractors and their agents and employees and other persons performing any of the Work under a contract with the Contractor.

5.3.3 Neither observations, inspections, tests, or approvals by persons other than the Contractor shall relieve the Contractor from its obligations to perform the Work in accordance with the Contract Documents.

5.3.4 The Contractor shall perform and be responsible for the correct horizontal and vertical layout out and completion of the Work as per the drawings and written instruction of the Designated Representative including all necessary leveling and checking. The Contractor shall protect and preserve all permanent survey monuments or benchmarks and shall bear the expense of replacing any that may be disturbed without permission of the Designated Representative. Replacement of damaged permanent survey monuments or benchmarks shall be performed by a licensed land surveyor hired by the Owner.

5.3.5 The Contractor shall keep the Designated Representative informed of the plan and progress of its Work. No Work shall be closed or covered until it has been duly inspected and approved. Should uninspected Work be covered, the Contractor shall, at its own

expense, uncover all such Work so that it can be properly inspected; and after such inspection, he shall properly repair and replace all such Work.

5.4 LABOR AND MATERIALS

5.4.1 The Contractor shall provide and pay for all labor, equipment, tools, construction equipment and machinery, transportation and other facilities and services necessary for the proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

5.4.1.1 The Contractor shall accept delivery, store, protect, and provide security for any Owner-purchased materials, systems and equipment which are a part of the Work until such items are incorporated into the Work. The Contractor shall document receipt of such materials, systems, and equipment on forms acceptable to the Designated Representative.

5.4.1.2 The Contractor shall furnish, install, connect, make operable, and commission all heating, ventilating and air conditioning equipment, plumbing fixtures, lighting fixtures, kitchen equipment, and any other mechanical or electrical equipment shown on the plans or called for in the specifications or change orders. In connection therewith, the Contractor shall also furnish and install all necessary devices, hardware, and systems required to make said equipment properly and safely operable including, but not limited to, mounting hardware and framing, insulation, vibration control devices, duct systems, gas piping systems, hot and cold water systems, venting ducts, control systems, and electrical circuits.

5.4.1.3 The Contractor shall furnish and install complete utility systems ready for use and shall pay any special fees, permits or assessments required by the serving utility.

5.4.2 The Contractor shall at all times enforce strict discipline and good order among its employees and shall not employ on the Work any unfit person or anyone not skilled in the task assigned to him.

5.4.2.1 Any person employed, who is found to be incompetent, intemperate, troublesome, disorderly or otherwise objectionable, or who fails or refuses to perform its work properly and acceptably, shall be immediately removed from the work by the Contractor and not be re-employed on the jobsite.

5.4.2.2 The Owner may remove and may order the Contractor to remove any person who is incompetent or otherwise objectionable from the site of the Work.

5.4.3 Approval of the Architect/Engineer under any substitution clause shall be obtained in writing before any substitution is made. In the event of the Contractor failing to obtain such approval, no consideration will be given to any appeal from the decision of the Architect/Engineer condemning any materials furnished.

5.4.4 Pursuant to the Public Contract Code, any reference in the specifications and plans to any brand name, article, device, product, materials, fixture, form or type of construction by brand name, make, or catalog number, such references shall be interpreted as establishing a standard of quality and shall not be construed as limiting competition; and the Contractor, in such cases, may at its option use any article, device, product, materials fixture, form or type of construction which in the judgment of the Architect/Engineer expressed in writing is equal to that specified. The Contractor must within forty (40) days after award of the Contract submit data substantiating a request for substitution.

5.4.5 Requests for substitutions prior to award of the Contract shall be submitted within the time indicated in the Instructions to Bidders.

5.4.6 Requests for substitutions after award of the Contract shall be submitted within **THIRTY-FIVE** (**35**) days of the date of the Notice of Award. This time period may be extended by the COUNTY OF SANTA BARBARA only, in its sole discretion.

5.4.7 NOT USED.

5.4.8 If the Contractor proposed to use a material which, while suitable for the intended use, deviates in any way from the detailed requirements of the Contract Documents he shall inform the Architect/Engineer through the Designated Representative in writing of the nature of such deviations at the time that the materials are submitted for approval and shall request a written approval of the deviation from the requirements of the Contract Documents.

5.4.9 In requesting approval of deviations or substitutions, the Contractor shall provide evidence leading to a reasonable certainty that the proposed substitutions or deviation will provide a quality of result at least equal to that otherwise attainable. If, in the opinion of the Architect/Engineer, the evidence presented by the Contractor does not provide a sufficient basis for such reasonable certainty, the Architect/Engineer may reject such substitution or deviation without further investigation.

5.4.10 The Architect/Engineer will judge the design and appearance of proposed substitutes on the basis of their suitability in relation to the overall design of the project, as well as for their intrinsic merits. The Architect/Engineer will not approve proposed substitutes as equal to items specified which, in its opinion, would be unharmonious, or otherwise inconsistent with the character or quality of design of the project.

5.4.11 Any additional cost, or any loss or damage, arising from the substitution of any material or method for those originally specified or drawn shall be borne by the Contractor, notwithstanding approval or acceptance of such substitution by the Owner or

Architect/Engineer, unless such substitution was made at the written request or direction of the Owner or Architect/Engineer.

5.4.12 The investigation, review and approval of substitute materials requires a minimum of 15 calendar days additional time more than for specified items. The Contractor is required to assure the time impact will not delay its or other Contractor's Work when submitting (proposing) a substitution. Submittal of a substitution will be promptly rejected if the Contractor does not accept the delay responsibility in making its submittal.

5.4.13 The Contractor provides the same warranties and guarantees for the substitute that would be provided for that specified.

5.4.14 The Contractor, its agents and employees shall be bound by and comply with all applicable provisions of the California Labor Code, and with Federal, State, and local laws related to labor.

5.4.15 The Contractor shall strictly adhere to the provisions of the California Labor Code regarding minimum wages, the eight-hour day and the forty-hour week, overtime, Saturday, Sunday, and holiday work and non-discrimination because of race, color, national origin, religion, sex, age, or physically handicapped when otherwise qualified. The Contractor shall forfeit to the Owner the penalties prescribed in the California Labor Code for violations.

5.4.16 The Contractor, as required by the California Labor Code, Sections 1770 et seq., the Contractor shall pay not less than the prevailing rate of per diem wages for each classification of worker employed as determined by the Director of the California Department of Industrial Relations. A copy of the general prevailing rate of per diem wages is available at the General Services Department to be viewed upon request. The Contractor shall post a copy of such wage determination at each job site.

5.4.17 As provided in Section 1775 of the California Labor Code, as a penalty, the Contractor shall forfeit twenty-five dollars ($25.00) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any public work done under the Contract by the Contractor or any Subcontractor under him.

5.4.18 The Contractor shall submit completed Payroll Reporting Forms for all Tradesmen employed on the Work with the monthly Progress Payment Application.

5.4.19 Payroll Reporting Forms shall be the forms prescribed by the Owner or computer-generated payroll reporting forms which have been approved in writing by the Owner or the Designated Representative.

5.4.20 The Contractor's attention is directed to Sections 1777.5, 1777.6, and 1777.7 of the California Labor Code and Title 8, California

Administrative Code Section 200 et seq.

5.4.21 To ensure compliance and complete understanding of the law regarding apprentices, and specifically the required ratio thereunder, the Contractor and Subcontractors should, where some question exists, contact the Division of Apprenticeship Standards prior to commencement of the Work. Responsibility for compliance with the law lies with the Contractor.

5.4.22 The Owner's policy is to encourage the employment and training of apprentices in its construction contracts as may be permitted under local apprenticeship standards.

5.4.23 As required by Section 1773.8 of the California Labor Code, the Contractor shall pay travel and subsistence payments to each worker needed to execute the Work, as such travel and subsistence payments are defined in the applicable collective bargaining agreements filed in accordance with this section.

5.4.24 To establish such travel and subsistence payments, the representative of any craft, classification, or type of workman needed to execute the Work shall file with the Department of Industrial Relations fully executed copies of collective bargaining agreements for the particular craft classification or type of work involved. Such agreements shall be filed within ten (10) days after their execution and thereafter shall establish such travel and subsistence payments whenever filed thirty (30) days prior to the call for bids.

5.4.25 The Contractor shall comply with all applicable provisions of Sections 1810 to 1815, inclusive of the California Labor Code relating to working hours. As a penalty, the Contractor shall forfeit twenty-five dollars ($25.00) for each worker employed in the execution of the Work by the Contractor or by any Subcontractor for each calendar day during which such work is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week, unless such worker receives compensation for all hours worked in excess of these limits at not less than one and one half (1.5) times the basic rate of pay.

5.5 WARRANTIES AND GUARANTEES

5.5.1 Contractor shall obtain and preserve for the benefit of the COUNTY OF SANTA BARBARA, manufacturer’s warranties on materials, fixtures, and equipment incorporated into the Work.

5.5.2 The Contractor, prior to or at the time of Substantial Completion for the Work and during administrative closeout of the project, shall submit one (1) digital copy of all final warranties and guarantees to the Designated Representative for subsequent transmittal to the Architect/Engineer and Owner. All final guarantees and warranties shall be in writing on guarantors'/warrantors' stationery or official forms and signed by

a responsible company official and shall be submitted in full force and effect by the Contractor.

5.5.2.1 The Contractor warrants to the Owner and the Designated Representative that all installed materials and equipment will be new unless otherwise specified and that all Work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All Work not conforming to these requirements, including substitutions not properly approved or authorized, shall be considered defective unless specifically accepted by the Owner. If required by the Designated Representative, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment. This warranty is not limited by the provisions of Paragraph 14.2.

5.5.2.2 The warranty of materials, equipment and workmanship defined in 5.5.1 is separate from, independent of and in addition to any other guarantees in this contract or any other warranties required by the Contract Documents.

5.5.2.3 Except as otherwise specified, all Work shall be guaranteed by the Contractor against defects resulting from the use of inferior materials, equipment or workmanship for one year from the date of Substantial Completion of the Project and acceptance/occupancy by the Owner in writing, provided that if prior to the acceptance of the entire project, the Owner occupies or uses any separate unit of Work, the guarantee period shall, as to the unit so occupied or used, commence on the date of such occupancy or use, with the further provision that the Owner shall have first agreed in writing that the separate unit shall be occupied or used by the Owner until such certificate has been given. Equipment and facilities, which have seasonal limitations on their operations, shall be guaranteed for one full year from the date of test and acceptance in writing by the Owner.

5.5.2.4 If within any guarantee period, repairs or changes are required in connection with the guaranteed Work, as the result of the use of materials, equipment or workmanship which are defective or inferior or not in accordance with the terms of the Contract, the Contractor shall, promptly, within five (5) days after receipt of notice from the Designated Representative or Owner and without expense to the Owner or the Designated Representative, commence and continue to effect such repairs or changes.

(a.) The Contractor shall place in satisfactory condition, in every particular, all of such guaranteed Work and correct all defects therein.

(b.) The Contractor shall make good all changes to the structure or site or equipment or contents thereof, which, in the opinion of the Architect/Engineer and the Designated Representative is the result of the use of materials, equipment or workmanship which are inferior, defective or not in accordance with the terms of the Contract. The Contractor shall make good any Work or materials, or the equipment and contents of structures or site disturbed in fulfilling such guarantee.

(c.) Notifications by Owner of defects shall stop the warranty time period. The guarantee or warranty period for that replaced or restored Work shall be reinstated for the remaining time period, starting on the date of acceptance of the replaced or restored Work.

5.5.2.5 In any case, where in fulfilling the requirement of the Contract or of any guarantee embraced in or required thereby, the Contractor disturbs any Work guaranteed under another contract, he shall restore such Work to a condition satisfactory to the Architect/Engineer and the Designated Representative and guarantee such restored Work to the same extent as it was guaranteed under such other contract.

5.5.2.6 If the Contractor, after notice, fails to proceed within 48 hours to commence and continue to comply with the terms of the guarantee, the Owner or Designated Representative may have the defect corrected in which case the Contractor and its surety shall be liable for all expenses incurred.

5.5.2.7 All special guarantees or warranties applicable to definite parts of the Work that may be stipulated in the Specifications or other papers forming a part of the Contract shall be subject to the terms of the Subparagraph 5.5.1.2 during the first year of the life of such special guarantee.

5.5.2.8 Nothing contained in Subparagraph 5.5.1 shall be construed to establish a period of limitation with respect to any other obligation which the Contractor might have under the Contract Documents, including liability for defective Work under Subparagraph 5.5.1. Subparagraph 5.5.1 relates to the specific obligation of the Contractor to correct the Work and does not limit the time within which its obligation to comply with the Contract Documents may be sought to be enforced, nor of the time within which proceedings may be commenced to establish the Contractor's Liability with respect to its other obligations under this contract.

5.5.2.9 In the event the Work of the Contractor is to be modified by another Contractor, either before or after the Inspection provided for in Subparagraph 10.7.1, the first Contractor shall remain responsible in all respects under the warranty given in Paragraph 5.5 and under any other warranties provided in the General Conditions or by law. However, the first Contractor shall not be responsible for any defects in materials or workmanship introduced by the Contractor modifying its Work. Both the first Contractor and the Contractor making the modifications shall be responsible solely for the Work done by each. The Contractor modifying the earlier Work shall be responsible for any damage to or defect introduced into the Work which it is modifying.

5.5.2.10 Warranties and guarantees shall clearly define what is to be guaranteed; the extent, terms, conditions, time and effective dates.

5.5.2.11 Copies of the same warranties and guarantees shall be included in the "Owner's Maintenance Manual" as specified herein.

5.5.3 The Owner shall schedule an end of warranty review meeting with the Designated Representative, Architect/Engineer, and Contractor prior to the end of one year warranty to determine any work requiring correction.

5.5.4 Nothing herein shall limit any other rights or remedies available to County of Santa Barbara.

5.6 CONTROL OF OPERATIONS AND EMPLOYEES

5.6.1 The Contractor shall not use any of the existing Owner's facilities, such as, but not limited to, toilets, cafeteria, parking areas, power hookup, except with the Owner's written approval.

5.6.2 The Contractor shall confine and perform its operations in those areas where construction is required. Contractor shall protect the contiguous non-construction property. The Contractor shall protect from damage all existing trees, utilities, or other improvements at the site. Should damage result from the Contractor's failure to exercise reasonable care in the performance of its Work, the Contractor shall repair or restore any such damage at its own expense.

5.6.3 Obnoxious behavior or possession or consumption of alcoholic beverages or drugs on the premises is strictly prohibited. Violators shall be promptly discharged from the site and may be subject to prosecution.

5.6.4 All vehicular aisles and walking paths at the site where Work under the Contract is being performed are for the general use and the Contractor's operations must conform to the Owners regulations and requirements to keep areas free of obstructions. If the Work of a Contractor requires that such aisles and paths be temporarily discontinued, after obtaining Designated Representative's approval, the Work shall be done expeditiously, and alternate vehicular routes and paths of travel shall be identified by such Contractor and maintained as directed.

5.6.4.1 To minimize public inconvenience and possible hazards and to restore work areas to their original condition and former state of usefulness as soon as practicable, the Contractor shall diligently prosecute the work to completion. If, in the Designated Representative's opinion the Contractor fails to prosecute the work to the extent that the above purposes are not being accomplished, the Contractor shall, upon orders from the Designated Representative, immediately take the steps necessary to fully accomplish said purposes. All costs of prosecuting the work as described herein shall be borne by the Contractor. Should the Contractor fail to take the necessary steps to fully accomplish said purposes, after orders of the Designated Representative to do so, the Owner may suspend the work in whole or in part, until the Contractor takes said steps.

5.6.4.2 If work is suspended through no fault of the Owner, all expenses and losses incurred by the Contractor during such suspensions shall be borne by Contractor . If the Contractor fails to properly provide for public safety, traffic, and protection of the work during periods of suspension, the Owner may elect to do so, and deduct the cost thereof from monies due the Contractor. Such action will not relieve the Contractor from liability.

5.6.5 The Contractor shall not disturb any existing structure, piping, apparatus or other Work unless expressly required by the contract. Where cutting, drilling or removals are required in existing walls, floor or roof construction, the Work shall be done in such a manner to safeguard and not endanger the structure and shall in all cases be as approved by the Owner and Designated Representative. Prior to any cutting, drilling or removals, the Contractor shall investigate both sides of the surface involved, shall determine the exact location of adjacent structural members by visual examination and shall avoid interference with such members. No structural members, such as joists, beams or columns supporting Work that are to remain shall be cut, drilled or removed unless such conditions are shown in detail on the Drawings and reinforcing of members affected or new members to compensate for such cutting, drilling and removals are shown. If unforeseen obstructions are encountered, the Contractor shall take all precautions necessary to prevent damage and shall apply for and obtain full instructions from the Designated Representative, in writing, before proceeding with the Work.

5.6.6 Rights of way or easements for the improvement as shown on the plans will be provided by the Owner. Unless otherwise provided, the Contractor shall make its own arrangements, pay for, and assume all responsibility for acquiring, using, and disposing of additional work areas and facilities temporarily required by him. The Contractor shall indemnify and hold the Owner, Designated Representative, and Architect/Engineer harmless from all claims for damages occasioned by such actions.

5.6.7 The Contractor shall remove and dispose at no cost to the Owner and with the Owner’s approval, existing improvements for which no specific disposition is made on the plans but which could interfere with the work.

5.7 PERMITS, FEES AND NOTICES

5.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for all permits including encroachment permits, governmental fees, licenses and inspections necessary for the proper execution and completion of this Work, which are customarily secured after execution of the contract and which are legally required at the time bids or proposals are received excluding permits cited in

5.7.1.1 and 5.7.1.2.

5.7.1.1 The Project pays County Building Permit Fees.

5.7.1.2 The Owner will pay for building permits required by other governmental entities.

5.7.1.3 The Contractor shall sign for all building permits and shall be responsible for all inspections required.

5.7.2 The Contractor shall give all notices and comply with all laws, ordinances, rules, regulations and orders of any public authority bearing on the performance of the Work.

5.7.3 Unless otherwise provided in the Contract Documents, it is the responsibility of the Contractor to make certain that the Contract Documents are in accordance with the applicable laws, statutes, building codes and regulations. If the Contractor observes that any of the Contract Documents are at variance therewith in any respect, he shall promptly notify the Designated Representative in writing and any necessary changes shall be by appropriate Modification.

5.7.4 If the Contractor performs any Work knowing it to be contrary to such laws, ordinances, rules and regulations and without such notices to the Designated Representative he shall assume full responsibility therefore and shall bear all costs attributable thereto.

5.8 ALLOWANCES

5.8.1 The Contractor shall include in the Contract Sum as defined in Subparagraph 10.1.1, all allowances stated in the Contract Documents. Items covered by these allowances shall be supplied for such amounts and by such persons as the Designated Representative may direct, but the Contractor will not be required to employ persons against whom he makes a reasonable objection.

5.8.2 Unless otherwise provided in the Contract Documents, all allowances shall cover the cost to the Contractor, less applicable trade discount, of the materials and equipment required by the allowances delivered at the site and all applicable taxes.

5.8.3 Unless otherwise provided in the Contract Documents, the Contractor's costs for unloading and handling (including hoisting) on the site, labor, installation costs, overhead, profit and other expenses contemplated for the original allowance shall be included in the Contract Sum and not in the allowance.

5.8.4 Unless otherwise provided in the Contract Documents, whenever the cost is more than or less than the allowance, the Contract Sum shall be adjusted accordingly by Change Order, the amount of which recognizes changes, if any, in handling costs on the site, labor, installation costs, overhead, profit and other expenses.

5.9 SUPERINTENDENT

5.9.1 The Contractor shall employ an experienced, competent superintendent and necessary assistants who shall be in attendance at the Project site full time during the progress of the Work until the date of Substantial Completion and

for such additional time thereafter as the Designated Representative may deem necessary for the expeditious completion of the Work. The superintendent shall be satisfactory to the Designated Representative and shall not be changed without the consent of the Designated Representative, unless the superintendent proves to be unsatisfactory to the Contractor or ceases to be in its employ. The superintendent shall represent the Contractor and all communications given to the superintendent shall be as binding as if given to the Contractor. Important communications shall be confirmed in writing. Other communications shall be so confirmed on written request in each case.

5.9.2 The Contractor shall submit a job organization chart and resumes which identify the key personnel he intends to assign to the project, to the Designated Representative within 48 hours after receipt of the Notice to Proceed One. The Owner, acting through the Designated Representative, reserves the right to approve the Contractor's proposed personnel and anyone not so approved shall be immediately replaced by someone acceptable. If in the course of construction, the Owner, on advice of the Designated Representative, determines that it would be in its best interest to request a change in the Contractor's personnel, he may do so; and the Contractor shall immediately assign a suitable replacement who is acceptable to the Owner and the Designated Representative at no additional cost.

5.9.2.1 A duly authorized representative of the Contractor shall be available for emergency telephone communication from the Owner or Designated Representative on a 24-hour basis, seven days a week during the performance of the Work.

5.10 CONSTRUCTION SCHEDULE

5.10.1 Contractor shall provide to COUNTY OF SANTA BARBARA, Designated Representative, and Architect a schedule in conformance with the Contract Documents and as required in the Notice to Proceed One and Notice to Proceed Two and the Contractor’s Submittals and Schedules section of these General Conditions.

5.10.2 Submission of Schedule and Format.

5.10.2.1 Within Thirty **(30) calendar days** of the Notice to Proceed One, the Contractor shall submit to the Designated Representative a construction Schedule covering the entire project.

5.10.2.2 The Schedule shall be prepared utilizing the critical path method of scheduling. CONTRACTOR shall utilize Primavera Scheduling

Software (P6) to employ the Critical Path Method (CPM) in the development and maintenance of the construction schedule. If the version of Primavera Scheduling Software (P6) used is greater than Version 15.1, the CONTRACTOR shall save & export schedules in Version 15.1 before submitting to COUNTY OF SANTA BARBARA for review. The scheduling software shall be capable of being resource loaded with manpower, costs, and materials. It shall also be capable of generating time-scaled logic diagrams, resource histograms and profiles, bar charts, layouts, and reports with any and/or all activity detail. The Schedule will show the Contractor's plan for construction in sufficient detail to indicate the sequence of construction and planned dates for achieving major milestones.

5.10.2.3 The maximum duration for any single activity will be fifteen (15) working days unless approved by the County of Santa Barbara, with the exception of "Fabrication and Delivery" activities. Although portions of the Work may take longer than 15 working days, all work shall be presented in the schedule to allow for monitoring of progress through completion of incremental activities with a duration not exceeding 5 days.

5.10.2.4 A sufficient number of activities will be carried in the schedule so that each subcontract subdivision is represented and the planned start and completion of each Subcontractor's Work can be determined.

5.10.2.5 All submittals required by the specifications will be scheduled along with the approval period (fifteen calendar days minimum) and fabrication and delivery periods.

5.10.2.6 The Contractor shall submit to the Designated Representative for approval a computer-generated critical path schedule and bar charts. The schedule shall contain the following information and shall be presented in a legible format acceptable to the Designated Representative.

(a.) The Critical path schedule shall indicate for each activity:

Description
Original
Duration
Remaining
Duration
Percentage
Complete
Total Float (critical path
highlighted) Responsibility
Code (who will perform the
work) Early Start/Finish
Dates (current update)
Late Start/Finish Dates (current update)
Predecessor and Successor Activities to the activity (arrow connections)

(b.) The Contractor shall submit a bar chart schedule listing all activities in the schedule as organized by responsibility, area or

date as approved by the Designated Representative. The bar chart shall include all the information listed in paragraph (a.) above for each activity except the listing of predecessor and successor activities.

5.10.2.7 If construction must commence during Schedule preparation and approval period, the Contractor shall prepare a **ninety (90) calendar day preliminary construction schedule** to cover the initial field construction and submittals within 10 days after the Notice to Proceed One. Activities on this Schedule should have maximum durations of five (5) days to allow for monitoring of progress through completion of the incremental activities.

5.10.2.8 A copy of the Schedule shall be submitted via email to the Designated Representative for review. At the time of submittal, The Contractor's lead on-site manager or superintendent will make a presentation to the Designated Representative on the planned construction sequence/schedule. Within **Fifteen (15) calendar days** of receipt, the Designated Representative will notify the Contractor, in writing, as to any objections to the Schedule submitted. If the Schedule is deemed objectionable, the Contractor will have **five (5) calendar days** from receipt to revise the schedule and resubmit it as above. The Contractor's presentation will include, but not be limited to:

a. Describing the sequence of work
b. Delineating any area subdivision used to plan the work sequence/schedule.
c. Identifying the critical path
d. Identifying when the milestone events specified herein are planned to be achieved (earliest ad latest times)
e. Any plans for shift work, weekend work, or extended work weeks and non-workdays (i.e. observed holidays)
f. Any planned interruptions of building power, water, communications, or other utilities.
g. Any assumptions used in planning and sequencing the work.
h. Long lead fabrication items.
i. Manpower projections for the project
j. Noise/dust control measures.
k. Safety plan.
l. Plans for moving materials into the building and removing refuse and debris.
m. Any other planning information requested by the Owner or its Designated Representative prior to the presentation.

5.10.3 Updating of the Schedule

5.10.3.1 The Schedule documents will be updated monthly at a minimum to reflect progress through the "Data Date". All contract changes as they are agreed to shall be specifically incorporated into the

appropriate Schedule update. The Data Date may be the last working day of the month or it may be the "closure" date of the requisition for payment, as the Contractor may choose and as approved by the Designated Representative. However, when one of the above Data Dates is selected, it will be used throughout the project. The update will be submitted concurrently with the monthly payment application but no later than the fifth day of the succeeding month .

5.10.2.1 The Contractor shall submit marked up copies of the approved critical path schedule and the bar chart indicating progress through the data date. If the Contractor has elected to submit a computer-generated schedule, monthly update reports and schedule plots shall be submitted as directed by the Designated Representative.

5.10.4 Revision of the Schedule

5.10.4.1 Every effort shall be made by all parties to Work in accordance with the accepted Project Schedule. The Schedule will be revised only if the actual status of Work cannot be brought into conformance with the existing Schedule. If the Schedule is revised, the revised Schedule will be submitted as if any initial Schedule.

5.10.5 Minor Changes of the Schedule

5.10.5.1 The Schedule is not considered to be "revised" if the Contractor must make minor changes, such as:

(a.) Adding additional details to a sub-network to facilitate coordination of subcontract Work.

(b.) Additions/deletions/modifications of Schedule activities to reflect Work added or deleted by change order.

5.10.6 Extensions of Contract Time

5.10.6.1 All claims for extensions to contract time shall be supported by a detailed comprehensive analysis of the accepted Schedule. This analysis shall provide sufficient supporting evidence to justify a time extension. No time claims will be considered without the supporting analysis. If a time extension is granted, it shall be included in the next update of the Schedule.

5.10.7 During Construction

5.10.7.1 Construction milestone event dates will be incorporated into the detailed Construction Schedule as "target dates". These dates will be clearly noted and fixed on the Schedule graphics and corresponding computer file. It is the intent that the Work will be undertaken so as to achieve each target date and thereby achieve overall project completion as specified in the Contract.

5.10.7.2 The milestone event target dates will not be revised unless delays beyond the control of the Contractor occur.

5.10.7.3 If, when the Schedule is updated, the planned dates for achieving any milestone(s) falls more than ten (10) working days behind the target date(s), and if this has occurred through no fault of the Owner, the Architect/Engineer or their consultants, the Contractor may be directed by the Owner or the Designated Representative, to take any and all actions required to bring the actual construction back into accordance with the target dates.

5.10.7.4 When the Contractor falls behind its schedule and is not entitled to any time extension other than extensions already reflected in the current approved schedule, he shall submit its plan for bringing the Work back up to schedule and shall implement the plan. If other measures will not be sufficient to make up the lag, the Contractor's plan and implementation thereof shall include, but not be limited to increasing the number of shifts and days of Work, additional Work, additional equipment, increasing manpower and expediting deliveries, all at the Contractor's sole expense.

5.10.7.5 If the Contractor works overtime, more than forty (40) hours per week, Saturdays, Sundays or holidays; whether by choice or by necessity, the Contractor shall be responsible for the reimbursement of the Owner for additional costs incurred for the Owner's, Designated Representative's and Architect/Engineer's overtime services.

5.10.7.6 In the event the Contractor fails or refuses to implement such measures as will bring its Work back up to conformity with the approved schedule, its right to proceed with any or all portions of the Contract requirements may be canceled or suspended; but permitting the Contractor to proceed shall in no way operate as a waiver of any rights of the Owner or deprive the Owner of its rights under any provisions of this contract.

5.10.7.7 The Contractor shall include milestone activities in the Schedule as applicable to the Work. Milestone events shall at a minimum include the following as applicable:

a. Demolition and excavation complete.
b. Start foundation concrete.
c. Complete footings and piers.
d. Complete all subgrade concrete construction.
e. Each level’s structural slab complete.
f. Roof level structural slab complete.
g. Penthouse level structural slab complete.
h. Begin structural steel.
i. Complete structural steel.
j. Complete decks/structure.
k. Permanent power available.
l. Temporary heating/cooling available.
m. Begin roofing.
n. Complete roofing.
o. Begin exterior façade.

p. Complete exterior façade.
q. Begin exterior glazing.
r. Complete exterior glazing.
s. Building dry-in.
t. Elevators operational.
u. Begin mechanical/electrical/plumbing rough-in.
v. Begin building controls.
w. Complete building controls.
x. System start-up.
y. Begin partition rough-in.
z. Complete partition rough-in.
aa. Begin drywall.
bb. Begin finishes and millwork.
cc. Begin sitework and landscaping.
dd. Complete grading.
ee. Begin underground utilities.
ff. Complete underground utilities.
gg. Complete site paving.
hh. Complete landscaping.
ii. Substantial completion.
jj. Start installation of Owner furnished equipment.
kk. Project complete/beneficial occupancy.

5.10.8 Owner Directed Schedule

5.10.8.1 On projects involving extensive coordination between the Contractor and the Owner's ongoing operations, the Owner may issue with the Contract Documents an Owner Directed Schedule which shall be used by the Contractor in preparing its plan of operations. The Contractor shall not deviate from the Owner Directed Schedule without the written prior approval of the Owner or Designated Representative. As indicated in Paragraph 5.10.6, the Contractor may be directed by the Owner or Designated Representative to take any and all actions required to perform the actual construction in accordance with the Owner Directed Schedule and its "target dates".

5.11 SUBMITTAL SCHEDULE

5.11.1.1 The Contractor shall prepare a schedule of required submittals not later than **ten (10) days** after the receipt of the Notice to Proceed One. The schedule shall include a complete list of items requiring shop drawings, design mixes, material certification, product data, brochures, catalog cuts, etc., to be approved by the Architect/Engineer. The Contractor shall coordinate all submittals requiring approvals by code enforcement agencies and shall include these special approvals in the submittal schedule. The schedule is to be submitted on a form approved by the Designated Representative. The schedule shall be updated monthly or as required by the Designated Representative. All shop drawings and other submittals shall be accompanied by a transmittal letter and reference should be indicated to the item numbers of the above-mentioned schedule. The Contractor is to indicate the following in its submittal schedule.

a. Description of item.
b. Specification division, page numbers, article and paragraph.
c. Type of submittal (shop drawings, sample, product data).
d. Date that submittal shall be delivered to the Designated Representative's office.
e. Date that contractor must have submittal.
f. Date that material, equipment must be on site in order to maintain the contractor's progress schedule.

5.11.2 The Contractor's submittal schedule shall allow reasonable time (15 calendar days minimum) for review by the Designated Representative and the Architect/Engineer, and revision or correction, resubmittal and approval, sufficiently in advance of the time that the item is scheduled for incorporation into the Work.

5.11.3 The Designated Representative and the Architect/Engineer shall review the Contractor's submittal schedule for completeness, fulfillment of Specification requirements and compatibility with the anticipated construction schedule. The sequence and duration of Contractor, Architect/Engineer, Designated Representative activities on the submittal schedule may be adjusted by the Designated Representative.

5.12 DRAWINGS AND SPECIFICATIONS AT THE SITE

5.12.1 The Contractor shall maintain at the site for the Designated Representative and the Architect/Engineer, two (2) copies of all drawings, specifications, addenda, change orders, responses to requests for information, proposals and other modifications, in good order and marked currently to record all changes made during the construction, including any changes in locations, size and arrangement of the various components of the Work or any other variations from the drawings or shop drawings. The Contractor shall mark each drawing as the Work shown thereon is completed in the field, revising any or adding lines, dimensions, elevations, depths, notes or any other information required to accurately record conditions. These drawings, marked to record all changes during the construction and approved shop drawings, product data, samples, addenda, change orders, responses to requests for information, proposals and other records of modifications shall be delivered to the Designated Representative, for the Owner, upon completion of the Work.

5.12.1.1 In addition to maintaining and delivering to the Designated Representative those record drawings required by Subparagraph 5.12.1, the Contractor shall also prepare and submit to the Designated Representative, upon completion of the Work, record reproducible drawings if the technical specifications so require.

5.13 USE OF SITE

5.13.1 The Contractor shall confine operations at the site to areas approved by the Designated Representative, permitted by law, ordinances, permits and the Contract Documents and shall not unreasonably encumber the site with any materials or equipment.

5.13.2 The Contractor shall not disturb existing monuments and markers at the site. Should monuments or markers or both be disturbed at any time by the Contractor, he shall bear the cost of a licensed surveyor engaged by the Owner for the purpose of relocating such monuments or markers.

5.13.3 The Contractor shall lay out its Work and shall be responsible for the accuracy of all lines, elevations and measurements, grading, utilities, and other Work executed by Contractor under its Contract. Contractor must exercise proper precaution to verify figures shown on drawing before laying out Work and will be held responsible for any error resulting from its failure to exercise such precaution.

5.13.4 All discrepancies shall be brought to the attention of the Designated Representative in writing for review and direction before proceeding with the Work. Should the Contractor proceed without direction, he shall be responsible to make whatever changes are necessary and pay call costs incurred by that Contractor, the Designated Representative, the Owner, or other Contractors.

5.13.5 Any enclosure including safety barricades, perimeter rails, opening covers and devices required to protect the Work, workmen, materials, or equipment shall be provided by the Contractor.

5.13.6 Weather protection shall be supplied by the Contractor and shall include all enclosure, supplemental heating and furnishing all other features (insulation, etc.), or meeting conditions required by the Designated Representative or by the specifications relative to the Contractor's Work, to protect the Work and any materials stored on site.

5.13.7 Protection of finished Work until acceptance shall be furnished by the Contractor.

5.13.8 Nothing herein contained shall be interpreted as granting to Contractor exclusive occupancy of the Site, the Premises, or of the Project. The COUNTY OF SANTA BARBARA shall have complete access to the Project Site for any reasonable purpose at all times.

5.14 CUTTING AND PATCHING WORK

5.14.1 The Contractor shall be responsible for all cutting or patching that may be required to complete the Work or to make its several parts fit together properly. He shall provide protection of existing Work as required.

5.14.2 The Contractor shall not damage or endanger any portion of the Work or the Work of any separate contractors by cutting, patching or otherwise altering any Work or by excavation. The Contractor shall not cut or otherwise alter the Work of any separate contractor except with the written consent of the Designated Representative and of such separate contractor. The Contractor shall not unreasonably withhold from any separate contractor its consent to cutting or otherwise altering the Work.

5.14.3 Contractor shall do all cutting, fitting, patching, and preparation of Work as required to make its several parts come together properly, to fit it to receive or be received by work of other contractors, and to coordinate tolerances to various pieces of work, showing upon, or reasonably implied by, the Drawings and Specifications for the completed structure, and shall conform them as COUNTY OF SANTA BARBARA and/or Architect may direct.

5.14.4 All cost caused by defective or ill-timed Work shall be borne by Contractor, inclusive of repair work.

5.14.5 Contractor shall not endanger any work performed by it or anyone else by cutting, excavating, or otherwise altering work and shall not cut or alter work of any other contractor except with written consent of COUNTY OF SANTA BARBARA.

5.14.6 The Contractor shall not cut, weld to or otherwise alter any structural member without the written consent of the Architect/Engineer obtained through the Designated Representative.

5.15 DAILY AND FINAL CLEAN UP

5.15.1 The Contractor shall be responsible for daily and final clean up and continuous removal of all rubbish and debris from the building and site.

5.15.1.1 The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by its operations. At the completion of the Work Contractor shall remove all its waste materials and rubbish from and about the Project, as well as all its tools, construction equipment, machinery and surplus materials.

5.15.2 The job site shall be maintained in a neat and orderly condition and kept free from accumulations of waste materials and rubbish during the entire construction period. Remove all crates, cartons and other flammable waste materials or trash from the Work areas at the end of each working day to appropriate waste hauling receptacles.

5.15.3 Elevator shafts, electrical closets, pipe and duct shafts, chases, furred spaces and similar spaces which are generally unfinished, shall be cleaned and left free from rubbish, loose plaster, mortar drippings, extraneous construction materials, dirt and dust before Substantial Completion inspection.

5.15.4 The Contractor shall be responsible for the cleaning of all surfaces as necessary to make them free of spatters or other deposits of paint, plaster, mortar, concrete, adhesives, roofing, dirt, soil, oil, and all other materials foreign to the surface involved.

5.15.5 The Contractor shall provide all services, labor, materials, and equipment necessary for protecting the Work, , furnishings, equipment, and building structure from damage until its Completion and final acceptance by COUNTY OF SANTA BARBARA. At Completion of the Work and portions thereof, Contractor shall clean to the original state any areas beyond the Work area that become dust laden because of the Work. The Contractor always must maintain good housekeeping practices to reduce the risk of fire damage and must make a fire extinguisher, fire blanket, and/or fire watch, as applicable, available at each location where cutting, braising, soldering, and/or welding is being performed or where there is an increased risk of fire.

5.15.6 If the Designated Representative, Architect, or COUNTY OF SANTA BARBARA observe the accumulation of trash and debris, the COUNTY OF SANTA BARBARA will give the Contractor a 24-hour written notice to mitigate the condition.

5.16 COMMUNICATIONS

5.16.1 The Contractor shall forward all communications to the Owner and Architect/Engineer through the Designated Representative.

5.16.1.1 The Contractor shall promptly return telephone calls or respond to any other form of communication initiated by the Designated Representative. Failure to promptly do so shall be considered lack of performance on the part of the Contractor.

5.16.1.2 All written correspondence to the Designated Representative shall be dated and signed by the Contractor or its authorized representative.

5.16.2 Weekly project progress review meetings will be conducted with Designated Representative, Architect/Engineer, their consultants as necessary, and Contractor in attendance. The Designated Representative may call for special meetings of the Contractor, Subcontractors and material suppliers as he deems necessary for the proper coordination of the Work. Such meetings shall be held at the job site on regular working days during regular working hours. Unless otherwise directed by the Designated Representative, attendance shall be mandatory for all parties notified to attend the meeting.

5.17 ROYALTIES AND PATENTS

5.17.1 The Contractor shall pay all royalties and license fees. He shall

defend all suits or claims for infringement of any patent rights and shall save the Owner and Designated Representative harmless from loss on account thereof, except that the Owner shall be responsible for all such loss when a particular design, process or the product of a particular manufacturer or manufacturers is specified, but if the Contractor has reason to believe the design, process or product specified is an infringement of a patent, he shall be responsible for such loss unless he promptly gives such information to the Designated Representative.

5.18 INDEMNIFICATION AND INSURANCE

5.18.1 Contractor agrees to indemnify, defend (with counsel reasonably approved by County) and hold harmless County and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Agreement from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not limited to attorneys' fees) incurred by County on account of any claim except where such indemnification is caused by the active negligence, sole negligence, or willful misconduct of the County.

5.18.2 **NOTIFICATION OF ACCIDENTS AND SURVIVAL OF INDEMNIFICATION PROVISIONS**

5.18.2.1 Contractor shall notify the County immediately in the event of any accident or injury arising out of or in connection with this Agreement. The indemnification provisions in this Agreement shall survive any expiration or termination of this Agreement.

5.18.3 **INSURANCE**

5.18.3.1 Without limiting the Contractor's indemnification of the County, Contractor shall procure the following required insurance coverages at its sole cost and expense. All insurance coverages are to be placed with insurers which (1) have a Best's rating of no less than A: VII, and (2) are admitted insurance companies in the State of California. All other insurers require the prior approval of the County. Such insurance coverage shall be maintained during the term of this Agreement. Failure to comply with the insurance requirements shall place Contractor in default. Upon request by the County, Contractor shall provide a certified copy of any insurance policy to the County within ten (10) working days. Contractor shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the Contractor, its agents, representatives, employees or subcontractors.

5.18.3.2 Minimum Scope and Limit of Insurance Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products-completed operations, personal & advertising injury, with limits no less than $2,000,000 per occurrence and $4,000,000 in the aggregate.

2. **Automobile Liability:** ISO Form Number CA 00 01 covering any auto (Code 1), with limit no less than $2,000,000 per accident for bodily injury and property damage.

3. **Workers' Compensation:** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than $1,000,000 per accident for bodily injury or disease.

4. **Contractors' Pollution Legal Liability and/or Asbestos Legal Liability:** (if project involves environmental hazards) with limits no less than $1,000,000 per occurrence or claim, and $2,000,000 policy aggregate.

5. **Builder's Risk (Course of Construction):** (if project involves property under construction) insurance utilizing an "all Risk" (aka "Special" policy form) coverage form, with limits equal to the completed value of the project an no coinsurance penalty provisions. The policy must include the perils of earthquake and flood and "certified acts of terrorism". Coverage must also include soft costs, building ordinance or law, off site materials storage, property in transit, loss of materials and equipment at the job site and boiler and machinery if applicable.

   Contractor shall procure and maintain, during the life of this Contract, Builder's Risk (Course of Construction), or similar first party property coverage acceptable to the COUNTY OF SANTA BARBARA, issued on a replacement cost value basis. The cost shall be consistent with the total replacement cost of all insurable Work included within the Contract Documents. Coverage is to insure against all risks of accidental physical loss and shall include without limitation the perils of vandalism and/or malicious mischief (both without any limitation regarding vacancy or occupancy), sprinkler leakage, water damage, mold, civil authority, theft, sonic disturbance, earthquake, flood, collapse, wind, fire, war, terrorism, lightning, smoke, and rioting. Coverage shall include debris removal, demolition, increased costs due to enforcement of all applicable ordinances and/or laws in the repair and replacement of damaged and undamaged portions of the property, and reasonable costs for the Architect's and engineering services and expenses required because of any insured loss upon the Work and Project, including completed Work and Work in progress, to the full insurable value thereof. Contractor must review the Special Conditions to confirm the scope of this requirement and if the COUNTY OF SANTA BARBARA has modified this provision.

Contractor shall not commence Work, nor shall it allow any

Subcontractor to commence Work under the Contract, until Contractor and its Subcontractor(s) have procured all required insurance and Contractor has delivered in duplicate to the COUNTY OF SANTA BARBARA complete endorsements (or entire insurance policies) and certificates indicating the required coverages have been obtained, and the COUNTY OF SANTA BARBARA has approved these documents.

All endorsements, certificates and insurance policies shall state that COUNTY OF SANTA BARBARA, its trustees, employees and agents, the State of California, Designated Representative(s), Inspector(s) and Architect(s) are named additional insureds under all policies except Workers' Compensation Insurance and Employers' Liability Insurance.

Insurance Policy Limits:

Commercial General Liability	Includes: Personal & Advertising Injury, Product Liability and Completed Operations	$2,000,000 each occurrence; $4,000,000 general aggregate
Automobile Liability – <u>Any</u> Auto	Combined Single Limit	$2,000,000 per occurrence
Excess Liability (Umbrella)		$4,000,000 per occurrence; $4,000,000 aggregate
Workers Compensation		Statutory limits pursuant to State law
Employers' Liability		$2,000,000 each accident, each disease; $2,000,000 policy limit
Builder's Risk (Course of Construction)		Issued for the value and scope of Work indicated herein.
Property of Others	Combined Single Limit General Aggregate	Issued for the value and scope of Work stored off-site.

5.18.3.3 **Other Insurance Provisions**

The insurance policies must contain, or be endorsed to contain, the following provisions:

1. **Additional Insured** – County, its officers, officials, employees, agents and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).
2. **Primary Coverage** – For any claims related to this Agreement, the

Contractor's insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the County, its officers, officials, employees, agents and volunteers. Any insurance or self- insurance maintained by the County, its officers, officials, employees, agents or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

3. **Notice of Cancellation** – Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the County.
4. **Waiver of Subrogation Rights –You agree to waive rights of subrogation which any of your insurer may acquire** from you by virtue of the payment of any loss. You agree to obtain any endorsement that may be necessary to effect this waiver of subrogation. **The Workers' Compensation policy shall be endorsed with a waiver of subrogation** in favor of the County for all work performed by you, your employees, agents and subcontractors. This provision applies regardless of whether or not the County has received a waiver of subrogation endorsement from the insurer.
5. **Deductibles and Self-Insured Retention** – Any deductibles or self-insured retentions must be declared to and approved by the County. At County's option, either: cause the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the County, its officers, officials, employees, agents and volunteers; or provide a financial guarantee satisfactory to the County guaranteeing payment of losses and related investigations, claim administration, and defense expenses.
6. **Acceptability of Insurers** – Unless otherwise approved by Risk Management, insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best's Insurance Guide rating of "A- VII".
7. **Verification of Coverage** –You must furnish proof of insurance, original certificates and amendatory endorsements as required by this Agreement. The proof of insurance, certificates and endorsements must be received and approved by the County before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive your obligation to provide them. You must furnish evidence of renewal of coverage throughout the term of the Agreement. The County reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.
8. **Failure to Procure Coverage** – In the event that any policy of insurance required under this Agreement does not comply with the requirements, is not procured, or is canceled and not replaced, County has the right but not the obligation or duty to terminate the Agreement. Maintenance of required insurance coverage is a material element of the Agreement and failure to maintain or renew such coverage or to provide evidence of renewal may be treated by County as a material breach of contract.
9. **Subcontractors** –You must require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and you must ensure that County is an additional insured on insurance required from subcontractors. For CGL coverage subcontractors shall

provide coverage with a format least as broad as CG 20 38 04 13.

10. **Claims Made Policies** – If any of the required policies provide coverage on a claims-made basis:
    i. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
    ii. Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of contract work.
    iii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, you must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.
11. **Special Risks or Circumstances** – County reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other circumstances.

The above insurance requirements are subject to periodic review by the County. The County's Risk Manager is authorized to change the above insurance requirements, with the concurrence of County Counsel, to include additional types of insurance coverage or higher coverage limits, provided that such change is reasonably based on changed risk of loss or in light of past claims against the County or inflation. This option may be exercised during any amendment of this Agreement that results in an increase in the nature of County's risk and such change of provisions will be in effect for the term of the amended Agreement. Such change pertaining to types of insurance coverage or higher coverage limits must be made by written amendment to this Agreement. Contractor agrees to execute any such amendment within thirty (30) days of acceptance of the amendment or modification.

Any failure, actual or alleged, on the part of County to monitor or enforce compliance with any of the insurance and indemnification requirements will not be deemed as a waiver of any rights on the part of County.

5.18.3.4 **Enforcement**

The General Services Department may assure your compliance with your insurance obligations. Ten days before an insurance policy lapses or is canceled during the Contract period you must submit to the General Services Department evidence of renewal or replacement of the policy.

If you fail to maintain any required insurance coverage, the General Services Department may maintain this coverage and withhold or charge the expense to you or terminate your control of the work.

You are not relieved of your duties and responsibilities to indemnify, defend, and hold harmless the County, its officers, agents, and employees by the General Services Department's acceptance of insurance policies and certificates.

The minimum insurance coverage amounts do not relieve you for liability in excess of such coverage, nor do they preclude the County from taking other actions available to it, including the withholding of funds under this Contract.

5.18.3.5 **Self-Insurance**

Self-insurance programs and self-insured retentions in insurance policies are subject to separate annual review and approval by the County. If you use a self-insurance program or self-insured retention, you must provide the County with the same protection from liability and defense of suits as would be afforded by first-dollar insurance. Execution of the Contract is your acknowledgment that you will be bound by all laws as if you were an insurer as defined under Ins Code § 23 and that the self-insurance program or self-insured retention shall operate as insurance as defined under Ins Code § 22.

5.19 Contractor QUALITY CONTROL SYSTEM

5.19.1 The Contractor shall provide and maintain an effective quality control program of Contractor inspection system, which assure that all supplies and services required under the Contract conform to the Contract Documents whether constructed or processed by the Contractor or procured from subcontractors or vendors. The Contractor shall substantiate that all supplies and services conform to the Contract Documents and shall also perform or have performed all inspections and tests otherwise required by the Contract Documents unless the required inspection and test is specifically designated to be performed by the Owner or the Owner's designated representative. Mechanical and electrical personnel, either engineers or highly qualified technicians shall be provided during the testing, balancing, adjusting and regulating mechanical and electrical devices and systems. The Contractor's inspection system shall be documented, as specified herein, and shall be available for review by the Designated Representative prior to the start of construction and throughout the life of the Contract. The Contractor shall notify the Designated Representative in writing of any proposed change to its inspection system and change shall be subject to disapproval if they would, in the opinion of the Designated Representative, result in non-conformance with the Contract requirements. The Contractor's inspection system shall include the minimum requirements stated below. The Contractor's full time job site superintendent may function as the Contractor's Contractor Quality Control representative.

5.19.1.1 Preparatory Inspection: The Contractor's Quality Control organization shall perform prior to the beginning any Work on any definable segment of Work; a review of contract requirements; a check to assure that all materials and equipment have been tested, submitted and approved; a check to assure that provisions have been made to provide required control testing; examination of the Work area to ascertain that all preliminary Work has been

completed; and a physical examination of materials and equipment to assure that they conform to approved shop drawings or submittal data and that all material and equipment are on hand. As a part of this preparatory Work, the Contractor's Quality Control organization will review and certify all shop drawings, certificates and other submittal data prior to submission to the Designated Representative. Each submittal offered to the Designated Representative will bear the date and the signature of a member of the Contractor's Quality Control organization indicating that he has reviewed the submittal and certified it to be in compliance with the Contract Documents (or showing the required change). The Designated Representative shall be notified a minimum of seventy two (72) hours prior to the beginning of a Preparatory Inspection. If inspection, testing, or observation is by authority other than the COUNTY OF SANTA BARBARA, the Contractor shall inform the Project Inspector and the Designated Representative not less than seventy-two (72) hours prior to the date fixed for such inspection, test, or observation.

5.19.1.2 The Contractor shall notify the COUNTY OF SANTA BARBARA's representative a sufficient time in advance of the manufacture of material to be supplied under the Contract Documents, that must by terms of the Contract Documents be tested, in order that the COUNTY OF SANTA BARBARA may arrange for the testing of same at the source of supply. This notice shall be, at a minimum, seventy-two (72) hours prior to the manufacture of the material that must be tested.

5.19.1.3 Initial Inspection: The Contractor's Quality Control organization shall perform, as soon as a representative segment of the particular item of Work has been accomplished, an examination of the quality of workmanship and a review of control testing for compliance with Contract Requirements, use of defective or damaged materials, omissions, and dimensions requirements.

5.19.1.4 Follow-Up Inspection: The Contractor's Quality Control organization shall perform daily, or as frequently as necessary, follow up inspections to assure continuing compliance with Contract Requirements, including control testing, until completion of the particular segment of the Work.

5.19.1.5 Unless Work outside the Inspector’s regular working hours is required for recovery of construction schedule as deemed necessary by the County, If the Contractor performs Work outside the Inspector’s regular working hours, over a period of more than eight (8) hours per day by any single person, on weekends/holidays or requests the Inspector to perform inspections off Site, then the costs of any inspections required outside regular working hours, over a period of more than eight (8) hours per day by any single person, on weekends/holidays or off Site, shall be borne by the Contractor and may be invoiced to the Contractor by the COUNTY OF SANTA BARBARA or the COUNTY OF SANTA BARBARA may deduct those expenses from the next Progress Payment.

5.19.1.6 The Contractor shall maintain current records on an appropriate approved format of all inspections and tests performed. These records should provide factual evidence that the required inspections or tests have been performed, including type and number of inspections or tests involved; results of inspections or tests; nature of defects, causes for rejection, etc.; proposed remedial action and corrective actions taken. The Contractor shall not build upon or conceal any feature of the Work containing uncorrected defects, and payment on deficient items will be withheld until satisfactorily corrected or other actions taken as authorized. These records must cover both conforming and defective items and shall include a statement that all supplies and materials, incorporated in the Work, are in full compliance with the terms of the contract. Legible copies shall be furnished to the Designated Representative. The report will cover all Work placement subsequent to the previous report and will be verified by the prime Contractor's Quality Control representative. The Contractor shall include in all subcontracts, purchase orders or other agreements, either written or oral, with a commercial testing laboratory for quality control testing under the subject Contract, a requirement that copies of any test reports, data or other information relating to tests conducted by said laboratory under this Contract, be mailed simultaneously to the Designated Representative when said report, data or other information are mailed or delivered to the Contractor.

5.19.1.7 The Contractor shall establish controls necessary to assure scheduled completion dates established by the Contract are not impacted by the delinquent submittal data and operational tests. **Twenty (20)** days in advance of the Substantial Completion and prior to scheduling a pre-final inspection of the Work, or any phase of Work, under the Contract, the Contractor's Quality Control organization shall submit to the Designated Representative a complete and factual report of all remaining submittals, inspections and tests required prior to acceptance of the Work. The report shall include the following:

(a.) A list of outstanding shop drawing submittals or re-submittals requiring approval by the Contractor.

(b.) A list of manuals, test reports, spare parts, keys, etc., to be furnished to the Designated Representative and scheduled submittal dates.

(c.) Schedule of required operations tests and instruction periods.

(d.) Scheduled delivery dates for materials or equipment impacting contract completion dates.

(e.) Plan of action by the Contractor for correcting all known contract deficiencies including delay in scheduled progress.

5.19.1.8 The Contractor shall maintain marked-up documents depicting Record Document conditions. These drawings will be maintained in a current condition at all times until completion of the Work and will be available for review by the Designated Representative at all times. All variations from the Contract Documents, for whatever reason, including those occasioned by the required coordination between trades, will be indicated. These variations will be shown in the same general detail utilized in the Contract Documents. Upon Substantial Completion, the marked-up documents shall be furnished to the Designated Representative for delivery to the Owner or the Owner's designated representative. The Contractor shall also furnish Record Documents as provided in the Technical Provisions of the specifications.

5.19.1.9 After the Contract is awarded and before construction operations are started, the Contractor shall meet with the Designated Representative and discuss the inspection system requirements. The meeting shall develop mutual understanding relative to details of the Contractor's Quality Control system including the form to be used for

recording the inspection, administration of the system and the interrelationship of the Contractor and the Designated Representative. The Contractor shall furnish to the Designated Representative within five (5) days after receipt of the Notice to Proceed One, an inspection system plan which shall include the procedures, instructions and reports to be used. No progress payments will be processed under this Contract until the inspection plan is acceptable to the Owner and the Designated Representative. The Contractor's Quality Control plan documentation will include the following minimum elements:

(a.) The inspection organization.
(b.) Number of qualifications of inspection personnel; to be used.
(c.) Authority and responsibilities of inspection personnel.
(d.) Schedule of use of inspection personnel by types and phase of Work.
(e.(Methods of inspection, including Subcontractor’s work.
(f.) Test methods including as specified, name of qualified testing laboratory to be used, if applicable.
(g.) Method of documenting inspection and testing.
(g.) A copy of a letter of direction to the Contractor's Quality Control representative responsible for the quality control inspection, outlining its duties and responsibilities and signed by a responsible officer of the firm.

5.19.1.10 The Contractor's Quality Control inspection system shall provide for procedures which will assure that the latest applicable drawings, including shop drawings, specifications and instruction required by the contract, as well as authorized changes thereto, are used for fabrication, inspection and testing.

5.19.1.11 The Designated Representative and the Architect/Engineer reserves the right to inspect at source supplies or services not manufactured or performed within the Contractor's facility. The Designated Representative's and the Architect/Engineer's inspection shall not constitute acceptance, nor shall it in any way replace Contractor inspection or otherwise relieve the Contractor of its responsibility

to furnish an acceptable end item. When inspection at Subcontractor's plant is performed by the Designated Representative, such inspection shall not be used by Contractor as evidence of effective inspection by such Subcontractor.

5.19.1.12 The Designated Representative may notify the Contractor or its Quality Control representative at the site of noncompliance with the foregoing provisions. This notice may be in writing by a form titled "Deficiency Correction Report" or "Notice of Noncompliance". The Contractor shall immediately, upon receipt of said notice, indicate the corrective action which will be taken and the date by which it will be complete, and submit this data for the Designated Representative's approval. If the Contractor refuses to comply promptly with these requirements, the Designated Representative may issue an order stopping all or part of the Work until satisfactory corrective action has been taken. No part of the time lost or cost of damages due to such stop orders shall be compensable and payment representing the noncompliance item and corrective action will be withheld until the Designated Representative has approved the corrective action.

5.19.1.13 Each of the Contractor's Quality Control Inspectors shall be responsible for inspecting the Work under its surveillance for compliance with OSHA Standards for the Construction Industry Section and approved safety program and shall immediately bring to the attention of the Contractor's supervisory personnel any unsafe Work conditions and instance of noncompliance noted.

5.19.2 Certificates of Compliance: The Designated Representative may require certificates of compliance with the specifications for materials or manufactured items produced outside of the job site. Such certificates will not relieve the Contractor from the requirements of providing material and manufactured items complying with the specifications even though they have been incorporated into the job.

5.19.3 Weighing Equipment: All scales used for proportioning materials shall be inspected for accuracy and certified within the past twelve (12) months by the State of California Bureau of Weights and Measures, by the County Director or Sealer of Weights and Measures, or by a Scale Mechanic registered with or licensed by the County.

5.19.3.1 The accuracy of the work of a scale service agency, except as stated herein, shall meet the standards of the California Business and Professions Code and the California Administrative Code pertaining to weighing devices. A certificate of compliance shall be presented prior to operation to the Designated Representative for approval and shall be renewed whenever required by the Designated Representative at no cost to the Owner.

5.19.3.2 All scales shall be so arranged that they may be read easily from the operator's platform or area. They shall indicate the true net weight without the application of any factor. The figures of the

scales shall be clearly legible. Scales shall be accurate to within 1% when tested with the plant shut down. Weight equipment shall be so insulated against vibration or moving of other operating equipment in the plant area that the error in weighing with the entire plant running will not exceed 2% for any setting nor 1-1/2% for any batch.

5.20 COMPLETION INSPECTIONS

5.20.1 Contractor's Quality Control Completion Inspection: Based upon the Designated Representative's concurrence that the Work is nearing Substantial Completion, at least 15 days prior to pre-final inspection, the Contractor's Quality Control Inspection personnel shall conduct a detailed inspection. The Designated Representative shall be notified of the inspection date in order that he may participate, if s/he so elects. The Work shall be inspected for conformance to plans, specifications, quality, workmanship and completeness. The Contractor shall prepare an itemized list of Work not properly completed, inferior workmanship or not conforming to Contract Documents. The list shall also include outstanding administrative items such as Record Documents, operations and maintenance

manuals, spare parts, installed property list, etc. The list shall be included in the Quality Control documentation and submitted to the Designated Representative with an estimated date for correction of each deficiency within five (5) working days after conducting this inspection.

5.20.2 Pre-Final Inspection: The Contractor's Quality Control Inspection personnel, its superintendent, or other primary management person and the Designated Representative will attend this inspection. Additional Owner personnel, including but not limited to those from the Owner's General Services Department user groups, Board of Supervisors and the Architect/Engineer may be in attendance. The pre-final inspection will be formally scheduled by the Owner or the Designated Representative based upon notice from the Contractor. This notice will be given to the Owner or the Designated Representative at least **ten (10)** days prior to the pre-final inspection and must include the Contractor's assurance that all specific items previously identified to the Contractor as being unacceptable, along with the remaining Contract Work will be complete and acceptable by the date scheduled for the pre-final inspection. Failure of the Contractor to have all Contract Work acceptably complete for this inspection will be the cause of the Owner or the Designated Representative to be reimbursed by the Contractor for the additional inspection costs of the Owner or the Designated Representative. At this inspection, the Owner or the Designated Representative will develop a specific list of incomplete and unacceptable Work performed under the Contract and will subsequently furnish this list to the Contractor. Failure of the Owner or the Designated Representative to detect or list all incomplete and unacceptable Work during this inspection will not relieve the Contractor from acceptably performing all Work required by the Contract Documents. The Owner or the Designated

Representative, at their option, may accept this inspection as the final acceptance inspection, if in its opinion the completion status of the inspected facilities and other Work performed under the Contract warrant this consideration.

5.20.3 Final Acceptance Inspection: The Contractor's Quality Control Inspection personnel, its superintendent or other primary management persons and the Owner or the Designated Representative will attend this inspection. Additional Owner personnel including, but not limited to, those from the Owner's General Services Department, user groups, Board of Supervisors and the Architect/Engineer may also be in attendance. The final acceptance inspection will be formally scheduled by the Owner based upon the Contractor's written assertion to the Owner that the Work is complete. This notice will be given to the Owner or the Designated Representative at least **five (5) days** prior to the final acceptance inspection and must include the Contractor's assurance that all specific items previously identified to the Contractor as being unacceptable, along with all remaining Work performed under the Contract, will be complete and acceptable by the date scheduled for the final acceptance inspection. Failure of the Contractor to have all Work acceptably complete for this inspection will be cause for the Owner and the Designated Representative to bill the Contractor for any additional inspection costs.

5.20.4 If, in the Designated Representative's judgment, the work has been completed in accordance with the plans and specifications and is ready for acceptance he will so certify to the Owner, which may accept the completed work. The Designated Representative will, in its certification to the Owner, give the date when the work was completed. This will be the date when the Contractor is relieved from responsibility to protect the work. This will also be the date to which liquidated damages will be computed.

5.21 WARRANTY OF CONSTRUCTION

5.21.1 Contractor shall obtain and preserve for the benefit of the COUNTY OF SANTA BARBARA, manufacturer's warranties on materials, fixtures, and equipment incorporated into the Work.

5.21.2 Performance Bond: The Performance Bond shall remain in effect for a 12-month warranty period after the date of substantial completion, as determined by the County. In addition to guarantees required elsewhere, Contractor shall, and hereby does guarantee and warrant all Work against all defects for a period of **ONE (1)** year after the date of completion as defined in Public Contract Code Section 7107 subdivision (c) or commissioning of the project whichever is later. Extended warranty periods shall be provided under manufacturer warranties, as required by project specifications.

5.21.3 In the event that the Contractor or its designated representative fails to commence and diligently pursue all Work required under Paragraph 5.5 within a reasonable time after receipt of written

notification pursuant to the requirements thereof, the Owner or the Designated Representative shall have the right to demand that said Work be performed under the Performance Bond by making written notice on the surety. If the surety fails or refuses to perform the obligation it assumed under the Performance Bond, the Owner or the Designated Representative shall have the Work performed by others, and after completion of the Work, shall make demand for reimbursement of any or all expenses incurred by the Owner while performing the Work, including, but not limited to, administrative personnel.

5.21.4 Warranty repair work which arises to threaten the health or safety of personnel or the safety of property or equipment will be handled by the Contractor on an immediate basis as directed verbally by the Owner or the Designated Representative. Written verification will follow the Owner's or the Designated Representative's verbal instructions. Failure of the Contractor to respond as verbally directed will be cause for the Owner or the Designated Representative to have the warranty repair work performed by others and to proceed against the Contractor as outlined in Paragraph 5.21.2 above.

5.21.5 The above provisions do not in any way limit the guarantees on any items for which a longer guarantee is specified or on any items for which a manufacturer gives a guarantee for a longer period. Contractor shall furnish to COUNTY OF SANTA BARBARA all appropriate guarantee or warranty certificates as indicated in the Specifications or upon request by COUNTY OF SANTA BARBARA.

5.21.6 Pre-Warranty Conference: Prior to Substantial Completion and at a time designated by the Owner or the Designated Representative, the Contractor shall meet with the Owner or the Designated Representative to develop a mutual understanding with respect to the requirements of Paragraph 5.5 of this specification. The Owner or the Designated Representative shall establish communication procedures for the Contractor notification of warranty defects, priorities with respect to the type of defect and reasonable time required for the Contractor response and other details deemed necessary by the Owner or the Designated Representative for the execution of the construction warranty. In connection with these requirements, the Contractor will furnish the name, telephone number and e-mail address of a licensed and bonded company which is authorized to initiate and maintain warranty Work action on behalf of the Contractor. This single point of contact will be located within the local service area of the warranted construction and will be responsive to the Owner's inquiry on warranty Work action and status. This

requirement does not relieve the Contractor of any of its responsibilities in connection with Paragraph 5.5.

5.22 SUBCONTRACTS

5.22.1 Each bidder shall file with its bid the name, license number, and the location of the place of business of each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work or improvement, or a subcontractor licensed by the State of California who, under subcontract to the Contractor, specially fabricates and installs a portion of the work or improvement according to detailed drawings contained in the plans and specifications, in an amount in excess of one-half of one percent of the Contractor's total bid. Each bidder shall state the portion of the work which will be done by each subcontractor under this act. The Contractor shall list only one subcontractor for each such portion as is defined by the Contractor in its bid.

5.22.2 In each instance, the nature and extent of the work to be sublet shall be described. The failure of the Contractor to specify a subcontractor, or the listing of more than one subcontractor for the same portion of the work, constitutes an agreement by the Contractor that he is fully qualified to perform that portion himself, and that he shall perform that portion himself.

5.22.3 The Contractor must have the written consent of the Owner to substitute a subcontractor other than that designated in the original bid, to permit any subcontract to be assigned or transferred, or to allow a subcontract to be performed by other than the original subcontractor. The Contractor shall submit an acknowledgement signed by the original subcontractor that there is no objection to its replacement by another subcontractor. Any substitution of subcontractors must comply with California Public Contract Code.

5.22.4 Subcontracting of work for which no subcontractor was designated in the original bid, and which is more than one- half of one percent of the work, will be allowed only in cases of public emergency or necessity, and then only after a finding reduced to writing as a public record of the Owner, setting forth the facts constituting the emergency or necessity.

5.22.5 Violation of any of the above provisions will be considered a violation of the Contract, and the Owner may cancel the Contract or assess the Contractor a penalty of not more than 10% of the subcontract involved.

5.22.6 All persons engaged in the work, including subcontractors and their employees, will be considered as employees of the Contractor. He will be held responsible for their work. The Owner will deal directly with, and make all payments to the Contractor.

5.22.7 When subcontracted work is not being prosecuted in a satisfactory manner, the Contractor will be notified to take corrective action. If the Owner so orders, and on receipt by the Contractor of written instructions from the Owner, the subcontractor shall be removed

immediately from the work. He shall not again be employed on the work.

5.23 LAWS TO BE OBSERVED

5.23.1 The Contractor shall keep himself fully informed of State and National laws and County and municipal ordinances and regulations which in any manner affect those employed in the work or the materials used in the work or in any way affect the conduct of the work. He shall at all times observe and comply with all such laws, ordinances and regulations.

5.23.2 Santa Barbara County Ordinance 2946 Unlawful Discrimination in Employment Practices: Contractor agrees with the County of Santa Barbara that it will not discriminate against any employee or applicant for employment in violation of any applicable State or Federal laws, rules or regulations which may now or hereafter specifically prohibit such discrimination on such grounds as race, religion, sex, color, national origin, physical handicap when otherwise qualified, Vietnam era veteran/disabled or age. If it is determined by the Board of Supervisors upon recommendation of the Affirmative Action Officer and the County Counsel that during the life of this contract any such unlawful discriminations have occurred, the County Board of Supervisors may forthwith terminate this contract. Contractor further agrees that whether or not the term of this contract is still in existence at the time of final determination of such unlawful discrimination, that it will forthwith reimburse the County for any and all damages, costs and expenses incurred in connection with such unlawful discrimination, including but not limited to damages from loss of Federal or State grants, subventions or loans; costs of processing, investigating and reporting complaints of unlawful discrimination; additional costs or expenses incurred in completion of this agreement by another party if this agreement is terminated before completion; all costs of suit including reasonable attorney's fees incurred in collecting any such damages, costs and expenses; and interest at 7% on all such damages, costs and expenses from the date they are incurred to date of payment.

5.23.2.1 Employment practices shall include, but are not limited to employment, promotion, demotion, transfer, recruitment and advertising for recruitment, layoff or other termination, rates of pay, employee benefits and all other forms of compensation, selection for training and apprenticeship and probationary periods.

5.23.2.2 Contractor further agrees to permit access at all reasonable times and places to all of its records of employment advertising, application forms, tests and all other pertinent employment data and records, to the County of Santa Barbara, its officers, employees and agents for the purpose of investigation to ascertain if any unlawful discrimination as described herein has occurred or is being practiced.

5.23.2.3 Failure to fully comply with any of the foregoing provisions relating to unlawful discrimination in employment practices shall be deemed to be a material breach of this contract.

ARTICLE 6: SUBCONTRACTORS

6.1 DEFINITION

6.1.1 A Subcontractor is a person or entity who has a direct contract with a Contractor to perform any of the Work at the site. The term Subcontractor is referred to throughout the Contract Documents as if singular in number and masculine in gender and means a Subcontractor or its authorized representative.

6.1.2 Nothing in the Contract Documents shall create any contractual relationship between the Owner, the Architect/Engineer or the Designated Representative and any Contractor, any Subcontractor, or any Sub-subcontractor or its authorized representative.

6.2 SUB-CONTRACTUAL RELATIONS

6.2.1 By an appropriate agreement, written where legally required for validity, the Contractor shall require each Subcontractor to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor, by the terms of the Contract Documents and to assume toward the Contractor all the obligations and responsibilities which the Contractor, by these documents, assumes toward the Owner, the Designated Representative or the Architect/Engineer. Said agreement shall preserve and protect the rights of the Owner, the Designated Representative and the Architect/Engineer under the Contract Documents with respect to the Work to be performed by the Subcontractor so that the subcontracting thereof will not prejudice such rights and shall allow to the Subcontractor, unless specifically provided otherwise in the Contractor-Subcontractor agreement, the benefit of all rights, remedies and redress against the Contractor that the Contractor, by these Documents has against the Owner or Designated Representative. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with its Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the Subcontract, copies of the Contract Documents to which the Subcontractor will be bound by this Paragraph 6.3 and shall identify to the Subcontractor any terms and conditions of the proposed Subcontract which may be at variance with the Contract Documents. Each Subcontractor shall similarly make copies of such Documents to its Subcontractors.

ARTICLE 7: SEPARATE CONTRACTS

7.1 OTHER CONTRACTORS

7.1.1 The Owner reserves the right to let other separate contracts in connection with the Work of the Project. The Contractor shall cooperate with other separate contractors and he shall afford the Designated Representative and other Contractors reasonable opportunity for the introduction and storage of their materials and equipment and execution of their Work and shall properly connect and coordinate its Work with others under the general direction of the Designated Representative. Temporary structures, equipment or materials shall be located where directed by the Designated Representative and if not so located, they shall be moved by the Contractor when directed at no additional cost.

7.2 CONTRACTOR TO INSPECT OTHER WORK

7.2.1 If any part of the Contractor's Work depends, for proper execution or results, upon the Work of the Designated Representative or any separate contractor, the Contractor shall, prior to proceeding with the Work, inspect and measure Work already in place and promptly report to the Designated Representative any discrepancies from the drawings and specifications or defects in such Work that render it unsuitable for such proper execution and results. The Contractor shall submit the report of discrepancies or defects in the form of a written request for information. Failure of the Contractor to so report shall constitute an acceptance of the other contractor's Work as fit and proper to receive its Work, except as to defect which may develop after the execution of its Work.

7.2.2 Copies of Drawings and specifications relating to these separate contracts will be available to the Contractor, upon request, for its information in carrying out the above provisions. The Contractor shall be held responsible for any damage or misfit resulting from its neglect to comply with the foregoing.

7.3 COORDINATION AND COOPERATION

7.3.1 The Contractor shall coordinate Work to be done hereunder with the Work of such other contractors in such manner as the Designated Representative may direct. The Work shall be scheduled and executed at such time and in such a way as to cause the least inconvenience to the Owner and with proper consideration for the rights of other contractors and public. The Contractor shall keep fully informed with the entire operation and install its Work promptly.

7.3.2 If the Designated Representative determines that the Contractor is failing to coordinate its Work with the Work of other contractors as directed, he may, upon written notice to the Contractor recommend the following actions by the Owner:

7.3.2.1 The Owner may withhold any payment otherwise due hereunder until the Designated Representative's directions are complied with by the

Contractor.

7.3.2.2 The Owner, through the Designated Representative, may direct other contractors to perform portions of the contract and charge the cost of such Work to the contract amount.

7.3.2.3 The Owner may terminate any and all portions of the contract for the Contractor's failure to perform in accordance with the contract.

7.3.3 If the Contractor notifies the Designated Representative, in writing, that another contractor on this project is failing to coordinate its Work with the Work of this contract, as directed, the Designated Representative will promptly investigate the charge. If he finds it to be true, he will promptly issue such directions to the other contractor with respect thereto as the situation may require. The Designated Representative shall not, however, be liable for any damages suffered by this contractor by reason of the other contractor's failure to promptly comply with the directions so issued by the Designated Representative or by reason of another contractor's default in performance; it being understood that the Designated Representative does not guarantee the responsibility or continued efficiency of any contractor.

7.3.4 In the event of any labor dispute, affecting the Contractor or its employees, the Contractor shall utilize all possible means to resolve the dispute in order that the project not be delayed to any extent.

7.3.5 The Contractor shall cooperate with the Owner, the Architect/Engineer and the Designated Representative and other Contractors working on this project in order to avoid interference, inconvenience or damage. To aid in avoiding conflicts, the Contractor, without additional charge, shall make all reasonable modification in the Work as may be directed by the Designated Representative. In the event of the Contractor's operations causes any damage, interference, or inconvenience to Work being carried out under any other contract, the Contractor shall restore, replace, rectify, or otherwise make good any damage to the satisfaction of the Designated Representative or to the other contractors. Should the responsible Contractor fail to comply with this provision, the Work will be done by others at the expense of the responsible Contractor.

7.3.6 The Contractor shall ensure that all labor employed by him, its agents, or those he assigns for Work on the project shall be in harmony with and be compatible with all other labor being used by the Designated Representative or other Contractors. The Contractor shall observe hours and conditions of labor as directed by Designated Representative and in any event, in compliance with all applicable laws, ordinances and regulations. The Contractor shall coordinate its work with the work of other Contractors, the Owner and the Designated Representative and shall provide adequate information and planning of its work to allow for effective coordination by others with its operations. Whenever the Contractor

has knowledge that any actual or potential labor dispute is delaying or threatens to delay the timely performance of the Work of this contract, the Contractor shall immediately give notice thereof to the Designated Representative. The Contractor shall then confirm the notice, in writing within 24 hours of the giving thereof, and shall include all relevant information with respect thereto. No claims will be accepted for costs incurred as a result of jurisdictional or labor practice disputes.

7.4 OWNER'S RIGHT TO CLEAN UP

7.4.1 If a dispute arises between the separate contractors as to their responsibility for cleaning up as required by Paragraph 5.15, the Owner may clean up and charge the cost thereof to the Contractor responsible therefore as the Owner shall determine to be just.

7.5 DAMAGES TO WORK

7.5.1 Should the Contractor wrongfully cause damage to the Work or property of the Owner or to other Work on the site, the Contractor shall promptly remedy such damage at no cost to Owner.

7.5.2 Should the Contractor wrongfully cause damage to the Work or property of any other Contractor, the Contractor shall, upon due notice, promptly attempt to settle with the other Contractor by agreement, or otherwise resolve the dispute. If such other Contractor sues the Owner or the Designated Representative or initiates any legal proceeding against the Owner or the Designated Representative on account of any damage alleged to have been caused by the Contractor, the Owner or Designated Representative shall notify the Contractor who shall defend such proceedings at the Contractor's expense and if any judgment or award against the Owner or Designated Representative arises from, the Contractor shall pay or satisfy it and shall reimburse the Owner or Designated Representative for all attorney's fees and court costs which the Owner or Designated Representative has incurred.

7.5.3 Should the Contractor sustain any damage through any act or omission of any other contractor having a contract for the performance of Work upon the site or of Work which may be necessary to be performed for the proper execution of the Work to be performed hereunder, the Contractor shall have no claim against the Owner, Architect/Engineer, Designated Representative or the Owner's consultants for such damage, but shall have a right to recover such damage from the other contractor as provided herein.

7.5.4 The Contractor shall indemnify and hold the Owner, Architect/Engineer and Designated Representative harmless from any and all claims or judgments for damages and from costs and expenses to which the Owner and Designated Representative may be subjected or which either may suffer or incur by reason of the Contractor's failure to comply with the Designated Representative's directions

promptly.

ARTICLE 8: MISCELLANEOUS PROVISIONS

8.1 GOVERNING LAW

8.1.1 This contract shall be governed by the laws of the State of California.

8.2 SUCCESSORS AND ASSIGNS

8.2.1 The Owner and the Contractor each binds himself, its partners, successors, assignees and legal representatives to the other part hereto and to the partners, successors, assignees and legal representatives of such other parties in respect to all covenants, agreements and obligations contained in the Contract Documents. Neither party to the Contract shall assign the Contract nor sublet it as a whole without written consent of the other.

8.2.1.1 The Contractor shall not assign any monies due, or to become due, under this Contract without prior written consent of the Owner obtained through the Designated Representative.

8.3 WRITTEN NOTICE

8.3.1 Written notice shall be deemed to have been duly served if delivered in person to the individual or member of the firm or entity or to an officer of the corporation for whom it was intended, or if delivered at or sent by the registered or certified mail to the last business address known to him who gives the notice.

8.4 CLAIMS FOR DAMAGES

8.4.1 Should either party to the Contract suffer injury or damage to person or property because of any act or omission of the other party or of any of its employees, agents or others for whose acts he is legally liable, claims shall be made in writing to such other party within a reasonable time after the first observance of such injury or damage.

8.5 PERFORMANCE BOND AND LABOR MATERIAL PAYMENT BOND

8.5.1 The Contractor shall deliver to the Designated Representative, on forms approved by the Designated Representative and Owner, all executed and Standard Performance Bond and Standard Labor Material Payment Bond and a one (1) year Maintenance (Warranty) Bond, both with an approved surety acceptable to the Owner or Designated Representative and each payable in the amount at least equal to one hundred (100%) percent of the accepted bid as guarantee for the

faithful performance of the Contractor and the payment of all persons who have, and fulfill, contracts which are directly with the successful bidder. The sureties of all bonds shall be of such security company or companies as are approved by the Designated Representative and the Owner. No Contract shall be deemed to be in effect until all bonds have been approved.

8.5.2 The insurance and bonding companies providing or underwriting such bonding shall be duly authorized and registered to do business in the State of California and shall be acceptable to the Owner and the Designated Representative.

8.5.3 The performance bond required by the Contract Documents shall remain in full force and effect during the warranty periods required by the Contract so as to give the Designated Representative and Owner recourse on the bond if the Contractor fails to remedy defects during the warranty period.

8.5.4 The Contractor's Payment and Performance Bond shall name the Owner as obligee.

8.6 RIGHTS AND REMEDIES

8.6.1 The duties and obligations imposed by the Contract Documents and the rights and remedies available there under shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

8.6.2 No action or failure to act by the Designated Representative, Architect/Engineer or Contractor shall constitute a waiver of any right or duty afforded any of them under the Contract Documents nor shall any such action or failure to act constitute an approval or acquiescence in any breach there under, except as may be specifically agreed in writing.

8.7 TESTS

8.7.1 If the Contract Documents, laws, ordinances, rules, regulations or orders of any public authority having jurisdiction require any portion of the Work to be inspected, tested or approved, the Contractor shall give the Designated Representative timely notice of its readiness so the Architect/Engineer and Designated Representative may observe such inspection, testing, or approval. The Owner shall bear all costs of such inspections, tests or approvals unless otherwise noted. The Contractor shall bear all costs of retesting any work failing to pass initial testing.

8.7.2 If the Architect/Engineer or Designated Representative determine that any Work requires special inspection, testing, or approval which Subparagraph 8.7.1 does not include, he will, through the Designated Representative, instruct the Contractor to prepare for such special inspection, testing or approval and the Contractor

shall give notice as in Subparagraph 8.7.1 If such special inspection or testing reveals a failure of the Work to comply with the requirements of the Contract Documents, Contractor shall bear all costs thereof, including compensation for the

Architect/Engineer's and the Designated Representative's additional services made necessary by such failure. If the Work complies, the Owner shall bear such costs and an appropriate Change Order shall be issued.

8.7.3 Where operating tests are specified, the Contractor shall test its Work as it progresses, on its own account and shall make satisfactory preliminary tests in all cases before applying to the Designated Representative for official tests.

8.7.4 Official tests shall be made as directed by the Designated Representative, in the manner specified, for the different branches of the Work or portions thereof. The Contractor shall furnish all materials and apparatus, make connections and conduct the official test under the observation of the Owner's independent testing agency where appropriate. The official test will be conducted in the presence of a representative of the Designated Representative. Should defects appear, they shall be corrected by the Contractor and the official test repeated until the installation is acceptable to the Designated Representative.

8.7.5 Required certificates of inspection, testing or approval shall be secured by the Contractor and promptly delivered by him through the Designated Representative to the Architect/Engineer.

8.7.6 If the Architect/Engineer or Designated Representative is to observe the inspections, tests or approval required by the Contract Documents, he will do so promptly and, where practicable, at the source of supply.

8.7.7 The Contractor shall deliver test samples of any of the materials specified in any of the Sections of the Specifications to the Owner's testing agency. This may apply to materials proposed for use, materials already delivered to the job, or materials already incorporated into the construction.

8.7.8 Neither the observations of the Architect/Engineer or the Designated Representative in their Administration of the Construction Contract, nor inspections, tests or approvals by persons other than the Contractor shall relieve the Contractor from its obligation to perform the Work in accordance with the Contract Documents.

8.7.9 Any materials which fail to meet the requirements of these specifications shall not be used whether or not previously approved by the Architect/Engineer. If they have been delivered to the job, they shall be removed. If they have already been incorporated into the construction, the Designated Representative or Architect/Engineer may order them removed, or, at the discretion of the Owner through the Designated Representative, they may be

permitted to remain in place, providing the Contractor agrees to a proper deduction from the contract sum.

8.7.10 The services of a testing and inspection engineer, selected by the Owner, Designated Representative and Architect/Engineer, shall be provided and paid for by the Owner for the tests required in the various sections, unless specifically stated otherwise or due to deficient Work.

8.7.11 No Work of any kind shall be covered or enclosed before it has been tested and approved.

8.8 ORDER OF PRECEDENCE

8.8.1 In the event of any conflict or discrepancy in the provisions of the Contract Documents, the documents shall be interpreted on the basis of the following order or priority:

a. Agreement between the Owner and Contractor
b. Addenda, with later date having greater priority.
c. Special Conditions
d. General Requirements and Other Conditions
e. Drawings and Specifications

8.8.2 In the case of an inconsistency between Drawings and Specifications or within either Document not clarified by addendum the better quality or greater quantity of Work shall be provided in accordance with the Architect/Engineer's and Designated Representative's interpretation

ARTICLE 9: TIME

9.1 DEFINITIONS

9.1.1 Unless otherwise provided, the Contract Time is the period of time allotted in the Contract Documents for the Substantial Completion of the Work as defined in Subparagraph 9.1.3 including authorized adjustments thereto.

9.1.2 The date of commencement of the Work is the date established in a Notice to Proceed (NOP) from the Owner.

9.1.3 The Date of Substantial Completion of the Work or designated portion thereof is the date certified by the Architect/Engineer when construction is sufficiently complete in accordance with the Contract Documents, so that the Owner can occupy or utilize the Work or designated portion thereof for the use for which it is intended.

9.1.4 The term Day, as used in the Contract Documents, shall mean calendar day unless otherwise specifically designated.

9.2 PROGRESS AND COMPLETION

9.2.1 All time limits stated in the Contract Documents are of the essence of the Contract.

9.2.2 The Contractor shall begin the Work on the date of commencement as defined in Subparagraph 9.1.2. He shall carry the Work forward expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time. The actual date on which the Contractor starts work will not affect the required time for completion of the work.

9.2.3 The Contractor shall furnish sufficient forces, plant and equipment and shall Work such hours, including night shifts and lawful overtime operations as may be necessary to ensure the execution of the Work in accordance with the Construction Schedule. If, in the opinion of the Designated Representative, the Contractor falls behind the progress schedule, the Contractor shall take such steps as may be necessary to improve its progress and shall submit its plans demonstrating the manner in which the desired rate of progress may be regained. It shall be the responsibility of the Contractor to maintain its schedule so as not to delay the progress of the project. If the Contractor delays the progress of the project, he shall, in order to maintain the overall schedule, take all necessary actions, not limited to an increase in the number of shifts, days of Work and to the extent permitted by law, to institute or increase overtime operations, all without additional cost.

9.2.4 If the Designated Representative determines that the Contractor, without just cause, fails or refuses to employ an adequate working force, or to employ them for a maximum number of hours per day as permitted by law or by shifts of its working forces as would be sufficient, in the opinion of the Designated Representative to complete the Work in accordance with the approved project schedule or within the time to which such completion may be extended, then after formal notice to the Contractor, the Owner shall have the right to complete or to have the Work completed by such means and in such manner, by contract or otherwise, as permitted by law, as the Owner may deem advisable, utilizing for such purpose such of the Contractor's plant, materials, equipment, tools and supplies remaining on the site. Formal notice in this article shall be e-mail, or registered letter to the last known business address of the Contractor.

9.2.5 The expense of such completion shall be charged against and deducted out of such money as would have been payable to the Contractor if he had completed the Work; the balance of such moneys, if any, subject to the other provisions of this contract, to be paid to the Contractor without interest after completion. Should the expense of such completion, so certified by the Designated Representative, exceed the total sum which would have been payable under this contract, if the same had been completed by the Contractor or its surety, the surety shall remit such balance due to the Owner upon

its demand.

9.2.6 Whether or not the Contractor's right to proceed is terminated, he and its surety will be liable for any damage to the Owner, other Contractors and the Designated Representative from the Contractor's refusal to complete the Work in accordance with the approved progress schedule or within the time for which such completion may be extended. Formal notice in this article shall be by telegram, or registered letter to last known business address of the Contractor.

9.2.7 The permitting of the Contractor or the surety on the performance bond to proceed to complete all Work or any part of it after the date of Substantial Completion or after the date to which the time for Substantial Completion may have been extended, shall in no way operate as a waiver on the part of the Owner of any of its rights hereunder.

9.2.8 In order to expedite the completion of the Contractor's Work, the Designated Representative may direct the Contractor to Work on the basis of two (2) shifts instead of one (1) or to take such other measures as he deems necessary to expedite construction. If the need for such direction is not attributable to delays or other fault on the part of the Contractor, the Owner shall pay the Contractor any additional net cost. If, however, the Contractor is behind schedule due to its own delays or other fault on its part and the Designated Representative directs him to Work additional shifts, expedite deliveries or purchase additional materials or equipment in order to bring its Work up to schedule, all additional costs shall be borne by the Contractor.

9.2.9 With the Designated Representative's approval, the Contractor shall suspend any Work that may be subject to damage by climatic conditions. Under such conditions, the Contractor shall take measures to protect the Work and to minimize the impact on the progress of the Work.

9.3 DELAYS AND EXTENSIONS OF TIME

9.3.1 If the Contractor is delayed at any time in the progress of the Work by any act or neglect of the Owner, Designated Representative or the Architect/Engineer or by any employee of either, or by any separate contractor employed by the Owner, or by changes ordered in the Work, or by labor disputes, fire, unusual delay in transportation, adverse weather conditions not reasonably anticipated, unavoidable casualties or any causes beyond the Contractor's control, or by delay authorized by the Owner or Designated Representative pending litigation, or by any other cause which the Designated Representative determines may justify the delay, then the Contract Time shall be extended by Change Order for such reasonable time as the Director of General Services may determine. No adjustment of the Contract Time shall be made on account of any Excusable Delays or Compensable Delays unless those

delay(s) actually and directly impact Work or Work activities on the critical path of the then current and updated approved Construction Schedule as of the date on which a delay first occurs.

9.3.2 Any claim for extension of time shall be made in writing to the Designated Representative not more than ten (10) days after commencement of the delay; otherwise, it shall be waived. Any claim for extension of time shall state the cause of the delay and the number of days of extension requested. If the cause of the delay is continuing, only one claim is necessary, but the Contractor shall report the termination of the cause for the delay within ten (10) days after such termination and shall simultaneously make final claim for said delay, otherwise any claim for extension of time based upon that cause shall be waived.

9.3.3 In the event of a delay attributable in part to the Contractor and in part to causes for which the Contractor is not responsible, then provided the Contractor has given proper and timely notice hereunder, the delay shall be equitably apportioned among the parties causing it and the Contractor shall remain liable for the portion not so excused.

9.3.4 If no agreement is made stating the dates upon which interpretations as set forth in Subparagraph 3.2.2 shall be furnished, then no claim for delay shall be allowed on account of failure to furnish such interpretations until fifteen days after written request is made for them and not then, unless such claim is reasonable.

9.3.5 If the Project is delayed as a result of the Contractor's refusal or failure to begin the Work on the date of commencement, as defined in Subparagraph 9.1.2, or its refusal or failure to carry the Work forward expeditiously with adequate forces, equipment, material or other resources, the Contractor shall be liable to the Owner for damages for every day Contractor's scheduled completion is exceeded, provided, however, that such refusal or failure is not the result of a justifiable delay as defined in Subparagraph 9.3.1.

9.3.6 Neither the Owner, Architect/Engineer, nor Designated Representative shall have liability to the Contractor nor to any other Contractor or subcontractor for delay, hindrance or interference in the performance of the Work, however caused, except for delay or hindrance resulting from active interference of the Owner or its representatives in such Contractor's execution of the Work.

9.3.7 In addition to damages, as defined in Subparagraph 9.3.5, the Contractor shall be liable to the Owner for any damages sustained as the result of the Contractor's refusal or failure to perform the Work, provided however that such refusal or failure is not the result of a justifiable delay as defined in Subparagraph 9.3.1

9.3.8 Contractor shall not request additional time to complete the project because of delays occurring on Sundays or holidays. Neither shall

he request additional time for Saturday delays except and unless he can show proof of normally working on Saturdays in order to complete the Work on time.

9.3.9 Anticipated Normal Weather Days: The time estimated by the Contractor for completion of the entire Work ready for use shall include the number of calendar days, for anticipated delays due to normal weather conditions. No time extensions for delays due to weather will be allowed until and unless such delays exceed the time included for normal weather delays. In case of claims for extension of time because of abnormal inclement weather, such extension of time shall be granted only because such abnormal inclement weather prevented the execution of major items of Work on normal working days. The weather table below will be used to determine any contract time extension due to abnormally inclement weather. For the purpose of this contract, "abnormal inclement weather" will be interpreted as the number of days in excess of the normal on which rainfall exceeds 0.05 inch or snow/ice pellets exceed 1.0 inch. Extension of time to complete the project will be based on actual working days, i.e., Saturdays, Sundays and holidays will be considered in granting extension of time.

Weather Table:

January	6	July	0
February	5	August	0
March	5	September	1
April	4	October	1
May	1	November	3
June	0	December	5

9.3.10 Liquidated Damages: The Owner will suffer financial loss if the project is not substantially complete on the date set forth in the Contract Documents. The Contractor and its surety shall be liable for and pay to the Owner, hereinafter stipulated as fixed, agreed, and liquidated damages for each consecutive calendar day of delay until the Work is substantially complete, the sum of Five Hundred Dollars ($5,000). The Owner reserves the right to withhold the liquidated damages, incurred because of failure to complete the project on time, from the final payment to the Contractor. The Owner reserves the right to withhold liquidated damages from any progress payments occurring after the contract completion date.

9.3.11 If a suspension of work is ordered by the Designated Representative, due to the failure on the part of the Contractor to carry out orders given or to perform any provision of the contract, the days on which the suspension order is in effect shall be considered working days if such days are working days as defined.

ARTICLE 10: PAYMENTS AND COMPLETION

10.1 CONTRACT SUM

10.1.1 The Contract Sum is stated in the Agreement between the Owner and the Contractor including adjustments thereto and is the total amount payable to the Contractor for the performance of the Work under the Contract Documents.

10.1.2 Payment for work performed or materials furnished under an assessment proceedings contract will be made as provided in the particular proceedings or legislative act under which such contract was awarded.

10.1.3 Whenever any portion of the work is performed by the Owner at the Contractor's request, the cost thereof shall be charged against the Contractor, and may be deducted from any amount due or becoming due from the Owner.

10.2 SCHEDULE OF VALUES

10.2.1 Within **ten (10) calendar days** after the effective notice to proceed One, the Contractor shall submit to the Designated Representative a schedule of values allocated to the various portions of the Work prepared in such a form and supported by such data to substantiate its accuracy as the Designated Representative may require. This schedule, unless objected to by the Designated Representative, shall be used only as a basis for the Contractor's Application for Payment.

10.2.2 The schedule of values shall equal in total the Contract Sum and shall correctly represent a reasonable apportionment of the Contract Sum.

10.2.3 When a bid item is included in the proposal form and subject to the limitation and conditions in the contract documents, the Contractor shall itemize in the schedule of values the costs of mobilization work in advance of construction operations and not directly attributed to any specific bid item. When no such bid item is provided, payment for mobilization costs will be considered in the other items of work.

10.2.4 With said Schedule of Values contractor shall provide to Owner's Designated Representative copies of hourly wage rates for all workers in all trades associated with the job. If, during the course of construction, wage rates change, the contractor shall provide to Owner's Designated Representative copies of revised hourly wage rates the same day as said change is adopted or agreed-upon.

10.3 APPLICATION FOR PAYMENT

10.3.1 The Designated Representative will, after award of the contract, establish a closure date for the purpose of making monthly progress payments. The Contractor may request in writing that such monthly closure date be changed. The Designated Representative may approve such request when it is compatible with the Owner's payment procedures.

10.3.1.1 Each month, the Contractor will make an approximate measurement of the work performed to the closure date and as a basis for making monthly payments, estimate its value based on the contract unit prices or as provided for in the approved schedule of values.

10.3.1.2 At a fixed date each month as established by the Designated Representative during the progress of the Work, the Contractor shall render to the Designated Representative a notarized Application for Payment for a portion of the Contract Price, broken down into the categories itemized in the Contractor's Schedule of Values. The amounts invoiced shall be directly proportional to the percentage of completion of Work in each of the categories at the end of the closure date for the invoice period less any amounts previously invoiced. The Application for Payment shall be made on A.I.A. Document G702 with continuation sheets A.I.A. Document G703, or on other forms approved by the Designated Representative.

10.3.2 The Contractor shall certify monthly that he has made payment due to its Subcontractors and suppliers from the proceeds of prior payments and that he will make timely payments from the proceeds of the progress payment now due to its Subcontractor and suppliers in accordance with the contractual arrangements with them. The Contractor shall submit written certification that all amounts for equipment, materials, labor, union benefits and other services and all other items provided by the month covered by Contractor's invoice have been paid; and proof that Contractor has acquired title to the equipment and materials invoiced the previous month. Partial Waivers of Lien will be required with the second and succeeding monthly invoices. The Designated Representative may request Record Documents, schedule updates, payrolls for all labor and other data supporting payment to Subcontractors and material suppliers before processing the requisition.

10.3.3 With respect to material purchased during the preceding month by the Contractor as Owner's special purchasing subagent, the Contractor shall provide the Designated Representative with a statement showing the costs of such materials and any state or local sales and use taxes paid by the Contractor in connection with the purchase or use thereof during the preceding month, which statement shall be supported by copies of invoices, receipts, etc., clearly and separately showing the costs of such materials and taxes. This statement shall be filed with the Designated Representative within one month after the purchase of such items.

10.3.4 Unless otherwise provided in the Contract Documents, payment will be made on account of materials or equipment not incorporated in the Work but delivered and suitably stored at the site. Payments made for materials or equipment stored on the site shall be conditioned upon submission by the Contractor of bills of sale or such other procedures satisfactory to the Designated Representative to establish the Owner's title to such materials or equipment or otherwise protect the Owner's interest. Materials invoiced in pay

applications, if not stored on site, must be kept stored in a bonded warehouse approved by the Designated Representative.

10.3.5 The Contractor warrants that title to all Work, materials and equipment covered by an Application for Payment will pass to the Owner by incorporation in the construction and upon the receipt of final payment by the Contractor free and clear of all liens, claims, security interests or encumbrances, hereinafter referred to in this Article 10 as "liens" and that no Work, materials or equipment covered by an Application for Payment will have been acquired by the Contractor by any other person performing its Work at the site or furnishing materials and equipment for its Work, subject to an agreement under which an interest therein or an encumbrance thereon is retained by the seller or otherwise imposed by the Contractor or such other person. All Subcontractors and Sub-subcontractors agree that title will so pass upon their receipt of payment from the Contractor.

10.4 PROGRESS PAYMENTS

10.4.1 If the Contractor has made Application for Payment in accordance with the General Requirements, the Designated Representative will, with reasonable promptness, review and process such Application for Payment in accordance with the Contract. From each progress estimate, five (5%) percent will be deducted and retained by the Owner, and the remainder less the amount of all previous payments will be paid to the Contractor.

10.4.2 No approval of an application for a progress payment, nor any progress payment, nor any partial or entire use or occupancy of the project by the Owner, shall constitute an acceptance of any Work not in accordance with the Contract Documents. Nor shall the same relieve the Contractor or its surety from any obligation under the Contract or the Standard Performance Bond and the Standard Labor and Material Payment Bond.

10.4.3 Except in case of bona fide disputes, or where the Contractor has some other justifiable reason for delay, the Contractor shall pay for all transportation and utility services not later than the end of the calendar month following that in which services are rendered and for all materials, tools and other expendable equipment to the extent of ninety percent (90%) of the cost thereof not later than the end of the calendar month following that in which such materials, tools and equipment are delivered at the site of the Project. The Contractor shall pay to each of its Subcontractors, not later than the end of the calendar month in which each payment is made to the Contractor, the representative amount allowed the Contractor on account of the Work performed by its Subcontractors, to the extent of each Subcontractor's interest herein. The Contractor shall, by an appropriate agreement with each Subcontractor, also require each Subcontractor to make payments to its suppliers and sub-subcontractors in a similar manner.

10.4.4 Payment shall not relieve the Contractor from its obligations under the contract; nor shall such payment be construed to be acceptance of any of the work. Payment shall not be construed as the transfer of ownership of any equipment or materials to the Owner. Responsibility of ownership shall remain with the Contractor who shall be obligated to store, protect, repair, replace, rebuild or otherwise restore any fully or partially completed work or structure for which payment has been made; or replace any materials of equipment required to be provided under the contract which may be damaged, lost, stolen or otherwise degraded in any way prior to acceptance of the work under the contract, except as provided in Paragraph 10.7.2.

10.4.4.1 Guarantee periods shall not be affected by any payment but shall commence on the date equipment or material is placed into service at the direction of the Owner. In the event such items are not placed into service prior to partial or final acceptance of the project, the guarantee period will commence on the date of such acceptance.

10.4.4.2 If, within the time fixed by law, a properly executed notice to stop payment is filed with the Owner, due to the Contractor's failure to pay for labor or materials used in the work, all money due for such labor or materials will be withheld from payment to the Contractor in accordance with applicable laws.

10.4.5 Per the California Public Contract Code, upon the Contractor's request, the County will make payment of funds withheld to ensure performance of the Contract if the Contractor deposits in escrow with the Santa Barbara County Treasurer, or with a bank acceptable to the County/DISTRICT, securities eligible for investment under Government Code Section 16430 or bank or savings and loan certificates of deposit, upon the following conditions:

(a.) The Contractor shall bear the expense of the County/DISTRICT and the escrow agent, either the County Treasurer or the bank, in connection with escrow deposit made.

(b.) Securities or certificates of deposit to be placed in escrow shall be of a value at least equivalent to the amount of retention to be paid to the Contractor pursuant to this section.

(c.) The Contractor shall enter into an escrow agreement satisfactory to the County/DISTRICT which agreement shall include provisions governing inter alia:

(1) the amount of securities to be deposited.
(2) the providing of power of attorney or other documents necessary for the transfer of the securities to be deposited.
(3) conversion to cash to provide funds to meet defaults by the Contractor including, but not limited to, termination of the Contractor's control over the work, stop notices filed pursuant to law, assessment of liquidated damages or other amounts to be kept or retained under the provisions of the contract.

(4) decrease in value of securities on deposit.
(5) the termination of the escrow upon completion of the Contract.

(d.) The Contractor shall obtain the written consent of the surety of such agreement.

10.5 PAYMENTS WITHHELD

10.5.1 The Designated Representative, Architect/Engineer or the Owner may decline approval of an Application for Payment if, in its opinion, the Application is not adequately supported. If the Contractor and the Designated Representative or Owner cannot agree on a revised amount, the Designated Representative shall process the application for the amount he deems appropriate. An amount equaling one hundred fifty (150%) percent of the value of the Work related to any Stop Notice shall be withheld from payments applied for by the Contractor until the Stop Notice is expunged. The Designated Representative may also decline to approve any Applications for Payment or, because of subsequently discovered evidence or subsequent inspections, he may nullify in whole or in part any approval previously made to such extent as may be necessary in its opinion because of:

(a.) Defective Work not remedied.
(b.) Third party claims filed or reasonable evidence indicating probably filing of such claims.
(c.) Failure of the Contractor to make payments properly to Subcontractor or for labor, materials, or equipment.
(d.) Reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum.
(e.) Damage to the Designated Representative, the Owner or another contractor working at the Project.
(f.) Reasonable evidence that the Work will not be completed within the Contract Time.
(g.) Persistent failure to carry out the Work in accordance with the Contract Documents.
(h.) The filing of a lien against the Project when lien is caused by the act or inaction of the Contractor or its subcontractor.
(i.) Refusal to follow the Project Safety Program issued as a Contract Document.
(j.) Failure to maintain records as specified.
(k.) Failure to maintain record drawings as specified.
(l.) Failure to secure required building inspections.

10.5.2 When the above grounds in Subparagraph 10.5.1 are removed, payment shall be made for the amounts withheld because of them, but in no case shall interest be paid on amounts withheld by the Owner to the Contractor.

10.6 FAILURE OF PAYMENT

10.6.1 If the Contractor is not paid within sixty (60) days after the Application for Payment is approved for payment by the Designated

Representative and has become due and payable, then the Contractor may, upon thirty (30) additional days written notice to the Owner and the Designated Representative, stop the Work until payment of the amount owing has been received. The Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start up, which shall be effected by the appropriate Change Order in accordance with Paragraph 13.3., but in no case shall interest be paid by the Owner to the Contractor.

10.7 SUBSTANTIAL COMPLETION

10.7.1 When the Contractor considers that the Work, or a designated portion thereof which is acceptable to the Owner, is substantially complete as defined in Subparagraph 9.1.3, the Contractor shall prepare for submission to the Designated Representative a list of items to be completed or corrected. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. When the Designated Representative and Architect/Engineer, on the basis of inspection, determine that the Work or designated portion thereof is substantially complete, the Architect/Engineer will then prepare a Certificate of Substantial Completion which shall establish the Date of Substantial Completion, shall state the responsibilities of the Owner, the Designated Representative and the Contractor for security, maintenance, heat, utilities, damage to the Work, insurance and shall fix the time within which the Contractor shall complete the items listed therein. Warranties required by the Contract Documents shall commence on the Date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion. The Certificate of Substantial Completion shall be submitted to the Owner, the Designated Representative and the Contractor for their written acceptance of the responsibilities assigned to them in such Certificate. The Owner may retain a sum equal to an amount not to exceed one hundred fifty percent (150%) of the estimated cost of completing any unfinished items, separately listed and estimated at the time of substantial completion. Thereafter, the Owner shall pay to the Contractor monthly, the amount retained for incomplete items as each of said items are completed.

10.7.2 The Owner shall have the right to take possession of and use for any purpose any partially completed portion of the Work. The Designated Representative will give notice to the Contractor of the Owner's intention to take said possession and use. Such taking possession or use shall not be deemed to be the Designated Representative's acknowledgement of completion and acceptance of said portion of Work.

10.7.2.1 The Owner's taking over and utilizing all or part of any completed facility or appurtenance will relieve the Contractor of responsibility for injury or damage to said completed portions of the improvement resulting from use by the public or from the action of the elements or from any other cause, except injury or damage

resulting from the Contractor's operations or negligence. The Contractor will not be required to reclean such portions of the improvements before final acceptance, except for cleanup made necessary by its operations. Nothing in this section shall be construed as relieving the Contractor from full responsibility for correcting defective work or materials.

10.7.2.2 In the event the Owner exercises its right to place into service and utilize all or part of any completed facility or appurtenance, the Owner shall assume the responsibility and liability for injury to persons or property arising out of or resulting from the utilization of the facility or appurtenance so placed into service, except for any such injury to persons or property caused by any willful or negligent act or omission of the Contractor, subcontractor, their officers, employees or agents.

10.8 FINAL COMPLETION AND FINAL PAYMENT

10.8.1 Following the Architect/Engineer's issuance of the Certificate of Substantial Completion of the Work or designated portion thereof and the Contractor's completion of the Work, the Contractor shall notify the Designated Representative in writing that the Work will be ready for final inspection and test on a definite date. Notice shall be given at least **five (5)** days in advance of said date. Designated Representative shall forward the notice to the Architect/Engineer who will attach its endorsement as to whether or not he concurs with the Contractor's statement that the Work will be ready for final inspection or test on the date given, but such endorsement shall not relieve the Contractor of its responsibility in the matter. If the Architect/Engineer concurs that the Work will be ready for final inspection or test on the date given, the Architect/Engineer and the Designated Representative will make such inspection. The Contractor is required to furnish access for the final inspection as provided in Subparagraph 3.2.1. If the Work is found acceptable under the Contract Documents and the Contract fully performed the Designated Representative, upon receipt of a correct final Application for Payment, shall recommend to the Owner that such payment be made.

10.8.2 Neither the final payment nor the remaining retained percentage shall become due until the Contractor submits to the Designated Representative all (1) inspection sign-offs, (2) final certificate of occupancy, (3) an affidavit that all payrolls, bills for materials and equipment and other indebtedness connected with the Work for which the Owner or its property might in any way be responsible, have been paid or otherwise, (4) consent of surety, if any, to final payment and executed "General Release and Lien Waiver and General Guarantee:, on forms to be provided by the Designated Representative, (5) if required by the Owner, other data establishing payment or satisfaction of all such obligations, such as receipts, releases and waivers of liens arising out of the contract, to the extent and in such form as may be designated by

the Owner or Designated Representative. If any Subcontractor refuses to furnish a release or waiver required by the Owner or Designated Representative, the Contractor may furnish a bond satisfactory to the Owner and Designated Representative to indemnify them against any such lien. If any such lien remains unsatisfied after all payments are made, the Contractor shall refund to the Owner or Designated Representative all monies that the latter may be compelled to pay in discharging such lien, including all costs and reasonable attorney's fees. Contractor is required to submit all "Record Documents" and operating manuals as required by the Contract Documents prior to the processing of the final payment.

10.8.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by the issuance of Change Orders affecting the final completion, and the Designated Representative so confirms, the Owner shall upon certification by the Designated Representative and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance of Work not fully completed or corrected is less than the retention stipulated in the Contract Documents and if the bonds have been furnished as provided in Paragraph 8.5, the written consent of the surety to the payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Designated Representative prior to such payment. Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

10.8.4 Upon successful completion of the final inspection and Work required by the Contract, acceptance of the same by the Owner and the filing of all affidavits, consents of surety and other data required in Subparagraph 10.8.2 and the submission of all bonds, written warranties and guarantees and of all data documents required for project closeout by the Contract Documents, the Architect/Engineer shall file a written certification of completion with the Owner and with the Designated Representative as to the entire amount of Work performed and compensation earned, including extra Work and compensation therefore. At the expiration of thirty-five (35) days after the Owner's confirmation of such Certificate of Completion or as prescribed by law, the Owner shall pay the Contractor the amount stated therein, less all prior payments and advances, whatsoever, to or for the account of the Contractor except such amounts as are required to be withheld by properly executed and filed notices to stop payment or as may be authorized by the contract to be further retained. All prior estimates and payments including those relating to extra Work shall be subject to correction by this payment, which is throughout the Contract called "Final Payment."

10.8.5 The making of Final Payment shall constitute a waiver of all claims by the Owner or Designated Representative except those arising from:

(a.) Unsettled liens.
(b.) Faulty or defective Work appearing after Substantial

Completion.
(c.) Failure of the Work to comply with the requirements of the Contract Documents
(d.) Terms of any special warranties required by the Contract Documents.

10.8.5.1 The acceptance by the Contractor of the Final Payment shall be and operate as a release to the Owner and to the Designated Representative of all claims and of all liability to the Contractor for all things done or furnished in connection with this Contract.

10.8.6 In accordance with Section 4551 of the Government Code, the Contractor and subcontractors shall conform to the following requirements. In entering into a public works contract or a subcontract to supply goods, services, or materials pursuant to a public works contract, the Contractor or subcontractor offers and agrees to assign to the awarding body all rights, title and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act, Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code, arising from purchases of goods, services, or materials pursuant to the public works contract of the subcontract. This assignment shall be made and become effective at the time the awarding body tenders final payment to the Contractor, without further acknowledgment by the parties.

10.8.7 In accordance with Section 4552 of the Government Code, the bidder shall conform to the following requirements. In submitting a bid to a public purchasing body, the bidder offers and agrees that if the bid is accepted, it will assign to the purchasing body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act, Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code, arising from purchases of goods, materials, or services by the bidder for sale to the purchasing body pursuant to the bid. Such assignment shall be made and become effective at the time the purchasing body tenders final payment to the bidder.

10.9 MEASUREMENT OF QUANTITIES FOR UNIT PRICE WORK

10.9.1 General: Unless otherwise specified, quantities of work shall be determined from measurements or dimensions in horizontal planes. However, linear quantities of pipe, piling, fencing, and timber shall be considered as being the true length measured along the longitudinal axis. Unless otherwise provided in the Contract Documents, volumetric quantities shall be the product of the mean area of vertical or horizontal sections and the intervening horizontal or vertical dimension. The planimeter shall be considered an instrument of precision adapted to the measurement of all areas.

10.9.2 Methods of Measurement: Materials and items of work which are to be

paid for on the basis of measurement shall be measured in accordance with the methods stipulated in the particular section involved.

10.9.3 Certified Weights: When payment is to be made on the basis of weight, the weighing shall be done on certified platform scales or, when approved by the Designated Representative, on a completely automated weighing and recording system. The Contractor shall furnish the Designated Representative with duplicate licensed weighmaster's certificates showing the actual net weights. The Designated Representative will accept the certificate as evidence of the weights delivered.

10.9.4 Units of Measurement: Measurements shall be in accordance with U. S. Standard Measures. A pound is an avoirdupois pound. A ton is 2,000 pounds avoirdupois. The unit of liquid measure is the U. S. gallon.

10.9.5 Lump Sum Items: Items for which quantities are indicated as "Lump Sum", "L.S.", "Job", or words of like import shall be paid for at the price named. Such payment shall be full compensation for the work named and all work appurtenant thereto required by the contract which is not specifically provided for by other pay items.

10.9.6 Actual Quantities: The quantities listed in the bid schedule will not govern final payment. Payment to the Contractor will be made only for the actual quantities of contract items constructed in accordance with the plans and specifications. Upon completion of the construction, if the actual quantities show either an increase or decrease from the quantities given in the bid schedule, the contract unit prices will prevail subject to the provisions of Article 13.

10.9.7 Waste: Payment will not be made for materials wasted or disposed of in a manner not called for under the Contract. This includes rejected materials not unloaded from vehicles, material rejected after it has been placed and material placed outside of the plan lines. No compensation will be allowed for disposing of rejected or excess material.

ARTICLE 11: PROTECTION OF PERSONS AND PROPERTY

11.1 SAFETY PRECAUTIONS AND PROGRAMS

11.1.1 Contractor will be solely and completely responsible for conditions of the Work Site, including safety of all persons and property during performance of the Work. This requirement will apply continuously and not be limited to normal working hours.

11.1.2

11.1.3 The Contractor expressly undertakes, both directly and through its

Subcontractor, to take every precaution at all times for the protection of persons, including employees and property. The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work.

11.1.4 The Contractor shall comply with the provisions of the "Construction Safety Act" and the "Occupational Safety and Health Act of 1970" and the Designated Representative's safety program, as well as all other applicable, Federal, State and local requirements. The Contractor shall submit its safety program to the Designated Representative prior to mobilizing the job and shall be responsible for the safety, efficiency and adequacy of its plant, appliances and methods and for any damage which might result from failure or improper construction, maintenance or operation. The Contractor shall provide a safety report to the Designated Representative on a weekly basis. During the conduct of the Work, the Contractor shall take immediate corrective action, as required upon notification of any deficiencies in safety provisions by the Designated Representative or identification of any deficiencies by Subcontractor personnel.

11.1.5 If the Contractor fails to maintain the safety precautions required by law or directed by the Designated Representative, the Designated Representative may take such steps as necessary and charge the Contractor therefore.

11.1.6 The failure of the Owner to take any such action shall not relieve the Contractor of its obligations in Subparagraph 11.1.1.

11.1.7 The Contractor shall immediately notify the Designated Representative of all accidents and submit a written report describing in detail the circumstances of all accidents within twenty-four (24) hours.

11.1.8 The Contractor alone shall be responsible for the safety, efficiency and adequacy of its plant, appliances and methods and for any damage which may result from their failure or their improper construction, maintenance or operation.

11.1.9 The wearing of hard hats will be mandatory at all times for all personnel on Site. Contractor shall supply sufficient hard hats to properly equip all employees and visitors.

11.1.10 Any construction review of the Contractor’s performance is not intended to include review of the adequacy of the Contractor’s safety measures in, on, or near the Work Site.

11.1.11 Implementation and maintenance of safety programs shall be the sole responsibility of the Contractor.

11.1.12 Contractor shall furnish to the COUNTY OF SANTA BARBARA a copy of the Contractor's safety plan within the time frame indicated in the Contract Documents and specifically adapted for the Project.

11.2 SAFETY OF PERSONS AND PROPERTY

11.2.1 The Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to:

(a.) All employees on the Project and all other persons who may be affected thereby;

(b.) All the Work and all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody or control of the Contractor or any of its Subcontractors or Sub-subcontractors; and

(c.) Other property at the site or adjacent thereto, including trees, shrubs, lawns walks, pavements, roadways, structures and utilities not designed for removal, relocation or replacement in the course of construction.

11.2.2 The Contractor shall give all notices and comply with all applicable laws, ordinances, rules, regulations and lawful orders of any public authority bearing on the safety of persons or property or their protection from damage, injury or loss.

11.2.3 The Contractor shall erect and maintain, as required by existing conditions and progress of the Work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards promulgating safety regulations and notifying the Owners and users of adjacent utilities. He shall protect the Owner's property from injury or loss arising in connection with this Contract. He shall adequately protect adjacent property as provided by law and the Contract Documents. He shall provide and maintain all passageways, guard fences, light and other facilities for protection required by public authority, local conditions or any of the Contract Documents. If the Contractor fails to so comply, he shall, at the direction of the Designated Representative, remove all forces from the Project without cost or loss to the Owner or Designated Representative, until he is in compliance.

11.2.4 When the use or storage of explosives or other hazardous materials or equipment is necessary for the execution of the Work, the Contractor shall exercise the utmost care and shall carry on such activities under the supervision of properly qualified personnel.

11.2.5 The Contractor shall notify the Designated Representative of any flammable, combustible and toxic materials intended for use on the project and shall furnish the Designated Representative literature pertinent to the use and control of such materials.

11.2.6 Every employee will be dressed for the Work he performs. Minimum dress will consist of long pants, tee shirt and work shoes. Shorts,

cut-offs, "tank-top" shirts or soft-soled shoes will not be permitted.

11.2.7 The Contractor shall promptly remedy all damage or loss (other than damage or loss insured under Paragraph 12.2) to any property, referred to under Articles 11.2.1.2 and 11.2.1.3, caused in whole or in part by the Contractor, its Subcontractors or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable and for which the Contractor is responsible under the Articles 11.2.1.2 and 11.2.1.3, except damage or loss attributable to the acts or omissions of the Owner or Architect/Engineer or anyone directly or indirectly employed by either of them or by anyone for whose acts either of them may be liable and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to its obligations under Paragraph 5.18. The Contractor shall be responsible to the Owner and the Designated Representative for the acts and omissions of all its employees and all Subcontractors, their agents and employees and all other persons performing any of the Work under a contract with the Contractor.

11.2.8 The Contractor and each Subcontractor shall designate a responsible member of its organization at the site to act as its Safety Representative whose duty shall be the prevention of accidents and who shall be responsible to maintain all Safety requirements of the Contractor and shall attend all Project Safety Meetings scheduled by the Contractor. This person shall be the Contractor's or Subcontractor's Superintendent unless otherwise designed by the Contractor in writing to the Designated Representative.

11.2.9 The Contractor shall not load or permit any part of the Work to be loaded so as to endanger safety.

11.2.10 When necessary for the proper protection of the Work, temporary heating of a type approved by the Designated Representative and Architect/Engineer shall be provided by the Contractor unless otherwise specified.

11.3 EMERGENCIES

11.3.1 In an emergency affecting the safety or life of individuals, of the Work, or of adjoining property, the Contractor without special instruction or authorization from the Owner or Designated Representative or Architect/Engineer shall act, at its discretion, to prevent such threatened loss or injury. Also, should he, to prevent threatened loss or injury, be instructed or authorized to act by the Owner or Designated Representative or Architect/Engineer, he shall so act, without appeal. Any additional compensation or extension of time claimed by the Contractor on account of any emergency Work shall be determined as provided by Article 13 - Changes in the Work.

11.3.2 Whenever immediate action is required to prevent impending injury,

death, or property damage, and precautions which are the Contractor's responsibility have not been taken and are not reasonably expected to be taken, the Owner or Designated Representative may, after reasonable attempt to notify the Contractor, cause such precaution to be taken and shall charge the cost thereof against the Contractor, or may deduct such cost from any amount due or becoming due from the Owner. The Owner's or Designated Representative's action or inaction under such circumstances shall not be construed as relieving the Contractor or its surety from liability.

ARTICLE 12: UTILITIES

12.1 LOCATION

12.1.1 The Owner will search known substructure records and furnish the Contractor, when requested by the Contractor, with copies of documents which describe the location of utility substructures, or will indicate on the plans for the project those substructures, except for service connections, which may affect the work. Information regarding removal, relocation, abandonment, or installation of new utilities will be furnished to prospective bidders.

12.1.2 Where underground main distribution conduits such as water, gas, sewer, electric power, telephone or cable television are shown on the plans, the Contractor, for the purpose of preparing its bid, shall assume that every property parcel will be served by a service connection for each type of utility.

12.1.3 At least two (2) working days before entering on the work, the Contractor shall request the utility owners whose utilities will be affected by the Contractor's work to mark or otherwise indicate the approximate location of their subsurface facilities including, but not limited to, structures, main conduits and service connections. This requirement will not apply to sewer and storm drain installations where their location and depth are shown on the plans for the project.

12.1.4 It shall be the Contractor's responsibility to determine the location and depth of all utilities, including service connections, which have been marked by the respective utility owners and which he believes may affect or be affected by its operations. If no pay item is provided in the contract for this work, full compensation for such work shall be considered as included in the prices bid for other items of work.

12.2 PROTECTION

12.2.1 The Contractor shall not interrupt the service function or disturb the supporting base of any utility without authority from the utility owner or order from the Designated Representative.

12.2.2 Where protection is required to insure support of utilities located as shown on the plans or in accordance with Paragraph 12.1, the Contractor shall, unless otherwise provided, furnish and place the necessary protection at its expense.

12.2.3 Upon learning of the existence and location of any utility omitted from or shown incorrectly on the plans, or not properly marked, the Contractor shall immediately notify the Designated Representative in the form of a written request for information. When authorized by the Owner, support or protection of the utility will be paid for as provided in Article 13.

12.2.4 The Contractor shall immediately notify the Designated Representative and the utility owner if any utility is disturbed. The Contractor shall bear the costs of repair or replacement of any utility damaged.

12.2.5 Contractor shall take adequate precautions to protect existing roads, sidewalks, curbs, pavements, utilities, adjoining property, and structures (including, without limitation, protection from settlement or loss of lateral support), and to avoid damage thereto, and repair any damage thereto caused by construction operations.

12.2.6 When placing concrete around or contiguous to any non-metallic utility installation, the Contractor at its own expense, shall (1) furnish and install a two-inch cushion of expansion joint material or other similar resilient material; or (2) provide a sleeve or other opening which will result in a two-inch minimum clear annular space between the concrete and the utility; or (3) provide other acceptable means to prevent embedment in or bonding to the concrete. Where concrete is used for backfill or for structures which would result in embedment, or partial embedment, of a metallic utility installation; or where the coating, bedding or other cathodic protection system is exposed or damaged by the Contractor's operations or as may be required by the work, the Contractor shall notify the Designated Representative and arrange to secure the advice of the affected utility owner regarding the procedures required to maintain or restore the integrity of the system.

12.3 EXCAVATIONS

12.3.1 For any displacement or excavation of the ground that may be required by any performance under this Contract, the Contractor shall obtain an inquiry identification number by calling Underground Service Alert (USA) 1 (800) 422- 4133 or by such other means as may be required; shall conform to all requirements of Government Code Sections 4215 through 4217 regarding any such displacement or excavation, including the payment of any fees required; and shall facilitate performance by the Owner of any obligation required of the County under said sections.

Contractor, except in an emergency, shall contact the appropriate regional notification center at least two (2) days prior to commencing any excavation if the excavation will be conducted in an area or in a private easement that is known, or reasonably should be known, to contain subsurface installations other than the underground facilities owned or operated by the COUNTY OF SANTA BARBARA, and obtain an inquiry identification number from that notification center. No excavation shall be commenced and/or carried out by the Contractor unless an inquiry identification number has been assigned to the Contractor or any Subcontractor and the Contractor has given the COUNTY OF SANTA BARBARA the identification number. Any damages arising from Contractor's failure to make appropriate notification shall be at the sole risk and expense of the Contractor. Any delays caused by failure to make appropriate notification shall be at the sole risk of the Contractor and shall not be considered for an extension of the Contract time.

12.3.2 There shall be no performance under this Contract by either party unless and until the provisions of such Sections are complied with and the Designated Representative is notified regarding the compliance.

12.4 REMOVAL

12.4.1 Unless otherwise specified, the Contractor shall remove all interfering portions of utilities shown on the plans or indicated in the bid documents as "abandoned" or "to be abandoned in place".

12.4.2 Before starting removal operations, the Contractor shall ascertain from the Designated Representative whether the utility abandonment is complete, and the costs involved in the removal and disposal shall be absorbed in the bid for the items of work necessitating such removals.

12.5 RELOCATION

12.5.1 When feasible, the utility owners responsible for utilities within the area affected by the work will complete their necessary installations, relocations, repairs or replacements before commencement of work by the Contractor. When the Contract Documents or plans indicate that a utility installation is to be relocated, altered or constructed by others, the Owner will conduct all negotiations with the utility owners and the work will be done at no cost to the Contractor.

12.5.2 Utilities which are relocated in order to avoid interference with the proposed permanent work shall be protected in their relocated position and the cost of such protection shall be absorbed in the various items of the contract.

12.5.3 After award of the contract, portions of utilities which are found

to interfere with the work will be relocated, altered or reconstructed by the utility owners, or the Owner may order changes in the work to avoid interference. Such changes will be paid for in accordance with Article 13.

12.5.4 When the plans or specifications provide for the Contractor to alter, relocate, or reconstruct a utility, all costs for such work shall be included in the bid for the items of work necessitating such work. Temporary or permanent relocation or alteration of utilities requested by the Contractor for its own convenience shall be its responsibility, and he shall make all arrangements and bear all costs.

12.5.5 The utility owner will relocate service connections as necessary within the limits of the work or within temporary construction or slope easements unless otherwise specified. When directed by the Designated Representative, the Contractor shall arrange for the relocation of service connections as necessary between the meter and property line, or between a meter and the limits of temporary construction or slope easements. The relocation of such service connections when not detailed on the plans or in the specifications will be paid for in accordance with provisions of Article 13. Payment will include the restoration of all existing improvements which may be affected thereby. The Contractor may, for its own convenience or to expedite the work, agree with any utility owner to disconnect and reconnect interfering service connections. The Owner will not be involved in any such agreement.

12.6 DELAYS

12.6.1 The Contractor shall notify the Designated Representative of its construction schedule insofar as it affects the protection, removal or relocation of utilities. Said notification shall be in writing and shall be included as a part of the construction schedule required in Paragraph 5.10. He shall notify the Designated Representative in writing of any subsequent changes in its construction schedule which will affect the time available for protection, removal or relocation of utilities.

12.6.2 The Contractor will not be entitled to damages or additional payment for delays attributable to utility relocations or alterations if correctly located, noted and completed in accordance with Paragraph 12.1. The Contractor may be given an extension of time for unforeseen delays attributable to utility relocations or alterations not shown or incorrectly shown on the plans, or for unreasonably protracted interference by utilities in performing work correctly shown on the plans. If the Contractor sustains loss due to delays attributable to interferences, relocations or alterations not covered by Paragraph 12.1, which could not have been avoided by the judicious handling of forces, equipment or plant, there shall be paid to the Contractor such amount as the Owner may find to be fair and reasonable compensation for such part of the Contractor's actual loss as was unavoidable.

12.7 COOPERATION

12.7.1 When necessary, the Contractor shall so conduct its operations as to permit access to the work site and provide time for utility work to be accomplished during the progress of the contract work.

ARTICLE 13: CHANGES IN THE WORK

13.1 CHANGE ORDERS

13.1.1 A Change Order is a written order to the Contractor signed by the Owner issued after the execution of the Contract authorizing a change in the Work or an adjustment in the Contract Sum or the Contract Time. The Contract Sum and the Contract Time may be changed only by a Change Order. The County Director of General Services is authorized to execute Change Orders for the Owner in accordance with Article 2.3. A Change Order signed by the Contractor indicates its agreement therewith, including the adjustment in the Contract Sum or the Contract Time, and Contractor agrees that the change in the contract sum and contract time set forth in the Change Order shall constitute the complete compensation and time extension for the change in the work including, but not limited to, Contractor's field and home office overhead, profit, and supervision costs. The Contractor shall not proceed with any change in the Work unless directed in writing by the Designated Representative.

13.1.2 The Owner or Designated Representative, without invalidating the Contract, may order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, the Contract Time being adjusted accordingly. All such changes in the Work shall be authorized by a Change Order and shall be performed under the applicable conditions of the Contract Documents. Provisions of the Contract shall apply to all changes, modifications and additions with the same effect as if changes were embodied in the base Contract Documents.

13.1.3 A change in the Work may be initiated in one of three ways:

13.1.3.1 A "Request for Quotation" form from the Designated Representative to the Contractor describing the revision to the Work desired. Usually, it is accompanied by revised drawings, sketches or other data.

13.1.3.2 Formal notification from the Contractor documenting a "concealed condition" requesting investigation by the Designated Representative and Architect/Engineer which causes changes in the Contract Documents (and a subsequent Request for Quotation on the revised documents).

13.1.3.3 In response to a Contractor's "Request for Information", the Architect/Engineers' response may include instructions which the Contractor interprets as involving "extra work." In such cases, the

Contractor must submit written notice to the Designated Representative requesting review and issuance of an appropriate Request for Quotation. Any other "instruction" given to the Contractor by the Owner, Designated Representative or Architect/Engineer shall require these procedures and as indicated in 13.4.1 below.

13.1.4 The cost or credit to the Owner resulting from changes in the Work, as outlined above, shall be made on the basis of one of the following methods:

(a.) By such applicable unit prices as set forth in the Contract Documents or subsequently agreed upon by both parties to the Contract.

(b.) By a lump sum mutually agreed upon by the Owner and the Contractor.

(c.) The Owner may direct the Contractor through the Designated Representative to proceed with Work on a time and material (T & M) basis, with a not to exceed cost and the Contractor shall keep and present, in such a form as the Designated Representative may direct, a correct account of all costs of the changes together with all vouchers. The costs shall include overhead and profit as subsequently set forth below. These costs then shall be finalized by a Change Order.

(d.) If the parties cannot agree upon a Lump Sum, Unit Pricing or T & M with a not to exceed cost, the Owner may, as recommended by the Designated Representative, issue a written directive Contract Amendment to proceed and the Contractor shall be compensated for the net cost of additional Work. The Contractor shall keep and present in such a form as the Designated Representative may direct a correct account of all costs of the changes together with all vouchers. The costs shall include overhead and profit as subsequently set forth below.

13.1.5 Lump sum prices and compensation for actual net cost plus overhead and profit shall be established as follows:

13.1.5.1 The net cost of Changes in the Work may include all items of labor or material, power tools and equipment actually used, prorate charges for foreman and payroll charges such as Public Liability and Workmen Compensation Insurance. No percentage for overhead, profit and commission shall be allowed on items of premium costs for overtime, social security, old age and unemployment insurance, fringe benefits, and payroll taxes. If deductions are ordered, the credit shall be the net cost. Items considered as overhead shall include insurance, other than that mentioned above, bond or bonds, superintendent, timekeeper, clerks, watchmen, use of small tools, incidental job burdens, transportation, and general offices expense. The percentages for overhead and profit shall be negotiated and may vary according to the nature, extent and complexity of the changed Work (other than those covered by unit prices set forth on the

Contract Documents), but in no case shall exceed the following:

(a.) Allowable Mark-ups on Change Order Definitions:

Prime Contractor = General Contractor

First Tier Contractor to the Subcontractor = Prime Contractor.

Second Tier Contractor to the Subcontractor = First Tier Subcontractor.

Case A: For work within the scope of the Change Order performed by forces of the Prime Contractor:
Overhead:10% to Prime Contractor only.
Profit: 5% to Prime Contractor only.
Commission: No commission to any party.

Case B: For work within the scope of the Change Order performed by forces of the First Tier Subcontractor(s):
Overhead: 10% to First Tier Subcontractor(s)only.
Profit: 55 to First Tier Subcontractor(s) only.
Commission: 5% to Prime Contractor.

Case C: For work within the scope of the Change Order performed by forces of the Second Tier Subcontractor(s):
Overhead:10% to the Second Tier Subcontractor(s) only.
Profit: 5% to the Second Tier Subcontractor(s)only.
Commission: 5% to the Prime Contractor and 5% to the First Tier Subcontractor(s).
No commission to Second Tier Subcontractor(s).

(b.) Not more than four (4) mark-ups (Case C), not to exceed the maximum percentages shown above, shall be allowed.

(c.) All Cost Proposals for work shall be submitted to the Designated Representative on the attached document: "County of Santa Barbara General Services/Capital Projects Division Cost Proposal".

13.1.5.2 On proposals covering both increases and decreases in the amount of the contract, overhead, profit and commission shall be allowed on the net increase only as determined above. When the net difference is a deletion, no percentage for overhead profit and commission shall be allowed.

13.1.5.3 Contractor's cost for preparation of change order proposals shall be deemed to be included in amount of change order proposal.

13.1.6 The Contractor shall respond to the Designated Representative's request for a proposal within seven (7) calendar days. In this proposal, the Contractor shall furnish to the Designated Representative an itemized breakdown of the quantities and prices used in computing the value of changes that might be ordered. The

Contractor shall submit with its proposal, its request for time extension (if any). If time for completion of the Contractor's Work is not affected by the change, the Contractor shall so state.

13.1.7 In figuring changes, instructions for measurements of quantities set forth in the specifications shall be followed.

13.1.8 After receipt of a proposal with a detailed breakdown, the Designated Representative shall act promptly thereon. However, when the necessity to proceed with a change does not allow sufficient time to properly check a proposal, the Owner through the Designated Representative may order the Contractor to proceed on the basis to be determined at the earliest practicable date. In this event, the value of the change, with the corresponding equitable adjustment to the contract, shall not be more than the increase or less than the decrease proposed.

13.1.9 The Designated Representative will inform the Contractor and the Contractor will inform the Designated Representative when either party recognizes that a proposed Request for Quotations (RFQ) may affect the progress of the Work schedule.

13.1.10 Designated Representative's Audit: Designated Representative's duly authorized auditors shall have access at all reasonable times, to all Contractor's and Subcontractors' personnel, books, records, correspondence, instructions, plans, drawings, receipts, vouchers and memoranda of every description pertaining to Change Orders for the purpose of auditing and verifying Contractor's net cost of Change Order or for any other reasonable purpose. Designated Representative's auditors shall have the right to reproduce any of the aforesaid documents. Contractor shall preserve and shall cause its Subcontractors to preserve all the aforesaid documents for a period of two (2) years after the completion and acceptance or termination of the Work.

13.1.11 If unit prices are stated in the Contract Documents or subsequently agreed upon and if the quantities originally contemplated are so changed in a proposed Change Order, that application of the agreed unit prices to the quantities of Work proposed will cause substantial inequity to the Owner, the Contractor or the Subcontractor, the applicable unit prices shall be equitably adjusted.

13.2 CONCEALED CONDITIONS

13.2.1 Should concealed conditions encountered in the performance of the Work below the surface of the ground or should concealed or unknown conditions in an existing structure be at variance with the conditions indicated by the Contract Documents, or should unknown physical conditions in an existing structure of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in Work of the character provided for in this Contract be encountered, the Contractor shall report the conditions

to the Designated Representative before the conditions are disturbed. The Designated Representative shall thereupon notify the Architect/Engineer. Upon such notices, or upon its own observation of such conditions, the Architect/Engineer shall promptly make such changes in the Contract Documents as he finds necessary to conform to the different conditions. Any change in the cost of the Work or the time needed for completion resulting from concealed conditions shall be determined in accordance with Paragraph 13.1 provided a notice thereof is made within ten (10) days after the first observance of the conditions.

13.3 CLAIMS FOR ADDITIONAL COST

13.3.1 If the Contractor claims that any instructions given to him by the Owner or Designated Representative or by the Architect/Engineer, by drawings or otherwise, involve extra Work not covered by the Contract, he shall give the Designated Representative written notice thereof within ten (10) days after the receipt of such instructions and before proceeding to execute the Work, except in emergencies endangering life or property, in which case the Contractor shall proceed in accordance with Paragraph 11.3. Should it not be clear to the Contractor that a change will involve extra Work, written notice given within ten (10) days that the change may involve extra work will be considered sufficient notice. If it is later determined that the Work involved in such instruction shall be recognized as an extra, the amounts of additional compensation to be paid therefore, should be determined in accordance with Paragraph 13.1. Except as otherwise specifically provided, no claim for additional cost shall be allowed unless the notice specified by this Subparagraph is given by the Contractor or unless such Work is performed as provided in Subparagraph 13.1.4. Any change in the contract sum resulting from such claim shall be authorized by agreement amendment.

13.3.2 If the Contractor claims that additional cost is involved because of, but not limited to, (1) written interpretation issued pursuant to Subparagraph 3.2.2, (2) any order by the Owner or Designated Representative to stop the Work pursuant to Paragraph 4.3 where the Contractor was not at fault, or (3) any written order for a minor change in the Work issued pursuant to Paragraph 13.4, the Contractor shall make such claims as provided in Subparagraph 13.3.1.

13.3.2.1 Any claim for damages of any character, delays for which the Owner is liable under the Contract Documents, extra work or extra compensation of any other nature, shall be waived unless notice thereof is given to the Owner, in writing, within ten (10) days after the initial occurrence of the first event, which is relied upon to justify the claim or within such time as the event should have reasonably been discovered by the Contractor and in any event, before extra cost is incurred.

13.3.2.2 Any claim for a delay for which the Owner is liable will not be

allowed where there is a concurrent delay that is the responsibility of the Contractor.

13.3.2.3 No claim for damages of any character due to delays caused by adverse weather, acts of God, strikes, fire or unavoidable casualties will be allowed. The Contractor shall bear the expenses related to additional time granted for "force majeure" events.

13.3.2.4 The written notice of potential claim shall set forth the reasons for which the Contractor believes additional compensation will or may be due, the nature of the costs involved, and, insofar as possible, the amount of the potential claim. The said notice as above required must have been given to the Designated Representative prior to the time that the Contractor shall have performed the work giving rise to the potential claim for additional compensation, if based on an act or failure to act by the Designated Representative, or in all other cases within ten (10) days after the happening of the event, thing or occurrence giving rise to the potential claim. It is the intention of this paragraph that differences between the parties arising under and by virtue of the contract be brought to the attention of the Designated Representative at the earliest possible time in order that such matters may be settled, if possible, or other appropriate action promptly taken. The Contractor hereby agrees that he shall have no right to additional compensation for any claim that may be based on any such act, failure to act, event, thing or occurrence for which no written notice of potential claim as herein required was filed.

13.4 MINOR CHANGES IN THE WORK

13.4.1 The Architect/Engineer will have the authority to order, through the Designated Representative, minor changes in the Work not involving an adjustment in the Contract Sum or an extension of the Contract Time and not inconsistent with the intent of the Contract Documents. Such changes will be effected by written order and such changes shall be binding on the Owner, the Designated Representative and the Contractor. The Contractor shall carry out such written orders promptly.

ARTICLE 14: UNCOVERING AND CORRECTION OF WORK

14.1 UNCOVERING OF WORK

14.1.1 If any portion of the Work should be covered contrary to the request of the Owner through the Designated Representative or Architect/Engineer, or to requirements specifically expressed in the Contract Documents, it shall, if required in writing by the Designated Representative, be uncovered for their observation and replaced, at the Contractor's expense.

14.1.2 If any other portion of the Work has been covered which neither the

Designated Representative nor the Architect/Engineer has specifically requested to observe prior to being covered, the Architect/Engineer or Designated Representative, with written approval of the Owner, may request to see such work and it shall be uncovered by the Contractor. If such work is found in accordance with the Contract, the cost of uncovering and replacement shall, by an appropriate Change Order, be charged to the Owner, as the case may be. If such Work is found not in accordance with the Contract Documents, the Contractor shall pay such costs unless it is found that this condition was caused by a separate contractor employed as provided in Article 7 and in that event, the separate contractor shall be responsible for payment of such costs.

14.2 CORRECTION OF WORK

14.2.1 The Contractor shall promptly correct all Work rejected by the Architect/Engineer or the Designated Representative as defective or as failing to conform to the Contract Documents whether observed before or after Substantial Completion and whether or not fabricated, installed or completed. The Contractor shall bear all costs of correcting such rejected Work, including compensation for the Architect/Engineer's and Designated Representative's additional services made necessary thereby.

14.2.2 Notwithstanding acceptance of the Work by the Owner, if any of the Work is found to be defective or not in accordance with the Contract Documents, the Contractor shall correct it promptly after receipt of written notice from the Designated Representative to do so, unless the Owner has previously given the Contractor a written acceptance of such condition. This obligation shall survive the termination of the Contract. The Designated Representative shall give such notice promptly after discovery of the condition.

14.2.2.1 If, within one (1) year after the Date of Substantial Completion of the Work or the designated portion thereof, or within one (1) year after acceptance by the Owner of designated equipment or within such longer period of time as may be prescribed by law or by the terms of any applicable special warranty required by the Contract Documents, the Contractor shall correct it promptly after receipt of written notice from the Owner or Designated Representative to do so unless the Owner or the Designated Representative has previously given the Contractor written acceptance of such condition. This obligation shall survive the termination of the Contract. The Owner or Designated Representative shall give such notice promptly after discovery of the condition.

14.2.3 The Contractor shall remove from the site all portions of the Work which are defective or nonconforming and which have not been corrected under Subparagraph 5.5.1, 14.2.1 and 14.2.2 unless removal has been waived by the Owner.

14.2.4 If the Contractor fails to correct the defective or nonconforming Work as provided in Subparagraph 5.5.1, 14.2.1 and 14.2.2, the Owner

may correct it in accordance with Subparagraph 4.3.2.

14.2.5 If the Contractor does not proceed with the correction of such defective or nonconforming Work within a reasonable time fixed by written notice from the Designated Representative, the Owner may remove it and may store the materials or equipment at the expense of the Contractor. If the Contractor does not pay the cost of such removal and storage within ten (10) days thereafter, the Owner may, upon ten (10) additional days written notice, sell such Work at auction or at private sale and shall account for the net proceeds thereof, after deducting all costs that should have been borne by the Contractor, including compensation for the Designated Representative's additional services made necessary thereby. If such proceeds of sale do not cover all costs, which the Contractor should have borne, the difference shall be charged to the Contractor and the appropriate Change Order shall be issued. If the payments then or thereafter due the Contractor are not sufficient to cover such amount, the Contractor shall pay the difference to the Owner.

14.2.6 The Contractor shall bear the cost of making good all Work of the Owner or other contractors destroyed or damaged by such removal or correction.

14.2.7 Nothing contained in this Paragraph 14.2 shall be construed to establish a period of limitation with respect to any other obligation which the Contractor might have under the Contract Documents, including Paragraph 5.5 hereof. The establishment of the time period of one (1) year after the Date of Substantial Completion or such longer period of time as may be prescribed by law or by the terms of any warranty required by the Contract Documents, relates only to the specific obligation of the Contractor to correct the Work and has no relationship to the time within which its obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to its obligations other than specifically to correct the Work.

14.3 ACCEPTANCE OF DEFECTIVE OR NONCONFORMING WORK

14.3.1 If the Owner prefers to accept defective or nonconforming Work, he may do so instead of requiring its removal and correction, in which case a Change Order will be issued to reflect reduction in the Contract Sum where appropriate and equitable. Such adjustment shall be affected whether or not Final Payment has been made.

ARTICLE 15: TERMINATION OF THE CONTRACT

15.1 TERMINATION BY THE CONTRACTOR

15.1.1 If the Work is stopped under an order of any court or other public authority having jurisdiction for a period of three

(3) months, through no fault of the Contractor or a Subcontractor or their agents or employees or any other person performing any of the Work under a contract with the Contractor, he may, upon thirty (30) additional days written notice by the Contractor, stop Work or terminate the Contract and recover from the Owner payment for all Work executed and for any proven loss sustained upon any materials, equipment, tools, construction equipment and machinery.

15.2 TERMINATION BY THE OWNER

15.2.1 If the Contractor is adjudged bankrupt or if he makes a general assignment for the benefit of its creditors or if a receiver is appointed on account of its insolvency, or if he persistently or repeatedly refuses or fails, except in cases for which extension of time is provided, to supply enough properly skilled workmen or proper materials, or if he fails to make prompt payment to Subcontractors after payment is rendered or for materials or labor, or persistently disregards laws, ordinances, rules regulations, orders of any public authority having jurisdiction, or otherwise is guilty of a substantial violation of a provision of the Contract Documents, then the Owner may, without prejudice to any right or remedy and after giving the Contractor and its surety, fourteen (14) calendar days written notice, terminate the employment of the Contractor and take possession of the site and of all materials, equipment, tools, construction equipment and machinery thereon owned by the Contractor and may finish the Work by whatever method he may deem expedient. In such case the Contractor shall not be entitled to receive any further payment until the Work is finished.

15.2.1.1 If the unpaid balance of the Contract Sum exceeds the costs of finishing the Work, including compensation for the Designated Representative's additional services made necessary thereby, such excess shall be paid to the Contractor. If such costs exceed the unpaid balance, the Contractor shall pay the difference to the Owner.

15.2.1.2 The expenses incurred by the Owner or Designated Representative and the damage incurred through the Contractor's default shall be certified by the Architect/Engineer.

15.2.2 The Owner may terminate the contract at its own discretion or when conditions encountered during the work make it impossible or impracticable to proceed, or when the Owner is prevented from proceeding with the contract by act of God, by law, or by official action of a public authority.

15.2.3 After receipt of a Notice of Termination, the Contractor shall submit to the Owner through the Designated Representative its written termination claim in the form and with the certification which the Owner or Designated Representative may require. Such claims shall be submitted promptly, but in no event more than thirty (30) days after the effective date of termination.

ARTICLE 16: PROJECT REQUIREMENTS

16.1 PROJECT REPORTS

16.1.1 Contractor Reports: Immediately after the contract is awarded, a meeting will be scheduled at the project site to review project procedures, designation of name and title of the authorized person or persons, representing the Contractor and responsible for the project management and field operation, designation of Emergency Contact, designation of representative for progress meetings, the requirements for daily, weekly and monthly reports and other submittals required to perform and administer the project. Without limiting the reports required, several reports are indicated below with their requirements:

16.1.2 Daily Force and Activity Reports: The Contractor shall prepare and submit to the Designated Representative, including similar data for each of its Subcontractors, a Daily Force and Activity Report. This report shall be on a form approved by the Designated Representative and shall indicate all Supervisors, Journeymen, Laborers or Helpers and, by crew, the activities, related to the Contractor's schedule, that are being performed. The Daily Force and Activity Report shall include information on material deliveries, tests, weather conditions and other significant events. Each Daily Force and Activity Report shall be delivered to the Designated Representative at the job site by 9:00 a.m. on the next succeeding business day.

16.1.3 Daily Change Documentation: The Contractor shall submit to the Designated Representative for review and verification, separate daily documentation of any "Change in the Work" being performed on any basis, other than agreed upon lump sum, as described in Article 13 of the General Conditions. This report shall be on a form approved by the Designated Representative. The Contractor shall certify the accuracy of this report.

16.1.4 Safety Reports: The Contractor shall submit to the Designated Representative copies of all accident reports and weekly minutes/reports of Safety Program "Tool Box" meeting and other safety information.

16.1.5 Material Status Reports: The Contractor shall prepare a Materials Status Report not later than fifteen (15) calendar days after the Notice to Proceed One. The report shall include a complete list of suppliers, items to be purchased from them, the fabricator and manufacturer, the time required and the promised delivery dates for each item. This report shall be updated and submitted with the payment requisition monthly as an integral part thereof and more frequently as requested by the Designated Representative.

16.1.6 Purchase Orders: A copy of each purchase order as issued by the Contractor shall be furnished to the Designated Representative, except that prices may be omitted.

16.1.7 Job Cost Breakdown: The Contractor shall submit job cost breakdown reports for record and tax purposes to the Designated Representative. The first report shall be submitted within thirty (30) calendar days after date of each Notice to Proceed One on any portion of the Work and shall be consistent in format with the schedule of values. Another report shall be submitted at the completion of the job and shall include all additions and deletions. Interim reports on various elements of the Work shall be submitted as required by the Owner for investment, tax credit, pollution control, financing and other purposes.

16.1.8 Monthly Progress Payment Applications: The Contractor shall submit Monthly Progress Payment Applications in the form and at the time as approved by the Designated Representative.

16.1.9 Monthly Reports: The Contractor shall submit to the Designated Representative copies of all monthly reports, such as MBE Participation, etc., required by governing bodies.

16.1.10 Monthly Certification: The Contractor shall submit to the Designated Representative periodic evidence and a monthly certification that "Record Documents", Test Reports and other Project Record Documents are being maintained for ultimate submittal to the Designated Representative and Owner at the completion of the Work.

16.1.11 Weekly Request for Information Status: The Contractor shall submit, each week on a day agreed to between the Contractor and the Designated Representative, a Request for Information Status Report indicating the Contractor's perception of the status of all submitted Requests for Information. The Request for Information Status Report will include a brief description of the request, date the request was submitted to the Designated Representative, date a response is needed from the Architect/Engineer, date a response is actually made by the Architect/Engineer, and any pertinent remarks. The Request for Information Status Report shall be in a format approved by the Designated Representative.

16.2 DRAWINGS, PRODUCT DATA AND SAMPLES

16.2.1 Shop Drawings: Shop drawings are drawings, diagrams, schedules and other data especially prepared for the Work by the Contractor, Subcontractor, Sub-subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Work. Shop drawings shall be signed by a registered professional engineer where required by law.

16.2.2 Product Data: Product data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the Contractor to illustrate a material, product, equipment or system for some portion of the Work.

16.2.3 Samples: Samples are physical examples which illustrate materials,

equipment or workmanship and establish standards by which the Work will be judged.

16.2.4 Submittals: Submittals forwarded by the Contractor to the Designated Representative shall be in conformance with the requirements of the Contract Documents. The Contractor shall notify the Architect/Engineer and Designated Representative in writing of any deviations in the submittals from the requirements of the Contract Documents at the time of submission. Before submission of each Shop Drawing, Product Data or Sample, the Contractor shall have determined and verified all quantities, dimensions, specified design and performance criteria, installation requirements, materials, catalog numbers and similar data with respect thereto and review or coordinated each Shop Drawing, Product Data or Sample with other Shop Drawings, Product Data and Samples and with the requirements of the Work and the Contract Documents. The term "submittal" as used herein includes Shop Drawings, Product Data and/or Samples as required by the Contract Documents. All submittals shall be submitted thirty (30) days prior to commencement of work affected.

16.2.5 Notice of Variation: At the time of each submission, the Contractor shall give the Architect/Engineer specific written notice of each Contractor perceived variation that the submittal may have from the requirements of the Contract Documents and, in addition, the Contractor shall cause a specific notation to be made on each Shop Drawing, Product Data and/or Sample submitted to the Architect/Engineer for review and "approval" demonstrating each such perceived variation.

16.2.6 Architect/Engineer Submittal Review: The Architect/Engineer will review and "approve" with reasonable promptness the required submittals. The Architect/Engineer's review and approval of the Contractor's submittal does not constitute a complete check, but indicates only that design, general method of construction and detailing is satisfactory. The Architect/Engineer's review and approval does not permit any deviation from the Contract Requirements and does not relieve the Contractor of the responsibility for errors in dimensions, details, sizes of member, etc., or the coordinating of installation and construction with actual conditions of the Work. The Architect/Engineer's review and "approval" will be only for conformance with the design concept of the Project and

for compliance with the information given in the Contract Documents and shall not extend to means, methods, techniques, sequences or procedures of construction (except where a specific means, the methods, technique sequence or procedure of construction is indicated in or required by the Contract Documents) or to safety precautions or safety programs incident thereto. The individual review and "approval" of a component item as such will not indicate "approval" of the integrated final assembly into which the item is placed and in which the item must function. The Contractor shall make any corrections required by the Architect/Engineer, without any additional cost to the Owner. The Contractor shall return the

required number of corrected copies of submittals to the Architect/Engineer who will promptly, as required, review the re-submittals for conformance with the design concept.

16.2.7 Resubmission Notice: The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data or Samples, to all revisions other than those requested by the Architect/Engineer or Designated Representative on previous submittals.

16.2.8 Contractor Responsibility: Review and "approval" of submittals by the Architect/Engineer shall not relieve the Contractor from responsibility for any variation from the requirements of the Contract Documents unless the Contractor has in writing called the Architect/Engineer's attention to each such variation at the time of submission as required and the Architect/Engineer has given written approval of each such variation by a specific written notation thereof incorporated in or accompanying the submittal "approval"; nor will any "approval" by the Architect/Engineer relieve the Contractor from the responsibility for the Contractor's own errors or omissions in the submittal or from the Contractor's responsibility for compliance with all Contract Document provisions.

16.2.9 No Work Prior to Submittal Approval: The Contractor shall resubmit submittals as required until the Architect/Engineer's approval is obtained. No work requiring submittals shall be executed until the Architect/Engineer's approval is given. Where a submittal is required by the Specifications, any related work performed prior to the Architect/Engineer's review and "approval" of the pertinent submission will be at the sole risk, expense and responsibility of the Contractor.

16.2.10 Transmittal Requirements: After checking and verifying all field measurements and complying with applicable procedures specified in the Contract Documents, the Contractor shall transmit all submittals to the Architect/Engineer with one (1) copy to the Designated Representative and shall include:

(a.) Date and time of revision dates.
(b.) Project title and number.

(c.) The names of:
(1.) Architect/Engineer
(2.) Designated Representative
(3.) Contractor
(4.) Contract Number
(5.) Subcontractor
or Supplier
(6.) Manufacturer
(7.) Separate Detailer when pertinent

(d.) Number of Shop Drawings, Product Data and Sample submitted.
(System to be established by Designated Representative.)
(e.) Identification of product or material.

(f.) Relation to adjacent structure or materials.
(g.) Field dimensions, clearly identified as such.
(h.) Specification section number and paragraph.
(i.) Applicable standards such as ASTM number or Federal Specification.
(j.) A blank space, minimum of 2 1/2 by 3 1/2 inches for the Architect/Engineer stamp.
(k.) Identification of deviations from Contract Documents.
(l.) Other pertinent data.

16.2.11 Approval Delays: The Contractor shall be responsible for any delays caused by the rejection of the submittal for inadequate or incorrect shop drawings, manufacturer's data or other information.

16.2.12 Working Drawings: The Contractor is responsible for seeing that only "Approved" copies of shop drawings bearing the stamp of the Architect/Engineer are allowed on the job.

16.2.13 Approved Equals: The Contractor's attention is directed to Article 5.4 LABOR AND MATERIALS. Where two or more products are specified for an item of Work, either one thereof is acceptable and the choice is left to the Contractor. Where only one product is specified and where the term "or approved equal" or similar wording is used in connection with specified products, the Contractor may, if he so desires, offer for consideration a substitute product which he judges to be equal in every respect to the required product. When a specific process is specified as well as a guarantee of the results, the Contractor shall, if in its judgement the process may not produce the required result, submit for approval, an alternative process which he would guarantee. All such submittals shall be made, within forty (40) calendar days after award of the Contract, in writing to the Designated Representative, who in turn will forward them to the Architect/Engineer. Review of any substitute product will (1) be contingent upon submission of substantiating serviceability to specified product; (2) use of the item will not entail changes in details and construction of related Work; (3) item conforms to required design and artistic effect. The Contractor shall furnish with the first submittal, a sufficient number of drawings, specifications, samples, performance data and other information necessary to assist the Architect/Engineer in determining whether the proposed substitution is acceptable. The burden of proof shall be upon the Contractor. No consideration will be given to incomplete submittals. Substitutions shall be approved in writing before they may be used.

16.2.14 Conflicting Instructions: When product manufacturer's instructions are in conflict with the Contract Documents, the Contractor shall notify the Designated Representative for clarification before proceeding. The Contractor shall keep a copy of the various product manufacturer's instructions applicable to the Work at the project site.

16.2.15 Submittal Log: Each week on a day agreed to between the Contractor and the Designated Representative, the Contractor shall submit an updated submittal log to the Designated Representative indicating the Contractor's perception of the status of all required submittals and reviews. Similar information to that outlined below shall be provided for any required re-submittals. The submittal log will include such information as:

(a.) The schedule date to receive information from a subcontractor or supplier.
(b.) The actual date information was received from a subcontractor or supplier.
(c.) The scheduled date to submit information to the Architect/Engineer.
(d.) The date information was submitted to Architect/Engineer.
(e.) Anticipated date of return of information from Architect/Engineer.
(f.) Actual date information was received from Architect/Engineer.
(g.) Status or actions required.

16.2.16 Sample Submission: The Contractor shall submit all required samples for review and "approval" by the Architect/Engineer, with such promptness as to cause no delay in the Work. All samples shall be checked by the Contractor and accompanied by a specific written indication that the Contractor has satisfied Contractor's responsibilities under the Contract Documents with respect to the Contractor's review of the submission. The samples shall be identified clearly as to equipment, material, supplies and include pertinent data such as demonstrating compliance with a certain Specification Section, catalog number, etc., and the use for which the material is intended. An approved sample of each material shall be provided to the Designated Representative prior to delivery of any materials for which submission of samples is required.

16.2.17 Sample Review: The Contractor shall submit four (4) samples of materials to the Architect/Engineer for approval as indicated in the Specifications. All samples shall be properly labeled to indicate type of material submitted, intended use, manufacturer's name, trade name, project name, Designated Representative's name, Contractor's, Subcontractor's and Supplier's names; and shall be transmitted as required by paragraph 16.2.10. Samples will be inspected and tested as required and if acceptable an approved notice will be sent to the Contractor along with one (1) approved sample. Rejected samples will be returned along with a statement of reasons for rejection. Accepted samples will be retained by the Architect/Engineer, one of which will be provided to the Designated Representative and shall become the property of the Owner.

16.2.18 Submittals Affecting the Contract Sum: The Architect/Engineers approval of submittals which deviate from the Contract Documents does not authorize changes to the Contract Sum. The Contractor shall notify the Architect/Engineer and the Designated Representative in writing at the time of transmittal of any changes to the Contract Sum affected by such approval of a submittal; otherwise, claim for extras will not be considered.

16.2.19 Ductwork Layout Drawings: As soon as practical and in no case starting later than thirty (30) days after the award of contract, the Mechanical Subcontractor shall prepare layout drawings of all duct work and piping at not less than 3/8" scale. The ductwork layout drawings shall show registers, grilles, diffusers and similar features as well as locations of all valves, dampers and other items requiring access for service and maintenance. The ductwork layout drawings shall also show beams, ceiling heights, walls, floor to floor dimensions, columns, doors and other major architectural and structural features as shown on the architectural and structural drawings.

16.2.20 Coordination with Subcontractors: The Contractor shall, within sixty (60) days after award, send a reproducible and two (2) prints of the ductwork layout drawings to the plumbing, materials handling, fire protection and electrical subcontractors who shall then make on the reproducible their own routings as well as other major items such as valves, access panels, switch panels, etc., as required to determine interrelationship and possible interferences with the mechanical ductwork and architectural or structural features. The marked-up reproducible shall then be returned to the Mechanical Subcontractor through the Contractor with copies to the Designated Representative no less than thirty (30) days after receipt by the other Subcontractors.

16.2.21 Composite Drawings: The Mechanical Subcontractor shall prepare preliminary composite drawings of such layout drawings, incorporating all the information and routings provided by the other Subcontractors. (At its option, a group of transparent overlays may be substituted, provided that they clearly show the relationship of all proposed installations.) The preliminary composite drawings, or the overlays, shall be reviewed during a series of meetings, called by the Contractor and attended by the Architect/Engineer and the Designated Representative, at which all Subcontractors and trades shall be represented, in order to review and resolve any real or apparent interferences or conflicts.

16.2.22 Agreement by Subcontractors: After all conflicts or interferences are resolved the Mechanical Subcontractor shall develop a final set of composite drawings showing the agreed upon routing, layout and juxtaposition of all ductwork, conveyers, piping, major conduit, valves, panels, lighting fixtures and all other major mechanical and electrical installations. In areas where no mechanical ductwork occurs, but where other mechanical and electrical installations are installed, each Subcontractor shall be responsible for its own Work

and shall cooperate in preparing similar composite drawings, shall perform its own drafting Work and pay its own costs in connection therewith. In

preparation of all the final composite drawings, large scale details as well as cross and longitudinal sections shall be as required to fully delineate all conditions. Particular attention shall be given to the locations, size and clearance dimensions of equipment items, shafts and similar features. These final composite drawings shall then be signed-off by each of the Subcontractors, including the Mechanical Subcontractor, and the Contractor indicating their awareness of and agreement with the indicated routings and layouts and their interrelationship with the adjoining or contiguous Work. Thereafter, no unauthorized deviations will be permitted and if made without knowledge or agreement of the Architect/Engineer and Designated Representative, this unauthorized Work will be subject to removal and correction at no additional cost to Owner.

16.2.23 Minor Changes: In preparing the composite drawings, minor changes in duct, pipe or conduit routings that do not affect the intended function may be made as required to avoid space conflicts, when mutually agreed, but items may not be resized or exposed items relocated without the Architect/Engineers and Designated Representative's written approval No changes shall be made in any wall or chase locations, ceiling heights, door swings or locations, window or other openings or other features affecting the function or aesthetic effect of the building. If conflicts or interferences cannot be satisfactorily resolved, the Architect/Engineer and the Designated Representative shall be notified and their decision obtained.

16.2.24 Distribution of Composite Drawings: After the final composite drawings have been agreed upon and signed by all Subcontractors, the Contractor shall provide and distribute four (4) prints to each of the Subcontractors, to the Architect/Engineer and to the Designated Representative for reference and record purposes. The Contractor shall make similar distribution of all supplementary composite drawings, initiated by other Subcontractors as indicated herein before. All Subcontractors desiring additional prints of such drawings, beyond the basic distribution indicated above, shall arrange for and pay the cost of the same.

16.2.25 Record Composite Drawings: The record copies of the final composite drawings shall be retained by the Designated Representative and each Contractor as a working reference. All shop drawings, prior to their submittal to the Architect/Engineer, shall be compared with the composite drawings and developed accordingly by the Contractor and the responsible Subcontractor. Any revision to the composite drawings which may become necessary during the progress of the Work shall be noted by the Contractor and all Subcontractors and shall be neatly and accurately recorded on the record copies. The Contractor and each Subcontractor shall be responsible for the up-to-date maintenance of its record copies of the composite drawings and to keep two (2) copies available at the site. The composite

drawings and any subsequent changes thereto, shall be utilized by the Contractor and each Subcontractor in the development of its "Record Document" drawings.

16.2.26 Timely Submissions: The composite drawings need not be submitted as a whole, but they shall be submitted in all cases in ample time to avoid construction delay. The coordination drawings may lack complete data in certain instances pending receipt of shop drawings, but sufficient space shall be allotted for the items affected. When final information is received, such data shall be promptly inserted on the composite drawings.

16.2.27 Improperly Coordinated Work: No extra compensation will be paid for relocating any duct, pipe, conduit, or other material that has been installed without proper coordination between the Contractor and all Subcontractors involved. If any improperly coordinated Work or Work installed that is not in accordance with the approved composite drawings, necessitates additional Work by the Contractor or other Subcontractors, the costs of all such additional Work shall be borne solely by the Contractor or the Subcontractor responsible for the nonconforming Work.

16.2.28 Incorporation of Changes: All changes in the scope of Work due to revisions formally issued and approved shall be shown on the composite drawings.

16.2.29 Quality Draftsmanship: All Work on shop drawings, ductwork layout drawings, coordination drawings, and composite drawings shall be performed by competent draftsmen and shall be clear and fully legible. The Architect/Engineer shall be the sole judge of the acceptability of the drawings.

16.2.30 Structural Cutting: The Contractor shall obtain specific positive written instructions from the Architect/Engineer through the Designated Representative before cutting beams or other structural members, arches or lintels, and the Contractor shall be guided by such instructions.

16.3 TEMPORARY SERVICES, SYSTEMS AND FACILITIES

16.3.1 Temporary Lighting, Power and Water: At its own expense, the Contractor shall furnish, install, maintain, and remove all temporary lighting, electric power, and potable water, including piping, wiring, lamps, and other equipment necessary for the execution and security of the Work; and shall be responsible for the cost of power and water usage. The Contractor shall not draw water from any fire hydrant, except to extinguish a fire, without first obtaining permission from the water agency concerned. The Contractor shall provide for distribution of drinking water to all work forces under this Contract.

16.3.2 Sanitation: The Contractor shall provide and maintain portable enclosed toilets for the use of all work forces under this Contract. These accommodations shall be maintained in a neat and sanitary condition. They shall also comply with all applicable laws, ordinances and regulations pertaining to the public health and sanitation of dwellings and camps. The Contractor shall not interrupt the flow of existing sanitary sewers. Should the Work involve the disruption of existing sewer facilities, the Contractor shall convey the sewage in closed containers and shall dispose of it in a sanitary sewer system as approved by local health authorities and the Designated Representative. Sewage shall not be permitted to flow in trenches or be covered by backfill.

16.3.3 Vermin Control: The Contractor shall maintain the job site free of rodents, insects, vermin and pests throughout all phases of construction, including suspensions of work, and until final acceptance of the Work. Necessary extermination work shall be arranged and paid for by the Contractor as part of the contract work and contract time and shall be performed by a licensed agency in accordance with requirements of governing authorities. The Contractor shall be liable for injury to persons or property and responsible for the elimination of offensive odors resulting from extermination operations.

16.3.4 Water Pollution Control: The Contractor shall exercise every reasonable precaution to protect channels, storm drains, and bodies of water from pollution and shall conduct and schedule its operations so as to minimize or avoid muddying and silting of said channels, drains, and waters. Water pollution control work shall consist of constructing those facilities which may be required to provide prevention, control, and abatement of water pollution.

16.3.5 Air Pollution Control: The Contractor shall not discharge smoke, dust, or any other air contaminants into the atmosphere in such quantity as will violate the regulations of any legally constituted authority.

16.3.6 Project Site Maintenance: Throughout all phases of construction, including suspensions of work, and until final acceptance of the Work, the Contractor shall keep the job site, including the interior of all structures, clean and free from rubbish and debris. The Contractor shall provide and maintain rubbish containers and periodic rubbish removal services as required by the pace of the Work and health regulations, and as acceptable to the Designated Representative.

16.3.6.1 The Contractor shall abate dust nuisance by cleaning, sweeping, and sprinkling with water, or other means as necessary. The use of water resulting in mud on public streets will not be permitted as a substitute for sweeping or other methods.

16.3.6.2 Materials and equipment shall be removed from the site as soon as they are no longer necessary; and upon completion of the Work and before final inspection the entire work site shall be cleared of

equipment, unused materials, and rubbish so as to present a satisfactory clean and neat appearance. All cleanup costs shall be absorbed in the Contractor's bid.

16.3.6.3 The Contractor shall take care to avoid spillage on haul routes. Any such spillage shall be removed immediately and the area cleaned by the Contractor.

16.3.6.4 Burning or burying of rubbish and waste materials on the project site is prohibited. Disposal of volatile fluid wastes in storm and sanitary sewer systems is prohibited.

16.3.6.5 Waste materials shall not be dropped or thrown from heights. Cleaning operations shall be scheduled so that dust and other contaminants resulting from the cleaning process will not fall on wet or newly painted surfaces. Dusty debris shall be sprinkled lightly with water as required to control dust.

16.3.6.6 The Contractor shall vacuum clean the interior of buildings prior to the start of finish painting. The Contractor shall continue vacuum cleaning thereafter on an as needed basis until the building is ready for acceptance.

16.3.6.7 Failure of the Contractor to comply with the Designated Representative's cleanup orders may result in an order to suspend the Work until the condition is corrected. No additional compensation will be allowed as a result of such suspension.

16.3.7 Final Cleaning: At the completion of the Work, the Contractor at its sole expense shall remove all waste materials and rubbish from and about the project, as well as all tools, construction equipment, temporary facilities, machinery, and surplus materials.

16.3.7.1 At completion of construction and just prior to final inspection, the Contractor shall thoroughly clean the interior and exterior of the buildings, including hardware, floors, roofs, sills, ledges, glass, or other surfaces where debris, plaster, paint, spots, and dirt or dust may have collected. All glass shall be washed clean and polished. All grease, stains, labels, fingerprints, and other foreign materials shall be removed from interior and exterior surfaces. The Contractor shall repair, patch, and touch up marred surfaces to match adjacent finishes.

16.3.7.2 The Contractor shall use only experienced workmen or professional cleaners for final cleaning. Use only cleaning materials recommended by the manufacturer of the surface to be cleaned, and use cleaning materials only on surfaces recommended by the cleaning material manufacturer.

16.3.7.3 The Contractor shall broom clean all paved surfaces and rake clean other surfaces of grounds.

16.3.7.4 The Contractor shall replace air conditioning filters, if units were

operated during construction. The Contractor shall clean all ducts, blowers, and coils if air conditioning units were operated at any time without filters during construction.

16.3.7.5 The Contractor shall maintain the building in a clean condition until it is accepted by the Owner.

16.3.8 Fire Protection: The Contractor at its sole expense shall provide temporary fire safety equipment for general use. The Contractor shall provide fire extinguishers for its trailers, for use as required when cutting and burning is

performed, and as required throughout the job site as instructed by the local fire marshal.

16.3.9 Communication Systems: The Contractor shall provide telephone services at its own expense. The Contractor at its sole expense shall maintain in service a facsimile telecopy machine whenever telephone service is available at the job site. The use of portable radios shall be in accordance with Federal Regulations and shall not interfere with other local radio operations.

16.3.10 Office Facilities: The Contractor at its sole expense shall provide, maintain and remove temporary field office facilities, including all furniture, equipment, copiers, heating, cooling, lighting, power, telephones, drinking water, plumbing and toilet fixtures as necessary for its performance of the Work; and shall make these spaces, telephones, and services available for the use of the Owner, the Designated Representative and the Architect/Engineer. A designated work area shall be provided for the use of the Owner, the Designated Representative and the Architect/Engineer.

16.3.11 Weather Protection: The Contractor at its sole expense shall be responsible for providing protection for its own Work against inclement weather, in order to maintain all Work, materials, apparatus, and equipment. All Work subject to damage by adverse weather conditions shall be covered or otherwise protected as required. Weather protection shall be adequate to permit the Contractor to Work on a continuous basis without shutdown due to temperature or weather conditions as far as possible.

16.3.12 Dewatering: The Contractor at its sole expense shall provide all temporary drainage and dewatering measures including all pumping, drainage, erosion control or other work required to protect the Work while in progress.

16.3.12.1 Inundation of partially completed work due to lack of control during non-working periods will not be permitted, and may be cause for requiring removal of work already completed with replacement at the Contractor's expense.

16.3.12.2 The Contractor shall be responsible for obtaining the use of any property, in addition to that provided for in the plans and specifications, which may be required for the diversion and

protective works so as not to create a hazard to persons or property or to interfere with the water rights of others.

16.3.12.3 It shall be understood and agreed that the Contractor shall hold the Owner and the Designated Representative harmless from legal action taken by any third party with respect to construction and operation of the diversion and protective works.

16.3.12.4 All works installed by the Contractor in connection with dewatering, control, and diversion of water but not specified to become a permanent part of the project, shall be removed and the site restored, insofar as practical, to its original condition prior to completion of construction or when directed by the Designated Representative.

16.3.13 Material Handling: The Contractor at its sole expense shall be responsible for handling and transporting, including lifting, its material and equipment to the location of need in a timely manner.

16.3.14 Cranes, Hoists and Scaffolds: The Contractor at its sole expense shall furnish, erect, maintain and remove all cranes, temporary hoists and scaffolding as may be required by the Contractor for the performance of the Work.

16.3.15 Storage: The Contractor at its sole expense shall provide and remove whatever temporary storage facilities, sheds, buildings, enclosures, partitions, etc., he deems necessary for the protection of its materials, tools and equipment after receiving approval from the Designated Representative on specific details of the method proposed. Any damage caused to Work in place by these temporary measures will be repaired / replaced at the Contractor's expense.

16.3.16 Security Fences: The Contractor at its sole expense shall provide temporary site enclosures (fences), barriers, and pedestrian walkways as indicated by the Contract Documents or as required to control access to the job site.

16.3.17 Security Services: The Contractor at its sole expense shall be responsible for job site security during various phases of the Work, including non-working hours and at other times, and as may be required for the protection of the Owner and the Designated Representative's interests. All costs for same will be paid by the Contractor.

16.3.18 Openings, Sleeves and Supports: The Contractor at its sole expense shall provide all necessary openings, channels, chases, flues, sleeves, inserts, hangers, etc., if any, and such cutting, patching, finishing, etc., if any, required by the Contract Documents to complete the Work.

16.3.19 Protection and Restoration of Existing Improvements: The Contractor at its sole expense shall be responsible for the protection of public and private property adjacent to the Work and shall exercise

due caution to avoid damage to such property. All costs to the Contractor for protecting, removing, and restoring existing improvements shall be paid by the Contractor.

16.3.19.1 The Contractor at its sole expense shall repair or replace all existing improvements which are damaged or removed as a result of its operations and which are not designated for removal (e.g. curbs, sidewalks, driveways, fences, walls, ceilings, floor coverings, signs, utility installations, pavements, structures, trees, shrubbery, grass etc.).

16.3.19.2 Repairs and replacements shall be at least equal to existing improvements and shall match them in finish and dimensions in such a manner that the repaired work will not be readily noticeable.

16.3.20 Excavation Protection: The Contractor at its sole expense shall provide and maintain fencing, shoring and bracing and dewatering of all excavation.

16.3.21 Temporary Safety Measures: The Contractor at its sole expense shall provide, maintain and remove when no longer required all temporary safety measures, including all construction supplies, barricades, pedestrian walkways and equipment as may be required by the Contract Documents for its Work.

16.3.22 Advertising: The names of the Contractor, Subcontractors, the Architect/Engineer, including their consultants, with their addresses and the designation of their particular specialties, may be displayed on removable signs. The size, format and location of such signs shall be subject to the Designated Representative's approval. Commercial advertising matter shall not be attached or painted on the surfaces of buildings, fences, canopies, or barricades. All signs shall be removed when directed by the Designated Representative but not later than final acceptance of the Work.

16.4 SAFETY

16.4.1 Contractor shall comply with Section 01 35 29, Health, and Safety Requirements.

16.4.2 Contractor shall comply with Section 01 35 60, Site Security Procedures.

16.4.3 Post hazard warning signage compliant with requirements of 29 CFR 1926.200, “Accident Prevention Signs and Tags”, and recommendations of ANSI Z535.5 at perimeter of construction zone. Promptly remove signage after the COUNTY OF SANTA BARBARA’s Designated Representative verifies that Work hazards no longer exist.

16.4.4 Contractor shall restrict access temporarily (if possible) or erect

temporary covered passageways as required to ensure safe passage of persons on public rights of way during the conduct of the operations.

16.4.5 Contractor shall protect adjacent properties from dust and damage caused by the Work.

16.4.6 OSHA and California Codes and Regulations: The Contractor at its sole expense shall provide, erect, maintain, dismantle and remove any and all barricades, railings, covers, warning lights, safety netting, and similar safety devices required to complete its Work and protect the public in accordance with OSHA, California Administrative Code, Title 8 Industrial Relations, Chapter 4 Division of Industrial Safety, Section 4 Construction and Safety Orders, Article 8 Explosives, and all other applicable code requirements.

16.4.7 Traffic Control: The Contractor shall conduct its Work so as to interfere as little as possible with pedestrian and vehicular traffic and he shall, at its sole expense, provide and maintain proper warnings and detour signs at all pedestrian and vehicular closures, intersections and along detours, directing traffic around closed portions of roadways. He shall, at its own expense, wherever necessary or required, provide and maintain fences, temporary roadways, temporary crossing signs, watchmen, warning lights and take such other precautions as may be necessary to protect life and property and shall be responsible for all damages occasioned in any way by its act or neglect. All barricades and obstructions shall be illuminated at night and all lights shall be kept on from one-half hour before sunset until one-half hour after sunrise.

16.4.8 Fall Protection: When performing any cutting, removal, creating openings or holes, etc., the Contractor at its sole expense, by use of barricades, flagmen or other means, shall provide protective measures to assure that other workmen or the public are not exposed to potential injury by the operation being conducted.

16.4.9 Welding Protection: The Contractor at its sole expense shall provide, maintain and remove all shielding or similar precautions required to be taken adjacent to welding operations.

16.4.10 Personal Equipment: The Contractor at its sole expense shall provide and supervise the use of all proper safety and protective devices by its employees during any potentially dangerous phases of its Work.

16.4.11 Safety Orders: The Contractor shall have at the work site, copies or suitable extracts of: Construction Safety Orders, Electrical Safety Orders, and General Industrial Safety Orders issued by the State Division of Industrial Safety. The Contractor shall comply and shall require the compliance by all Subcontractors with provisions of these Safety Orders and all other applicable laws, ordinances, and regulations.

16.4.12 Trench Excavations: As required by Section 6705 of the California Labor Code and in addition thereto, whenever work under the Contract involves the excavation of any trench or trenches five (5) feet or more in depth, the Contractor shall submit for acceptance by the Owner, a detailed plan showing protection of the worker from the hazard of caving ground.

16.4.13 Use of Explosives: Explosives may be used only when authorized in writing by the Owner, or as otherwise stated in the Contract Documents. Explosives shall be handled, used, and stored in accordance with all applicable regulations. The Owner's approval of the use of explosives shall not relieve the Contractor from its liability for claims caused by its blasting operations.

16.4.14 Hazardous Materials: The Contractor shall immediately stop work if unforeseen suspected hazardous material conditions are encountered. The Contractor shall immediately report the unforeseen conditions in the written form of a request for information submitted to the Designated Representative. Work shall be resumed after the Owner has fully resolved the questions related to the unforeseen conditions and has remediated any hazardous materials determined to be present.

END OF GENERAL CONDITIONS



SPECIAL CONDITIONS

SANTA BARBARA VETERANS MEMORIAL BUILDING

112 W. CABRILLO STREET, SANTA BARBARA, CA 93101

Project NO-22024

SPECIAL CONDITIONS

Description of Work

This project consists of a roof replacement in-kind (utilizing the existing tile where possible), exterior envelope restoration, and possible engineered fall protection. **All work must follow the Secretary of the Interior Standards for the Treatment of Historic Properties.**

All work, materials, and references to sections in these Special Provisions shall be in accordance with THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, the most recent edition and the CALIFORNIA ADMINISTRATIVE CODE, current adopted edition.

The work to be done shall consist of: All materials, labor and equipment to construct and finish in accordance with the approved plans and specifications. This includes roof replacement, in-kind using as much original tile as possible, exterior envelope restoration, and possible engineered fall protection.

COUNTY OF SANTA BARBARA
Santa Barbara Veterans Memorial Building
112 W, Cabrillo St., Santa Barbara, CA
93101 Project No. 22024

Bid Due Date: Thursday,June 11,2026 3:00 P.M.

Mandatory Job Walk: Thursday, April 23,2026 10:30 A.M.

Location
112 W. Cabrillo St.
Santa Barbara, CA 93101

Bidding
ONLY THOSE GENERAL CONTRACTORS WHO HAVE BEEN PREQUALIFIED AND ATTENDING THE JOB WALK SHALL BE QUALIFIED TO BID THIS WORK.

Examination of Site

Each bidder shall examine the site of work before bidding and shall be responsible for having acquired full knowledge of the job and of all problems affecting it. No variations or allowances from the contract sum will be made because of lack of such examination.

Clean Up

In accordance with General Conditions Section 5.15, the CONTRACTOR shall remove ALL tools, equipment, materials, rubbish, and debris resulting from the operation and shall leave the entire site insofar as the work hereunder is concerned, free of any items. The work shall be left in a neat, clean and acceptable condition as approved by the County Representative.

Notice to Proceed

An official Notice to Proceed stating the first working day will be e-mailed to the CONTRACTOR who is awarded the bid. After Notice to Proceed is given, the CONTRACTOR agrees to complete the work within the Construction stipulated in the Notice to Bidders.

Preconstruction Conference

Prior to commencing work, a preconstruction conference shall be held at the site between the CONTRACTOR and the COUNTY.

Environmental Mitigations

Hazardous materials were found in the mastic of the roof in the Phase 1 area (corner of Anacapa and Figueroa). Asbestos Containing Materials (ACM) were found in the roof paper sheeting (underlayment) and roof mastic (patching compound). Lead was found in the paint. An Environmental Survey will be conducted, prior to the final bid date, and shared on Public Purchase as an addendum.

Environmental regulations and mitigations shall be adhered to by the CONTRACTOR.

Coordination of Work

Working hours are 7:00 am to 5:00 pm weekdays, some work will need to occur on the weekend.

County Parks and Events at the Courthouse Grounds - Block Out Dates

State Superior Court Schedule

Noise generating construction activities on the windows and doors of the Courtrooms should occur on days that the State Superior Courts are not in session, on weekends, or prior to 8:00 am. All work that needs to occur **inside** of the courtrooms will need to be arranged for weekend or court holiday work. Any roof work that produces a substantial amount of noise, over Department One (1) and Two (2), will need to be coordinated with the Courts.

The Construction Office There will not be a location inside of the building for the contractor to use as an office. This will need to be housed in a trailer on the street.

Contractor Restrooms can be placed on site at a pre-determined location agreed upon by General Services and County Parks.

Utility Work

The contractor shall notify the Owner's Representative at least one week in advance of all utility disruptions. Work will need to be scheduled for minimum disruption to the buildings served by those utilities.

Building Disruptions

The Contractor will be required to coordinate all work activities in compliance with the contract documents. The contractor shall notify the Owner's Representative in advance of any planned abnormally loud construction activities. The Contractor will be required to coordinate work with the building occupants, so not to disrupt the daily functions of this facility and its normal operations. Building areas that are needed exclusively by the contractor to perform his work shall be pre-arranged with a minimum 48-hour notice to the designated representative and the building occupants.

Parking

Contractor work forces will not be permitted to utilize onsite parking. Parking can be reserved with the City of Santa Barbara on the street. Offsite parking must be utilized by the contractor's work forces.

Access

Notwithstanding any of the contract provisions, the contactor will maintain reasonable and safe access to all parking lots, driveways, buildings, ancillary structures and pedestrian ways throughout the duration of the project. The Owner's Representative will review for compliance. In the event that access to any of the aforementioned is not considered "reasonable", the Contractor will take immediate action to correct. Access to the parking garage in basement shall be accessible at ALL times.

Security

All contractor personnel should carry appropriate identifying marks on clothing and/or identification cards. Contactor personnel shall not enter secure facilities without having appropriate approval and clearance. Contractor personnel shall not enter areas or workspaces where confidential documents are stored without proper clearance and be accompanied by a designated County of Santa Barbara employee.

Photo Documentation

To comply with the Secretary of Interior Standards, proper photo documentation should be preserved. This will involve photographing existing conditions PRIOR to starting any work. These photos should be delivered to the Project Manager with photos clearly labeled and keyed to a plan. A set of "In progress" photos will be submitted in the same format roughly at 50% construction. A final set of photos will be submitted at completion in the same format.

Payroll Reporting Forms

With each progress payment request, the CONTRACTOR shall submit certified payroll reporting forms for all workers employed on the project.

Davis-Bacon and Related Acts Compliance

The successful bidder shall comply with federal Davis-Bacon and Related Acts prevailing wage requirements, including without limitation those found at 29 CFR 5.5(a)(1) through (10).

EXHIBIT C

INDEMNIFICATION AND INSURANCE REQUIREMENTS

EXHIBIT C

Indemnification and Insurance Requirements
(For Construction Contracts)

INDEMNIFICATION

CONTRACTOR agrees to indemnify, defend (with counsel reasonably approved by COUNTY) and hold harmless COUNTY and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Agreement from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not limited to attorneys' fees) incurred by COUNTY on account of any claim except where such indemnification is caused by the active negligence, sole negligence, or willful misconduct of the COUNTY.

NOTIFICATION OF ACCIDENTS AND SURVIVAL OF INDEMNIFICATION PROVISIONS

CONTRACTOR shall notify COUNTY immediately in the event of any accident or injury arising out of or in connection with this Agreement. The indemnification provisions in this Agreement shall survive any expiration or termination of this Agreement.

INSURANCE

CONTRACTOR shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONTRACTOR, its agents, representatives, employees or subcontractors.

A. Minimum Scope and Limit of Insurance
Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products-completed operations, personal & advertising injury, with limits no less than $2,000,000 per occurrence and $4,000,000 in the aggregate.
2. **Automobile Liability**: Insurance Services Office Form CA 0001 covering Code 1 (any auto), with limits no less than $2,000,000 per accident for bodily injury and property damage.
3. **Workers' Compensation**: Insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than $1,000,000 per accident for bodily injury or disease.
4. **Contractor's Pollution Legal Liability and/or Asbestos Legal Liability:** (if project involves environmental hazards) with limits no less than $1,000,000 per occurrence or claim, and $2,000,000 policy aggregate.

If the CONTRACTOR maintains higher limits than the minimums shown above, the COUNTY requires and shall be entitled to coverage for the higher limits maintained by the CONTRACTOR. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the COUNTY.

B. Other Insurance Provisions
The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **Additional Insured** – COUNTY, its officers, officials, employees, agents and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the CONTRACTOR'S insurance at least as broad as ISO Form CG 20 10 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).
2. **Primary Coverage** – For any claims related to this Agreement, the CONTRACTOR'S insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the COUNTY, its officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by the COUNTY, its officers, officials, employees, agents or volunteers shall be excess of the CONTRACTOR'S insurance and shall not contribute with it.
3. **Notice of Cancellation** – Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the COUNTY.
4. **Waiver of Subrogation Rights** – **CONTRACTOR hereby agrees to waive rights of subrogation which any insurer of CONTRACTOR may acquire** from CONTRACTOR by virtue of the payment of any loss. CONTRACTOR agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation. **The Workers' Compensation policy shall be endorsed with a waiver of subrogation** in favor of the COUNTY for all work performed by the CONTRACTOR, its employees, agents and subcontractors. This provision applies regardless of whether or not the COUNTY has received a waiver of subrogation endorsement from the insurer.
5. **Deductibles and Self-Insured Retention** – Any deductibles or self-insured retentions must be declared to and approved by the COUNTY. At the option of the COUNTY, either: the CONTRACTOR shall cause the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the COUNTY, its officers, officials, employees, agents and volunteers; or the CONTRACTOR shall provide a financial guarantee satisfactory to the COUNTY guaranteeing payment of losses and related investigations, claim administration, and defense expenses.
6. **Acceptability of Insurers** – Unless otherwise approved by Risk Management, insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best's Insurance Guide rating of "A- VII".
7. **Verification of Coverage** – CONTRACTOR shall furnish the COUNTY with proof of insurance, original certificates and amendatory endorsements as required by this Agreement. The proof of insurance, certificates and endorsements are to be received and approved by the COUNTY before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the CONTRACTOR'S obligation to provide them. The CONTRACTOR shall furnish evidence of renewal of coverage throughout the term of the Agreement. The COUNTY reserves the right to require complete, certified copies of all required

insurance policies, including endorsements required by these specifications, at any time.

8. **Failure to Procure Coverage** – In the event that any policy of insurance required under this Agreement does not comply with the requirements, is not procured, or is canceled and not replaced, COUNTY has the right but not the obligation or duty to terminate the Agreement. Maintenance of required insurance coverage is a material element of the Agreement and failure to maintain or renew such coverage or to provide evidence of renewal may be treated by COUNTY as a material breach of contract.
9. **Subcontractors** – CONTRACTOR shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and CONTRACTOR shall ensure that COUNTY is an additional insured on insurance required from subcontractors. For CGL coverage subcontractors shall provide coverage with a format least as broad as CG 20 38 04 13.
10. **Claims Made Policies** – If any of the required policies provide coverage on a claims-made basis:
    i. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
    ii. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.
    iii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the CONTRACTOR must purchase “extended reporting” coverage for a minimum of five (5) years after completion of contract work.
11. **Special Risks or Circumstances** – COUNTY reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other circumstances.

Any change requiring additional types of insurance coverage or higher coverage limits must be made by amendment to this Agreement. CONTRACTOR agrees to execute any such amendment within thirty (30) days of receipt.

Any failure, actual or alleged, on the part of COUNTY to monitor or enforce compliance with any of the insurance and indemnification requirements will not be deemed as a waiver of any rights on the part of COUNTY.

EXHIBIT D

Federal Clauses

EXHIBIT D
Federal Clauses

1. Additional Federal Clauses Applicable for Federal Funding under this Agreement.
(2 CFR § 200.326; 2 CFR Part 200, Appendix II, Required Contract Clauses)

A. REMEDIES FOR NONCOMPLIANCE.

i. In the event COUNTY determines, at its sole discretion, that CONTRACTOR is not in compliance with the terms and conditions set forth herein, COUNTY may:

a. Require payments as reimbursements rather than advance payments;
b. Withhold authority to proceed to the next phase until receipt of evidence of acceptable performance within a given period of performance;
c. Require additional, more detailed financial reports;
d. Require additional project monitoring;
e. Requiring CONTRACTOR to obtain technical or management assistance; or
f. Establish additional prior approvals.

2. EQUAL EMPLOYMENT OPPORTUNITY.

A. During the performance of this Agreement, CONTRACTOR agrees as follows:
CONTRACTOR will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. CONTRACTOR agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

B. CONTRACTOR will, in all solicitations or advertisements for employees placed by or on behalf of CONTRACTOR, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.

C. CONTRACTOR will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of CONTRACTOR'S commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

D. CONTRACTOR will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

E. CONTRACTOR will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency

and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

F. In the event of CONTRACTOR'S noncompliance with the nondiscrimination clauses of this Agreement or with any of the said rules, regulations, or orders, this Agreement may be canceled, terminated, or suspended in whole or in part and CONTRACTOR may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

G. CONTRACTOR will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. CONTRACTOR will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency CONTRACTOR may request the United States to enter into such litigation to protect the interests of the United States.

3. CLEAN AIR ACT.

A. CONTRACTOR agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

B. CONTRACTOR agrees to report each violation to the California Environmental Protection Agency and understands and agrees that the California Environmental Protection Agency will, in turn, report each violation as required to assure notification to the COUNTY, Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

C. CONTRACTOR agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

4. FEDERAL WATER POLLUTION CONTROL ACT.

A. CONTRACTOR agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

B. CONTRACTOR agrees to report each violation to the California State Water Resources Control Board and understands and agrees that the California State Water Resources Control Board will, in turn, report each violation as required to assure notification to the COUNTY, Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

C. CONTRACTOR agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

5. DEBARMENT AND SUSPENSION.

A. CONTRACTOR certifies to COUNTY that it and its employees and principals are not debarred, suspended, or otherwise excluded from or ineligible for, participation in federal, state, or county government contracts. CONTRACTOR certifies that it shall not contract with a subcontractor that is so debarred or suspended.

B. This certification is a material representation of fact relied upon by COUNTY. If it is later determined that CONTRACTOR did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the California Governor's Office of Emergency Services and COUNTY, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

C. This Agreement is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such CONTRACTOR is required to verify that none of the contractor, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

D. CONTRACTOR must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

E. The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

6. BYRD ANTI-LOBBYING AMENDMENT, 31 U.S.C. § 1352 (AS AMENDED).

CONTRACTOR shall file the required certification attached as Exhibit ____, Certification for Contracts, Grants, Loans, and Cooperative Agreement (Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (As Amended), which is incorporated herein by this reference. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient.

7. PROCUREMENT OF RECOVERED MATERIALS.

A. In the performance of this Agreement, CONTRACTOR shall make maximum use of products containing recovered materials that are EPA- designated items unless the product cannot be acquired.

i. Competitively within a timeframe providing for compliance with the contract performance schedule;
ii. Meeting contract performance requirements; or
iii. At a reasonable price.

B. Information about this requirement, along with the list of EPA-designate items, is available at EPA's Comprehensive Procurement Guidelines web site, https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program.

8. CHANGES.

A. Notice. The primary purpose of this clause is to obtain prompt reporting of COUNTY conduct that CONTRACTOR considers to constitute a change to this contract. Except for changes identified as such in writing and signed by COUNTY, the Contractor shall notify the COUNTY in writing promptly, within five (5) calendar days from the date that the Contractor identifies any Government conduct (including actions, inactions, and written or oral communications) that the CONTRACTOR regards as a change to the contract terms and conditions. On the basis of the most accurate information available to the Contractor, the notice shall state:

i. The date, nature, and circumstances of the conduct regarded as a change;
ii. The name, function, and activity of each Government individual and CONTRACTOR official or employee involved in or knowledgeable about such conduct;
iii. The identification of any documents and the substance of any oral communication involved in such conduct;
iv. In the instance of alleged acceleration of scheduled performance or delivery, the basis upon which it arose;
v. The particular elements of contract performance for which CONTRACTOR may seek an equitable adjustment under this clause, including:
   a. What line items have been or may be affected by the alleged change;
   b. What labor or materials or both have been or may be added, deleted, or wasted by the alleged change;
   c. To the extent practicable, what delay and disruption in the manner and sequence of performance and effect on continued performance have been or may be caused by the alleged change;
   d. What adjustments to contract price, delivery schedule, and other provisions affected by the alleged change are estimated; and
vi. CONTRACTOR'S estimate of the time by which COUNTY must respond to CONTRACTOR'S notice to minimize cost, delay or disruption of performance.

B. <u>Continued Performance.</u> Following submission of the required notice, CONTRACTOR shall diligently continue performance of this Agreement to the maximum extent possible in accordance with its terms and conditions as construed by the CONTRACTOR.

C. <u>COUNTY Response</u>. COUNTY shall promptly, within ten (10) calendar days after receipt of notice, respond to the notice in writing. In responding, COUNTY shall either:

i. Confirm that the conduct of which CONTRACTOR gave notice constitutes a change and when necessary direct the mode of further performance;
ii. Countermand any communication regarded as a change;

iii. Deny that the conduct of which CONTRACTOR gave notice constitutes a change and when necessary direct the mode of further performance; or

iv. In the event the Contractor's notice information is inadequate to make a decision, COUNTY will advise CONTRACTOR what additional information is required, and establish the date by which it should be furnished and the date thereafter by which COUNTY will respond.

D. <u>Equitable Adjustments.</u>

i. If the COUNTY confirms that COUNTY conduct effected a change as alleged by the CONTRACTOR, and the conduct causes an increase or decrease in the CONTRACTOR'S cost of, or the time required for, performance of any part of the work under this Agreement, whether changed or not changed by such conduct, an equitable adjustment shall be made:

a. In the contract price or delivery schedule or both; and

b. In such other provisions of the Agreement as may be affected.

ii. The Agreement shall be modified in writing accordingly. The equitable adjustment shall not include increased costs or time extensions for delay resulting from CONTRACTOR's failure to provide notice or to continue performance as provided herein.

9. ACCESS TO RECORDS. The following access to records requirements applies to this Agreement:

A. CONTRACTOR agrees to provide COUNTY, the California Governor's Office of Emergency Services, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the CONTRACTOR which are directly pertinent to this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions.

B. CONTRACTOR agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

C. CONTRACTOR agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the Agreement.

10. USE OF U.S. DEPARTMENT OF HOMELAND SECURITY (DHS) LOGO.

CONTRACTOR shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre- approval.

11. COMPLIANCE WITH FEDERAL LAWS, REGULATIONS, AND EXECUTIVE ORDERS.

This is an acknowledgement that FEMA financial assistance will be used to fund this Agreement. CONTRACTOR will only use FEMA funds as authorized herein. CONTRACTOR will comply will all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives.

12. NO OBLIGATION BY FEDERAL GOVERNMENT.

The Federal Government is not a party to this Agreement and is not subject to any obligations or liabilities to the non-Federal entity, CONTRACTOR, or any other party pertaining to any matter resulting from the Agreement.

13. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS.
CONTRACTOR acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the CONTRACTOR'S actions pertaining to this Agreement.

14. MANDATORY DISCLOSURE
CONTRACTOR must disclose, in a timely manner, in writing to the COUNTY all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the award. CONTRACTOR is required to report certain civil, criminal, or administrative proceedings to the System for Award Management (SAM) located at www.sam.gov. Failure to make required disclosures can result in any of the remedies described in 2 CFR §200.338 Remedies for noncompliance, including suspension or debarment. (See also 2 CFR part 180 and 31 U.S.C. 3321.)

EXHIBIT E

HUD GRANT AGREEMENT

CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS

(Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (As Amended))

The undersigned CONTRACTOR certifies, to the best of his or her knowledge, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

CONTRACTOR certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, CONTRACTOR understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.

_____

Signature of Contractor's Authorized Official

_____

Name and Title of Contractor's Authorized Official

_____

Date

FY 2022 COMMUNITY PROJECT FUNDING
GRANT AGREEMENT NO. B-22-CP-CA-0078

Grantee Name: County of Santa Barbara
Grantee Address: 260 N. San Antonio Street, Santa Barbara, CA 93010
Grantee's Unique Entity Identifier (UEI): HN6PNVJ8K8Y6
Grantee's Employer Identification Number (EIN) 95-6002833
Federal Award Identification Number (FAIN) B-22-CP-CA-0078
Assistance Listing Number and Name 14.251 Economic Development Initiative, Community Project Funding, and Miscellaneous Grants
Period of Performance/Budget Period Start Date Date of grant obligation
Period of Performance/Budget Period End Date August 31, 2030

This Grant Agreement between the Department of Housing and Urban Development (HUD) and County of Santa Barbara (the Grantee) is made pursuant to the authority of the Consolidated Appropriations Act, 2022 (Public Law 117-103); and the Explanatory Statement for Division L of that Act, which was printed in the House section of the Congressional Record on March 9, 2022 (Explanatory Statement); and superseding provisions of the Consolidated Appropriations Act, 2023 (Public Law 117-328).

In reliance upon and in consideration of the mutual representations and obligations under this Grant Agreement, HUD and the Grantee agree as follows:

ARTICLE I. Definitions

The definitions at 2 CFR 200.1 apply to this Grant Agreement, except where this Grant Agreement specifically states otherwise.

Budget period is defined in 2 CFR 200.1 and begins and ends on the dates specified above for the Period of Performance/Budget Period Start Date and Period of Performance/Budget Period End Date.

Period of Performance is defined in 2 CFR 200.1 and begins and ends on the dates specified above for the Period of Performance/Budget Period Start Date and Period of Performance/Budget Period End Date.

ARTICLE II. Total Grant Amount

Subject to the provisions of the Grant Agreement, HUD will make grant funds in the amount of $1,300,000 available to the Grantee.

ARTICLE III. Award-Specific Requirements

A. Federal Award Description. The Grantee must use the Federal funds provided under this Grant Agreement (Grant Funds) to carry out the Grantee's "Project." Unless changed in accordance with Article III, section C of this Grant Agreement, the Grantee's Project shall be as described in the Project Narrative that is approved by HUD as of the date that HUD signs this Grant Agreement. For reference, HUD will attach this approved Project Narrative as Appendix 1 to the Grant Agreement on the date that HUD signs this Grant Agreement.

B. Approved Budget. The Grantee must use the Grant Funds as provided by the Approved Budget. Unless changed in accordance with Article III, section C of this Grant Agreement, the Approved Budget shall be the line-item budget that is approved by HUD as of the date that HUD signs this Grant Agreement. For reference, HUD will attach this approved line-item budget as Appendix 2 to this Grant Agreement on the date that HUD signs this Grant Agreement.

C. Project and Budget Changes. All changes to the Grantee's Project or Approved Budget must be made in accordance with 2 CFR 200.308 and this Grant Agreement. To request HUD's approval for a change in the Project or Approved Budget, the Grantee must submit a formal letter to the Director of HUD's Office of Economic Development - Congressional Grants Division through the assigned Grant Officer. The letter must be submitted by email to the assigned Grant Officer and must provide justification for the change. The email submitting the letter must also include a revised project narrative or revised line-item budget, as applicable, that includes the requested change. The Grantee is prohibited from making project or budget changes that would conflict with the Applicable Appropriations Act Conditions described in Article III, section D of this Grant Agreement. The assigned Grant Officer for this grant is provided in the Award Letter for this grant and found on HUD's website. The HUD Office of Economic Development – Congressional Grants Division will notify the Grantee in writing, by email, whether HUD approves or disapproves the change. Before the Grantee expends Grant Funds in accordance with any change approved by HUD or otherwise allowed by 2 CFR 200.308, the Grantee must update its grant information in Disaster Recovery Grant Reporting (DRGR) to reflect that change.

D. Applicable Appropriations Act Conditions. The conditions that apply to the Grant Funds as provided by the Consolidated Appropriations Act, 2022, the Explanatory Statement, and the Consolidated Appropriations Act, 2023 are hereby incorporated and made part of this Grant Agreement. In the event of a conflict between those conditions, the conditions provided by the later Act will govern. The Grant Funds are not subject to the Community Development Block Grants regulations at 24 CFR part 570 or Title I of the Housing and Community Development Act of 1974.

E. In accordance with 2 CFR 200.307(b), costs incidental to the generation of program income may be deducted from gross income to determine program income, provided these costs have not been charged to the grant. As authorized under 2 CFR 200.307(e)(2), program income may be treated as an addition to the Federal award, provided that the Grantee uses that income for allowable costs under this Grant Agreement. In accordance with 2 CFR 200.307(b), costs incidental to the generation of program income may be deducted from gross income to determine program income, provided these costs have not been charged to the grant. Any program income that cannot be expended on allowable costs under this Grant Agreement must be paid to HUD before closeout of the grant, unless otherwise specified by an applicable Federal statute.

F. The Grantee must use the Grant Funds only for costs (including indirect costs) that meet the applicable requirements in 2 CFR part 200 (including appendices). The Grantee's indirect cost rate information is as provided in Appendix 3 to this Grant Agreement. Unless the Grantee is an Institution of Higher Education, the Grantee must immediately notify HUD upon any change in the Grantee's indirect cost rate during the Period of Performance, so that HUD can amend the Grant Agreement to reflect the change if necessary. Consistent with 2 CFR part 200, Appendix III (C.7), if the Grantee is an Institution of Higher Education and has a negotiated rate in effect on the date this Grant Agreement is signed by HUD, the Grantee may use only that rate for its indirect costs during the Period of Performance.

G. The Grantee must comply with any specific award conditions that HUD may attach to this Grant Agreement as provided by 2 CFR 200.208. If applicable, these conditions will be listed or added as Appendix 5 to this Grant Agreement.

H. The Grantee is responsible for managing the Project and ensuring the proper use of the Grant Funds. The Grantee is also responsible for ensuring the completion of the Project, the grant closeout, and compliance with all applicable federal requirements. The Grantee may subaward all or a portion of its funds to one or more subrecipients, as identified in the Project Narrative (Appendix 1) or as may be approved by HUD in accordance with 2 CFR 200.308. All subawards made with funding under this Grant Agreement are subject to the subaward requirements under 2 CFR art 200, including 2 CFR 200.332, and other requirements provided by this Grant Agreement. The Grantee is responsible for ensuring each subrecipient complies with all requirements under this Grant Agreement, including the general federal requirements in Article IV. A subaward may be made to a for-profit entity only if HUD expressly approves that subaward, and the for-profit entity is made subject to the same Federal requirements that apply to all other subrecipients, including the requirements 2 CFR part 200 provides for a "non-Federal entity" that receives a subaward.

ARTICLE IV. General Federal Requirements

A. If the Grantee is a unit of general local government, a State, an Indian Tribe, or an Alaskan Native Village, the Grantee is the Responsible Entity (as defined in 24 CFR part 58) and agrees to assume all of the responsibilities for environmental review and decision-making and action, as specified and required in regulations issued by the Secretary pursuant to section 305(c) of the Multifamily Housing Property Disposition Reform Act of 1994 and published in 24 CFR art 58.

B. If the Grantee is a housing authority, redevelopment agency, academic institution, hospital or other non-profit organization, the Grantee shall request the unit of general local government, Indian Tribe or Alaskan Native Village, within which the Project is located and which exercises land use responsibility, to act as Responsible Entity and assume all of the responsibilities for environmental review and decision-making and action as specified in paragraph A above, and the Grantee shall carry out all of the responsibilities of a grantee under 24 CFR art 58.

C. After Grantee's receipt of the Letter of Invitation for this grant, neither the Grantee nor any of its contractors, subrecipients and other funding and development partners may undertake, or commit or expend Grant Funds or local funds for, project activities (other than for planning, management, development and administration activities), unless a contract requiring those activities was already executed prior to the Letter of Invitation, until one of the following occurs: (i) the Responsible Entity has completed the environmental review procedures required by 24 CFR part 58, and HUD has approved the environmental certification and given a release of funds; (ii) the Responsible Entity has determined and documented in its environmental review record that the activities are exempt under 24 CFR 58.34 or are categorically excluded and not subject to compliance with environmental laws under 24 CFR 58.35(b); or (iii) HUD has performed an environmental review under 24 CFR part 50 and has notified Grantee in writing of environmental approval of the activities.

D. Following completion of the environmental review process, the Grantee (recipient) shall exercise oversight, monitoring, and enforcement as necessary to assure that decisions and mitigation measures adopted through the environmental review process are carried out during project development and implementation.

E. The Grantee must comply with the generally applicable HUD and CPD requirements in 24 CFR part 5, subpart A, including all applicable fair housing, and civil rights requirements. If the Grantee is a Tribe or a Tribally Designated Housing Entity (TDHE) as established under 24 CFR 1000.206, the Grantee must comply with the nondiscrimination requirements in 24 CFR 1000.12 in lieu of the nondiscrimination requirements in 24 CFR 5.105(a). The Grantee must report data on the race, color, religion, sex, national origin, age, disability, and family characteristics of persons and households who are applicants for, participants in, or beneficiaries or potential beneficiaries of the Grantee's Project, consistent with the instructions and forms provided by HUD in order to carry out its responsibilities under the Fair Housing Act, Executive Order 11063, Title VI of the Civil Rights Act of 1964, and Section 562 of the Housing and Community Development Act of 1987 (e.g. HUD-27061).

F. The Grantee must comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 CFR part 200, as may be amended from time to time. If 2 CFR part 200 is amended to replace or renumber sections of part 200 that are cited specifically in this Grant Agreement, the part 200 requirements as renumbered or replaced by the amendments will govern the obligations of HUD and the Grantee after those amendment become effective.

G. The Grantee must comply with the Award Term in Appendix A to 2 CFR part 25 ("System for Award Management and Universal Identifier Requirements") and the Award Term in Appendix A to 2 CFR part 170 ("Reporting Subawards and Executive Compensation"), which are hereby incorporated into and made part of this Grant Agreement.

H. If the Total Grant Amount, as provided in Article II of this Grant Agreement, is greater than $500,000, the Grantee must comply with the Award Term and Condition for Grantee Integrity and Performance Matters in Appendix 4 to this Grant Agreement.

I. Unless the Grantee is exempt from the Byrd Amendment as explained below, the Grantee must comply with the provisions of Section 319 of Public Law 101-121, 31 U.S.C. 1352, (the Byrd Amendment) and 24 CFR part 87, which prohibit recipients of Federal contracts, grants, or loans from using appropriated funds for lobbying the executive or legislative branches of the Federal Government in connection with a specific contract, grant, loan, or cooperative agreement. The Grantee must include in its award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements), the requirements for the certification required by Appendix A to 24 CFR part 87 and for disclosure using Standard Form- LLL (SF-LLL), "Disclosure of Lobbying Activities." In addition, the Grantee must obtain the executed certification required by Appendix A and an SF-LLL from all covered persons. "Person" is as defined by 24 CFR part 87. Federally recognized Indian tribes and TDHEs established by Federally recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment. State-recognized Indian tribes and TDHEs established only under state law must comply with this requirement.

J. The Grantee must comply with drug-free workplace requirements in Subpart B of 2 CFR part 2429, which adopts the governmentwide implementation (2 CFR part 182) of sections 5152-5158 of the Drug-Free Workplace Act of 1988, Pub. L. 100-690, Title V, Subtitle D (41 U.S.C. 701-707).

K. The Grantee must comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) as implemented by regulations at 49 CFR part 24. The URA applies to acquisitions of real property and relocation occurring as a direct result of the acquisition, rehabilitation, or demolition of real property for Federal or Federally funded programs or projects. Real property acquisition that receives Federal financial assistance for a program or project, as defined in 49 CFR 24.2, must comply with the acquisition requirements contained in 49 CFR part 24, subpart B. Unless otherwise specified in law, the relocation requirements of the URA and its implementing regulations at 49 CFR part 24, cover any displaced person who moves from real property or moves personal property from real property as a direct result of acquisition, rehabilitation, or demolition for a program or project receiving HUD financial assistance

L. If Grant Funds are used for purchase, lease, support services, operation, or work that may disturb painted surfaces, of pre-1978 housing, you must comply with the lead-based paint evaluation and hazard reduction requirements of HUD's lead- based paint rules (Lead Disclosure; and Lead Safe Housing (24 CFR part 35)), and EPA's lead- based paint rules (e.g., Repair, Renovation and Painting; Pre-Renovation Education; and Lead Training and Certification (40 CFR part 745)).

M. The Grantee must comply with Section 3 of the Housing and Urban Development Act of 1968 (Section 3), 12 U.S.C. 1701u, and HUD's regulations at 24 CFR part 75, as applicable, including the reporting requirements in 24 CFR 75.25. Grants made to Tribes and TDHEs are subject to Indian Preference requirements in Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)). As stated in 24 CFR 75.3(c), grants to Tribes and TDHEs are subject to Indian Preference requirements in lieu of Section 3. Grantees that are not exempt from Section 3 must submit annual reports of Section 3

accomplishment Performance Measures in DRGR in January of the calendar year. This report reflects Section 3 accomplishments for the previous calendar year.

N. The Grantee must not use any Grant Funds to support any Federal, state, or local project that seeks to use the power of eminent domain, unless eminent domain is employed only for a public use. Public use includes use of funds for mass transit, railroad, airport, seaport, or highway projects, and utility projects which benefit or serve the general public (including energy-related, communication-related, water-related, and waste water-related infrastructure), other structures designated for use by the general public or with other common-carrier or public-utility functions that serve the general public and are subject to regulation and oversight by the government, and projects for the removal of an immediate threat to public health and safety or brownfields, as defined in the Small Business Liability Relief and Brownfields Revitalization Act (Pub. L. 107-118). Public use does not include economic development that primarily benefits private entities.

O. The Grantee must not use any Grant Funds to maintain or establish a computer network that does not block the viewing, downloading, and exchanging of pornography. This requirement does not limit the use of funds necessary for any Federal, State, tribal, or local law enforcement agency or any other entity carrying out criminal investigations, prosecution, or adjudication activities.

P. The Grantee must administer its Grant Funds in accordance with the Conflict of Interest requirements set forth in Appendix 6 of this Grant Agreement.

Q. The Grantee must comply with the governmentwide debarment and suspension requirements in 2 CFR part 180 as incorporated and supplemented by HUD's regulations at 2 CFR part 2424.

R. The Grantee must comply with the award term and condition regarding trafficking in persons in Appendix 7 of this Grant Agreement.

S. The assurances and certifications the Grantee has made and submitted to HUD are incorporated by this reference and made part of this Grant Agreement.

ARTICLE V. Drawdown Requirements

A. The Grantee may not draw down Grant Funds until HUD has received and approved any certifications and disclosures required by 24 CFR 87.100 concerning lobbying, if applicable.

B. The Grantee must use HUD's Disaster Recovery Grant Reporting (DRGR) system to draw down Grant Funds and report to HUD on activities.

C. The Grantee must enter activity and budget information in DRGR that is consistent with the Project and Approved Budget as described in Article III, sections A and B of this Grant Agreement and complies with HUD's instructions for entering information in DRGR found in

the document titled "Grant Award Instructions" that accompanies the Grant Agreement. The Grantee must only enter activities in DRGR that are described in the Approved Budget.

D. The Grantee must expend all Grant Funds in accordance with the activity and budget information in DRGR.

E. Each drawdown of Grant Funds constitutes a representation by the Grantee that the funds will be used in accordance with this Grant Agreement.

F. The Grantee must use DRGR to track the use of program income and must report the receipt and use of program income in the reports the Grantee submits to HUD under Article VI of this Grant Agreement. The Grantee must expend program income before drawing down Grant Funds through DRGR.

G. Notwithstanding any other provision of this grant agreement, HUD will not be responsible for payment of any Grant Funds after the date Treasury closes the account in accordance with 31 U.S.C. § 1552. Because Treasury may close the account up to one week before the September 30 date specified by 31 U.S.C. § 1552, the grantee is advised to make its final request for payment under the grant no later than September 15, 2030.

ARTICLE VI. Program-Specific Reporting Requirements

In addition to the general reporting requirements that apply under other provisions of this Agreement, the following program-specific reporting requirements apply to the Grantee:

A. The Grantee must submit a performance report in DRGR on a semi-annual basis and must include a completed Federal financial report as an attachment to each performance report in DRGR. Performance reports shall consist of a narrative of work accomplished during the reporting period. During the Period of Performance, the Grantee must submit these reports in DRGR no later than 30 calendar days after the end of the 6-month reporting period. The first of these reporting periods begins on the first of January or June (whichever occurs first) after the date this Grant Agreement is signed by HUD.

B. The performance report must contain the information required for reporting program performance under 2 CFR 200.329(c)(2) and (d), including a comparison of actual accomplishments to the objectives of the Project as described in Article III, section A of this Grant Agreement; the reasons why established goals were not met, if appropriate; and additional pertinent information including, when appropriate, analysis and explanation of cost overruns or high unit costs.

C. Financial reports must be submitted using DRGR or such future collections HUD may require and as approved by OMB and listed on the Grants.gov website (https://www.grants.gov/web/grants/forms/post-award-reporting-forms.html).

D. The performance and financial reports will undergo review and approval by HUD. If a report submission is insufficient, HUD will reject the report in DRGR and identify the corrections the Grantee must make.

E. No drawdown of funds will be allowed through DRGR while the Grantee has an overdue performance or financial report.

F. The Grantee must report and account for all property acquired or improved with Grant Funds as provided by 2 CFR part 200 using the applicable common forms approved by OMB and provided on the Grants.gov website (https://www.grants.gov/web/grants/forms/post-award-reporting-forms.html). This reporting obligation includes submitting status reports on real property at least annually as provided by 2 CFR 200.330, accounting for real and personal property acquired or improved with Grant Funds as part of Project Closeout, and promptly submitting requests for disposition instructions as provided by 2 CFR 200.311(c), 200.313(e), and 200.314(a).

ARTICLE VII. Project Closeout

A. The grant will be closed out in accordance with 2 CFR part 200, as may be amended from time to time, except as otherwise specified in this Grant Agreement.

B. The Grantee must submit to HUD a written request to closeout the grant no later than 30 calendar days after the Grantee has drawn down all Grant Funds and completed the Project as described in Article III, section A of this Grant Agreement. HUD will then send the Closeout Agreement and Closeout Certification to the Grantee.

C. At HUD's option, the Grantee may delay initiation of project closeout until the resolution of any findings as a result of the review of semi-annual activity reports in DRGR. If HUD exercises this option, the Grantee must promptly resolve the findings.

D. The Grantee recognizes that the closeout process may entail a review by HUD to determine compliance with the Grant Agreement by the Grantee and all participating parties. The Grantee agrees to cooperate with any HUD review, including reasonable requests for on-site inspection of property acquired or improved with Grant Funds.

E. No later than 120 calendar days after the Period of Performance, Grantee shall provide to HUD the following documentation:

1. A Certification of Project Completion.

2. A Grant Closeout Agreement.

3. A final financial report giving the amount and types of project costs charged to the grant (that meet the allowability and allocability requirements of 2 CFR part 200, subpart E); a certification of the costs; and the amounts and sources of other project funds.

4. A final performance report providing a comparison of actual accomplishments with the objectives of the Project as described in Article III, section A of this Grant Agreement, the reasons for slippage if established objectives were not met and additional pertinent information including explanation of significant cost overruns.

5. A final property report, if specifically requested by HUD at the time of closeout.

ARTICLE VIII. Default

A default under this Grant Agreement shall consist of any use of Grant Funds for a purpose other than as authorized by this Grant Agreement, any noncompliance with statutory, regulatory, or other requirements applicable to the Grant Funds, any other material breach of this Grant Agreement, or any material misrepresentation in the Grantee's submissions to HUD in anticipation of this award. If the Grantee fails to comply with the terms and conditions of the Grant Agreement, HUD may adjust specific conditions of this Grant Agreement as described in 2 CFR part 200, as may be amended from time to time. If HUD determines that noncompliance cannot be remedied by imposing additional conditions, HUD may take one or more of the remedies for noncompliance described in 2 CFR part 200, as may be amended from time to time. HUD may also terminate all or a part of this award as provided by 2 CFR 200.340 and other applicable provisions of 2 CFR part 200, as may be amended from time to time. Nothing in this Grant Agreement shall be construed as creating or justifying any claim against the Federal government or the Grantee by any third party.

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ARTICLE IX. HUD Contact Information

Except where this Grant Agreement specifically states otherwise, all requests, submissions, and reports the Grantee is required to make to HUD under this Grant Agreement must be made in writing via email to CPFGrants@hud.gov.

This agreement is hereby executed on behalf of the Grantee and HUD as follows:

GRANTEE

County of Santa Barbara

(Name of Organization)

BY: DocuSigned by: Kirk Lagerquist 19AEDA90054E4CE...

(Signature of Authorized Official)

Kirk Lagerquist, General Services Director

(Typed Name and Title of Authorized Official)

3/31/2023 | 1:52 PM PDT

(Date)

HUD

BY: ROBIN KEEGAN Digitally signed by ROBIN KEEGAN Date: 2023.06.28 14:41:06 -04'00'

Robin J. Keegan,
Deputy Assistant Secretary for Economic Development

(Date)

APPENDIX 1 – Project Narrative

The approved project narrative is located at the end of this agreement.

APPENDIX 2 – Approved Budget

The approved budget is located at the end of this agreement.

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APPENDIX 3 – Grantee's Indirect Cost Rate Information

Subject to the applicable requirements in 2 CFR part 200 (including its appendices), the Grantee will use an indirect cost rate as represented by the Grantee below:

X The Grantee will not use an indirect cost rate to charge its indirect costs to the grant.

The Grantee will use the indirect cost rate(s) identified in the table below to charge its indirect costs to the grant.

Agency/Dept./Major Function	Indirect cost rate	Direct Cost Base
_____	_____%	_____
_____	_____%	_____

[PLEASE NOTE: The grantee must check one of the two boxes above. If the second box is checked, the corresponding table must be filled out as described below.

The table must include each indirect cost rate that will be used to calculate the Grantee's indirect costs under the grant. The table must also specify the type of direct cost base to which each included rate applies (for example, Modified Total Direct Costs (MTDC)). Do not include indirect cost rate information for subrecipients.

For government entities, enter each agency or department that will carry out activities under the grant, the indirect cost rate applicable to each department/agency (including if the de minimis rate is used per 2 CFR 200.414), and the type of direct cost base to which the rate will be applied.

For nonprofit organizations that use the Simplified Allocation Method for indirect costs or elects to use the de minimis rate of 10% of Modified Total Direct Costs in accordance with 2 CFR 200.414, enter the applicable indirect cost rate and type of direct cost base in the first row of the table.

For nonprofit organizations that use the Multiple Allocation Base Method, enter each major function of the organization for which a rate was developed and will be used under the grant, the indirect cost rate applicable to that major function, and the type of direct cost base to which the rate will be applied.]

APPENDIX 4 –
Award Term and Condition for Grantee Integrity and Performance Matters

Reporting of Matters Related to Grantee Integrity and Performance

1. General Reporting Requirement
If the total value of the Grantee's currently active grants, cooperative agreements, and procurement contracts from all Federal awarding agencies exceeds $10,000,000 for any period of time during the period of performance of this Federal award, then during that period of time the Grantee must maintain the currency of information reported to the System for Award Management (SAM) that is made available in the designated integrity and performance system (currently the Federal Awardee Performance and Integrity Information System (FAPIIS)) about civil, criminal, or administrative proceedings described in paragraph 2 of this award term and condition. This is a statutory requirement under section 872 of Public Law 110-417, as amended (41 U.S.C. 2313). As required by section 3010 of Public Law 111-212, all information posted in the designated integrity and performance system on or after April 15, 2011, except past performance reviews required for Federal procurement contracts, will be publicly available.

2. Proceedings About Which Grantee Must Report
During any period of time when the Grantee is subject to the requirement in paragraph 1 of this award term and condition, the Grantee must submit the information required about each proceeding that:

a. Is in connection with the award or performance of a grant, cooperative agreement, or procurement contract from the Federal Government;

b. Reached its final disposition during the most recent five-year period; and

c. Is one of the following:

(1) A criminal proceeding that resulted in a conviction, as defined in paragraph 5 of this award term and condition;

(2) A civil proceeding that resulted in a finding of fault and liability and payment of a monetary fine, penalty, reimbursement, restitution, or damages of $5,000 or more;

(3) An administrative proceeding, as defined in paragraph 5. of this award term and condition, that resulted in a finding of fault and liability and the Grantee's payment of either a monetary fine or penalty of $5,000 or more or reimbursement, restitution, or damages in excess of $100,000; or

(4) Any other criminal, civil, or administrative proceeding if:

(i) It could have led to an outcome described in paragraph 2.c.(1), (2), or (3) of this award term and condition;

(ii) It had a different disposition arrived at by consent or compromise with an acknowledgment of fault on the Grantee's part; and

(iii) The requirement in this award term and condition to disclose information about the proceeding does not conflict with applicable laws and regulations.

3. Reporting Procedures
During any period of time when the Grantee is subject to the requirement in paragraph 1 of this award term and condition, the Grantee must enter in the SAM Entity Management area the information that SAM requires about each proceeding described in paragraph 2 of this award term and condition. The Grantee does not need to submit the information a second time under assistance awards that the Grantee received if the Grantee already provided the information through SAM because the Grantee was required to do so under Federal procurement contracts that the Grantee was awarded.

4. Reporting Frequency
During any period of time when the Grantee is subject to the requirement in paragraph 1 of this award term and condition, the Grantee must report proceedings information through SAM for the most recent five-year period, either to report new information about any proceeding(s) that the Grantee has not reported previously or affirm that there is no new information to report. If the Grantee has Federal contract, grant, and cooperative agreement awards with a cumulative total value greater than $10,000,000, the Grantee must disclose semiannually any information about the criminal, civil, and administrative proceedings.

5. Definitions
For purposes of this award term and condition:

a. Administrative proceeding means a non-judicial process that is adjudicatory in nature in order to make a determination of fault or liability (e.g., Securities and Exchange Commission Administrative proceedings, Civilian Board of Contract Appeals proceedings, and Armed Services Board of Contract Appeals proceedings). This includes proceedings at the Federal and State level but only in connection with performance of a Federal contract or grant. It does not include audits, site visits, corrective plans, or inspection of deliverables.

b. Conviction, for purposes of this award term and condition, means a judgment or conviction of a criminal offense by any court of competent jurisdiction, whether entered upon a verdict or a plea, and includes a conviction entered upon a plea of nolo contendere.

c. Total value of currently active grants, cooperative agreements, and procurement contracts includes—

(1) Only the Federal share of the funding under any Federal award with a cost share or match requirement; and

(2) The value of all expected funding increments under a Federal award and options, even if not yet exercised.

APPENDIX 5 – Specific Award Conditions
NONE.

APPENDIX 6 – Conflict of Interest Requirements

1. *Conflicts Subject to Procurement Regulations.* When procuring property or services, the grantee and its subrecipients shall comply with the applicable conflict-of-interest rules in 2 CFR 200.317 and 2 CFR 200.318(c). In all cases not governed by 2 CFR 200.317 and 2 CFR 200.318(c), the Grantee and its subrecipients must follow the requirements contained in paragraphs 2-5 below.

2. *General prohibition*. No person who is an employee, agent, consultant, officer, or elected or appointed official of the Grantee or subrecipient and who exercises or has exercised any functions or responsibilities with respect to assisted activities, or who is in a position to participate in a decision making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from the activity, or have a financial interest in any contract, subcontract, or agreement with respect thereto, or the proceeds thereunder, either for himself or herself or for those with whom he or she has immediate family or business ties, during his or her tenure or for one year thereafter. Immediate family ties include (whether by blood, marriage or adoption) the spouse, parent (including a stepparent), child (including a stepchild), sibling (including a stepsibling), grandparent, grandchild, and in-laws of a covered person.

3. *Exceptions*. HUD may grant an exception to the general prohibition in paragraph (ii) upon the Grantee's written request and satisfaction of the threshold requirements in paragraph (iv), if HUD determines the exception will further the Federal purpose of the award and the effective and efficient administration of the Grantee's project, taking into account the cumulative effects of the factors in paragraph (v).

4. *Threshold requirements for exceptions*. HUD will consider an exception only after the Grantee has provided the following documentation:

> *a.* A disclosure of the nature of the conflict, accompanied by an assurance that there has been public disclosure of the conflict and a description of how that disclosure was made; and
>
> *b.* An opinion of the Grantee's attorney that the interest for which the exception is sought would not violate state or local law.

5. *Factors to be considered for exceptions.* In determining whether to grant a requested exception after the Grantee has satisfactorily met the threshold requirements in paragraph (iii), HUD will consider the cumulative effect of the following factors, where applicable:

> *a.* Whether the exception would provide a significant cost benefit or an essential degree of expertise to the program or project that would otherwise not be available;
>
> *b.* Whether an opportunity was provided for open competitive bidding or negotiation;
>
> *c.* Whether the person affected is a member of a group or class of low- or moderate-income persons intended to be the beneficiaries of the assisted activity, and the exception

will permit such person to receive generally the same interests or benefits as are being made available or provided to the group or class;

d. Whether the affected person has withdrawn from his or her functions or responsibilities, or the decision-making process regarding the assisted activity in question;

e. Whether the interest or benefit was present before the affected person was in a position as described in paragraph (ii);

f. Whether undue hardship will result either to the Grantee or the person affected when weighed against the public interest served by avoiding the prohibited conflict; and

g. Any other relevant considerations.

6. *Disclosure of potential conflicts of interest.* The Grantee must disclose in writing to HUD any potential conflict of interest.

APPENDIX 7 – Award Term and Condition Regarding Trafficking in Persons

The following award term and condition, which is required by 2 CFR part 175, applies as written:

a. Provisions applicable to a grantee that is a private entity.

1.You as the grantee, your employees, subrecipients under this award, and subrecipients' employees may not—

i. Engage in severe forms of trafficking in persons during the period of time that the award is in effect;

ii. Procure a commercial sex act during the period of time that the award is in effect; or

iii. Use forced labor in the performance of the award or subawards under the award.

2.We as the Federal awarding agency may unilaterally terminate this award, without penalty, if you or a subrecipient that is a private entity:

i. Is determined to have violated a prohibition in paragraph a.1 of this award term; or

ii. Has an employee who is determined by the agency official authorized to terminate the award to have violated a prohibition in paragraph a.1 of this award term through conduct that is either—

A. Associated with performance under this award; or

B. Imputed to you or the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR Part 180, "OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement)," as implemented by HUD at 2 CFR 2424.

b. Provision applicable to a grantee other than a private entity.
We as the Federal awarding agency may unilaterally terminate this award, without penalty, if a subrecipient that is a private entity—

1. Is determined to have violated an applicable prohibition in paragraph a.1 of this award term; or

2. Has an employee who is determined by the agency official authorized to terminate the award to have violated an applicable prohibition in paragraph a.1 of this award term through conduct that is either:

i. Associated with performance under this award; or

ii. Imputed to the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR part 180, "OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement)," as implemented by HUD at 2 CFR 2424.

c. Provisions applicable to any grantee.

1. You must inform us immediately of any information you receive from any source alleging a violation of a prohibition in paragraph a.1 of this award term.

2. Our right to terminate unilaterally that is described in paragraph a.2 or b of this section:

i. Implements section 106(g) of the Trafficking Victims Protection Act of 2000 (TVPA), as amended (22 U.S.C. 7104(g)), and

ii. Is in addition to all other remedies for noncompliance that are available to us under this award.

3. You must include the requirements of paragraph a.1 of this award term in any subaward you make to a private entity.

d. Definitions. For purposes of this award term:

1."Employee" means either:

i. An individual employed by you or a subrecipient who is engaged in the performance of the project or program under this award; or

ii. Another person engaged in the performance of the project or program under this award and not compensated by you including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing or matching requirements.

2. "Forced labor" means labor obtained by any of the following methods: the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.

3. “Private entity”:

i. Means any entity other than a State, local government, Indian tribe, or foreign public entity, as those terms are defined in 2 CFR 175.25.

ii. Includes:

A. A nonprofit organization, including any nonprofit institution of higher education, hospital, or tribal organization other than one included in the definition of Indian tribe at 2 CFR 175.25(b).

B. A for-profit organization.

4. “Severe forms of trafficking in persons,” “commercial sex act,” and “coercion” have the meanings given at section 103 of the TVPA, as amended (22 U.S.C. 7102).

Revised Project Narrative 03/22/2023
(Note: The only additions are the address and the APN)

Santa Barbara Veteran's Memorial Building Seismic and Safety Upgrade
Community Project Funding, Administered by the Department of Housing and Urban Development.
Grantee: County of Santa Barbara
Grant Amount: $1,300,000.00
Grant Number: B-22-CP-CA-0078

Project Location: 112 W. Cabrillo Blvd., Santa Barbara, California 93101
APN: 03-101-013

Project Narrative

The Santa Barbara Veterans Memorial Building is owned by the County of Santa Barbara and serves as an important community resource for the area's veterans, non-profit groups, and other residents. U.S. Veterans are a diverse population but with a distinct culture and shared needs, related to their experience in service to our country. Providing veterans with a place to build community, interact with other veterans, and obtain services and education helps our service members reintegrate into civilian society. Supporting and maintaining the Veterans Memorial Building is a significant way for The County of Santa Barbara to honor and acknowledge the efforts and sacrifices of our country's service members. This project will enable the Veterans Memorial Buildings, within the County of Santa Barbara, to continue to serve our returning veterans for decades to come.

The historic (City Landmark and on the National Register) Santa Barbara Veterans Memorial Building, constructed in 1927, is located on Santa Barbara's premier waterfront. It is heavily used by veterans and the community alike. Historically, Veterans Memorial Buildings came into being through the counties of California, which provided publicly-owned or donated land for the construction of memorial sites to be built in their cities. Throughout the 1920s and 1930s, memorial halls and structures were constructed and dedicated as a tribute to those who fought in World War I.

The management of these spaces is guided and governed by the California Military and Veterans Code, which provides for the use of such facilities by veterans and persons or organizations other than veterans, either free of charge or for stated compensation, to aid in defraying the cost of maintenance of a historic structure. Unfortunately, these facilities are being closed in many counties, without any substitute structures or plans to provide for the veteran community. The County of Santa Barbara is dedicated to saving this building and ensuring that it is available to veterans for many years to come. In order to continue to provide the Veterans Memorial Building as an amenity to our local community, several health and safety improvements are necessary.

SERVICES OFFERED

The building houses the local chapter of The American Legion, Veterans of Foreign Wars (VFW), Korean War Veterans, Disabled American Veterans (DAV), GI Forum, MOAA, Marine Corps League, and American Vets (AMVets). These organizations all have offices in the building and hold meetings on site. Non-profits (Community partners) also hold meetings here such as support groups. Every Wednesday, the Memorial Building hosts a weekly Veterans Breakfast.

These groups and events are a vital support for veterans who – in their service to our country – are at heightened risk of a number of mental and physical health problems due to their exposure to hazardous materials and combat-related traumas. Health problems experienced by veterans included anxiety, PTSD, depression, hearing loss, traumatic brain injuries, cancers related to exposure to chemicals, and respiratory problems including asthma and COPD. Veterans need supportive spaces that will accommodate them, regardless of physical or mental health problems. The tremendous challenges that face our country's Veterans can make re-entry into civilian life difficult. It is estimated that approximately 12% of the unhoused population are veterans. The County of Santa Barbara is committed to supporting veterans as they reintegrate into society, by providing space to build community and connect with numerous local support groups and resources.

In addition to weekly group meetings, the Veterans Memorial Building hosts annual, special events that are open to Veterans, their friends, and families. These events include Easter's Foot-washing, Memorial Day, Fourth of July, Veterans Day, Thanksgiving, and Christmas.

These events draw a large number of veterans, at a much-needed time, when some veterans might not have a family to spend the holidays with. The Thanksgiving and Christmas events host over 400 people. In a summer day, there could be visitors around 250. All events are free; except for Veterans Day, as the vets use this event as a fundraise and ask for small donations at the door.

PURPOSE AND GOAL

This project will provide necessary health and safety facility improvements to community infrastructure, and will serve a population meeting the HUD definition of 'Presumed Benefit'. This building benefits low to moderate income persons.

Heating and Air conditioning will make the meetings and events much more comfortable to attend. Because of the medical concerns, including respiratory problems experienced by veterans, providing a comfortable, climate-controlled environment with adequate air filtration is vital. When they have their morning breakfasts, an improved heating system will provide the guests with a temperate room to enjoy their free meal among their fellow veterans. In addition to comfort and air filtration, air conditioning will allow for doors and windows to be closed during events, which will make the Vets Building a better neighbor for surrounding businesses and residents.

Amenities such as improved heating and A/C also make the building more appealing to Veterans and non-Veterans alike, community members who can rent the space for private events such as weddings, birthdays, family reunions, or quinceaneras. Recently, there were two fainting incidents at quinceaneras that may have been alleviated by air conditioning.

Improvement to the space that will increase bookings and rentals for private, non-Veteran events such as these will raise revenue for the Community Services Department of the County, which manages the building, so that they can reinvest in the building and in the services provided to veterans.

SCOPE OF WORK

The project constructs seismic retrofitting and electrical and energy system upgrades to a deteriorating Veterans Memorial Building in order to keep the facility open for veterans and the local community. It supports energy efficiency, but also allowing for Heating and Air Conditioning during winter and summer events.

This project focuses on three areas Seismic, Safety, and Electrical Upgrades. These upgrades are necessary for health and safety. The phases of the project are identified below. Each stage includes consulting, design, labor, materials, equipment, services required and project management staff time to address the following:

HVAC Improvements: The project will require the procurement of professional services from a Mechanical, Electrical, Plumbing (MEP) firm for the design of new HVAC systems, and/or the retrofit of existing HVAC systems. These systems will be primarily servicing the main ballroom on the first floor as well as select areas that currently do not have cooling. Once a design is complete, it will provide data required for the seismic analysis, and will outline all required tasks to upgrade the building systems, including electrical supply. Once the design is complete, and budget confirmed through a cost estimating process, GS Capital will prepare bidding documents and take the project through the bidding, award, and construction implementation process.

The improvements of the HVAC system is the highest priority within the larger project scope. It is the primary genesis of the project and should be considered first in line for project funding.

Seismic Analysis: Due to the age of the facility and the requirement for new potential structural loads, the project will require the procurement of professional services of a structural engineering firm (and a certified architect) to determine the scope of possible structural improvements. This effort will primarily include analysis of areas within the structure that will carry the dead load to support the roof and hold the HVAC compressors, as well as a study and repair of the structural beams in the ceiling on the second floor. Once the seismic analysis has been provided, GS Capital staff will coordinate with the MEP design team, the project architect, to integrate these improvements into the plan set for bidding.

Electrical System Upgrades: It is thought that the existing electrical service is not adequate for the upgraded HVAC system components. As noted above, the MEP consultant team will evaluate the service applicability, including the main panel and subpanel upgrades, and internal wiring systems. Improvements required will also be included in the design plans for bidding and eventual construction. It is unknown at this time if additional service from

The project will require the completion of all phases of project development from design through construction.

As stated by the Santa Barbara County Supervisor Gregg Hart *"These funds for seismic and safety upgrades for the Santa Barbara County Veterans' Memorial Building serves current and future generations and honors residents of Santa Barbara County, who as members of the United States Armed Forces, died in the service of their country in peace and in war."*

SOURCES & USES

Santa Barbara Veteran's Memorial Building

Building Seismic, Safety, & Energy Upgrades

CONSTRUCTION

SOURCES

Source of Funds	
CPF Grant Administered by HUD	$1,300,000.00
Total	**$1,300,000.00**

USES

Use of Funds	
Construction Costs	899,167
Design & Engineering (Structural & Mechnical)	200,000
City & other fees	500
Local permit fees & processing	2,500
Soft Costs (Other than AE)	107,916
Hard costs contingency	89,917
Total	**1,300,000**

CONSTRUCTION DRAWINGS

SPECIFICATIONS

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PROJECT INFORMATION

LEGAL INFORMATION

PROPERTY AREA:	20,908.8 SQ FT
ACCESSOR PARCEL NO.:	033-101-013
TRACT:	20683
MAP REFERENCE:	033-10
LOT:	13-16

JURISDICATIONAL

COASTAL JURISDCTION	APPEALABLE
GENERAL PLAN LAND USE:	COASTAL ZONE
GENERAL PLAN NEIGHBORHOOD:	WEST BEACH

PLANNING & ZONING INFORMATION

ZONING INFORMATION:	HRC-1/S-D-3
GENERAL PLAN LAND USE:	COASTAL ZONE
HISTORIC PERMITS:	YES

ADDITIONAL

HIGH FIRE AREA :	NO
FEMA FLOOD ZONE:	AE
COASTAL ZONE:	YES

SEPARATE PERMITS

A SEPARATE APPLICATION AND PERMIT ARE REQUIRED FOR THE FOLLOWING:

- MECHANICAL
- ELECTRICAL
- SHORING

PROJECT DESCRIPTION

PROJECT NAME:	SANTA BARBARA VETERANS MEMORIAL BUILDING - UPGRADES
PROJECT ADDRESS:	112 CABRILLO BLVD SANTA BARBARA, CA 93101
PROJECT DESCRIPTION:	MECHANICAL AND ELECTRICAL UPGRADES TO EXISTING BUILDING. STRUCTURE REINFORCMENT AT 2ND FLOOR MEETING ROOM.
OCCUPANCY USE:	A3 (NO CHANGE)
YEAR BUILT	1927
CONSTRUCTION TYPE:	(E) VB
FIRE PROTECTION:	-
NUMBER OF STORIES:	2 (NO CHANGE)
BUILDING HEIGHT:	24'-11" (NO CHANGE)
PROJECT AREAS (EXISTING)	
GROUND FLOOR	10,540 SF
GROUND FLOOR PATIO & COURTYARD	2,550 SF
UPPER FLOOR	3,450 SF
TOTAL	16,540 SF (NO CHANGE)

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LOS ANGELES, CA 90012

VETERANS BUILDING

112 W CABRILLO BLVD, SANTA BARBARA, CA 93101

100% CONSTRUCTION DOCUMENTS

SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101

VICINITY MAP



PLOT PLAN SCALE: 1"=20'-0"



DRAWNG DISCLAIMER

ALTHOUGH CONSIDERABLE EFFORT HAS GONE INTO THE CREATION AND PRODUCTION OF RELIABLE SCALED DRAWINGS FOR THIS PROJECT, THE FOLLOWING DISCLAIMER REGARDING THE ISSUE OF ACCURACY MUST BE ACKNOWLEDGED BY ALL PARTIES INVOLVED.

THIS PROJECT CONSISTS OF AN EXISTING STRUCTURE BUILT IN ***1927*** AND IS A ***SANTA BARBARA HISTORIC LANDMARK.*** CONSEQUENTLY, BECAUSE OF THE AGE OF THIS STRUCTURE, IT HAS BEEN ESPECIALLY DIFFICULT OBTAINING FIELD MEASUREMENTS THAT CAN QUALIFY AS RELIABLE BY TODAY'S CONSTRUCTION STANDARDS. IN ADDITION, THE CONSTRUCTION DOCUMENTS IN THIS PACKAGE ARE BASED ON ANOTHER ARCHITECT'S DRAWINGS, NOT BASED ON A CURRENT POINT-CLOUD-GENERATED AS-BUILT SURVEY. NO TWO STRUCTURES CAN BE ASSUMED AS SQUARE WITH ONE ANOTHER, PRIMARILY BECAUSE EACH AND EVERY STRUCTURE IS NOT SQUARE WITH ITSELF. THAT IS; WALLS ARE NOT ALWAYS STRAIGHT, FLOORS ARE NOT ALWAYS LEVEL, NOTHING CAN BE ASSUMED TO ALWAYS BE PLUMB.

THERFORE, ALL PARTIES NEED TO ACKNOWLEDGE THAT ALL DIMENSIONS AND SPOT ELEVATIONS SHOWN HEREIN ARE TO BE CONSIDERED APPROXIMATE ONLY. CONSEQUENTLY, FOR BIDDING PURPOSES, ALL CONTRACTORS MUST EITHER ACCEPT THIS DISCLAIMER OR ELSE FIELD VERIFY DIMENSIONS ON THEIR OWN.

PROJECT TEAM

OWNER
COUNTY OF SANTA BARBARA
CAPITAL DIVISION
1105 SANTA BARBARA STREET
SANTA BARBARA, CA 93101
805.560.1011
KIRK LAGERQUIST

MEP ENGINEERING
A3 ENGINEERING
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STRUCTURAL ENGINEER
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CHRIS PUTMAN

COST ESTIMATING
CUMMING GROUP
350 SOUTH GRAND AVENUE, STE 1900
LOS ANGELES, CA 90071
213.518.8148
RAJ ADSUMALLI

FIRE RATING REQUIREMENTS

TABLE 601

BUILDING ELEMENT	TYPE V-B
PRIMARY STRUCTURAL FRAME	0-HR
BEARING WALLS EXTERIOR INTERIOR	 0-HR 0-HR
NON BEARING WALLS AND PARTITIONS - EXTERIOR	PER TABLE 602
NON BEARING WALLS AND PARTITIONS - INTERIOR	0-HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0-HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0-HR

BUILDING CODES USED

2022 CALIFORNIA BUILDING CODE BASED ON 2021 INTERNATIONAL BUILDING CODE

2022 CALIFORNIA BUILDING CODE CHAPTER 11B

2022 CALIFORNIA ENERGY CODE, TITLE 24, PART 6

2022 CALIFORNIA GREEN BUILDING STANDARDS

2022 CALIFORNIA ELECTRICAL CODE BASED ON 2021 NATIONAL ELECTRICAL CODE

2022 CALIFORNIA MECHANICAL CODE BASED ON 2021 UNIFORM MECHANICAL CODE

2022 CALIFORNIA PLUMBING CODE BASED ON 2021 UNIFORM PLUMBING CODE

LICENSED ARCHITECT
KARIN LILJEGREN
C - 28158
03.31.27
Renewal Date
STATE OF CALIFORNIA

REVISIONS:

10.24.25

COVER SHEET

G000

CITY STAMPS

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SHEET INDEX

		ISSUE SET SCHEDULE					
		RELEASE	CONCEPT SET	65% CHECK SET	90% CHECK SET	PLANNING SUBMISSION	100% CONSTRUCTION DOCUMENTS
		DATE	12.13.24	04.03.25	04.24.25	08.04.25	10.24.25
STRUCTURAL							
S0.00	COVER SHEET		●	●			
S0.01	GENERAL NOTES		●	●			
S0.02	GENERAL NOTES		●	●			
S0.03	GENERAL NOTES		●	●			
S0.04	SPECIAL INSPECTION & TESTING		●	●			
S0.05	SPECIAL INSPECTION & TESTING		●	●			
S1.10	TYPICAL CONCRETE DETAILS		●	●			
S1.11	TYPICAL CONCRETE DETAILS			●			
S1.30	TYPICAL WOOD DETAILS		●	●			
S2.00	SITE PLAN	●	●	●			
S2.01	FOUNDATION & ROOF FRAMING PLANS	●	●	●			
S5.01	FRAMING DETAILS	●	●	●			
MECHANICAL							
M0.00	MECHANICAL LEGEND AND ABBREVIATIONS		●	●	●		
M1.00	HVAC PLAN - LEVEL 1	●	●	●	●		
M1.01	HVAC PLAN - LEVEL 2	●	●	●	●		
M2.00	MECHANICAL PIPING - LEVEL 1		●	●	●		
M2.01	MECHANICAL PIPING - LEVEL 2		●	●	●		
M3.00	MECHANICAL ENLARGED PLAN			●	●		
M4.00	MECHANICAL SCHEDULES		●	●	●		
M4.01	MECHANICAL SCHEDULES			●	●		
M5.00	MECHANICAL DETAILS		●	●	●		
M6.00	ENERGY COMPLIANCE FORMS		●	●	●		
M6.01	ENERGY COMPLIANCE FORMS		●	●	●		
M7.00	MECHANICAL SPECIFICATIONS		●	●	●		
M7.01	MECHANICAL SPECIFICATIONS		●	●	●		
M7.02	MECHANICAL SPECIFICATIONS				●		
ELECTRICAL							
E0.00	ELECTRICAL LEGEND AND ABBREVIATIONS		●	●	●		
E1.00	ELECTRICAL SITE PLAN		●	●	●		
E2.00	POWER PLAN - LEVEL 1		●	●	●		
E2.01	POWER PLAN - LEVEL 2		●	●	●		
E5.00	ELECTRICAL ONELINE DIAGRAM		●	●	●		
E7.00	ENERGY COMPLIANCE FORMS		●	●	●		
E8.00	ELECTRICAL SPECIFICATIONS		●	●	●		
E8.01	ELECTRICAL SPECIFICATIONS		●	●	●		

		ISSUE SET SCHEDULE					
		RELEASE	CONCEPT SET	65% CHECK SET	90% CHECK SET	PLANNING SUBMISSION	100% CONSTRUCTION DOCUMENTS
		DATE	12.13.24	04.03.25	04.24.25	08.04.25	10.24.25
GENERAL							
G000	COVER SHEET	●	●	●	●	●	
G001	SHEET INDEX		●	●	●	●	
G002	ARCHITECTURAL ABBREVIATIONS & SYMBOLS		●	●	●	●	
G003	ARCHITECTURAL DEFINITIONS		●	●	●	●	
G005	SURVEY		●	●	●	●	
G020	OCCUPANCY CALCULATIONS		●	●		●	
G021	OCCUPANCY CALCULATIONS				●		
G030	HISTORIC GENERAL NOTES		●	●	●	●	
G031	GENERAL NOTES		●	●	●	●	
G032	GENERAL NOTES (CONT)		●	●	●	●	
G033	ACCESSIBILITY NOTES		●	●		●	
G034	ACCESSIBILITY NOTES (CONT)		●	●		●	
G035	ACCESSIBILITY NOTES (CONT)		●	●		●	
G040	ACCESSIBILITY DETAILS (CBC 11B)				●	●	
G041	ACCESSIBILITY DETAILS (CBC 11B)				●	●	
G042	ACCESSIBILITY DETAILS (CBC 11B)				●	●	
G043	ACCESSIBILITY DETAILS (CBC 11B)				●	●	
G044	ACCESSIBILITY DETAILS (CBC 11B)				●	●	
G045	ACCESSIBILITY DETAILS (CBC 11B)				●	●	
G051	HISTORIC DRAWINGS		●	●	●	●	
G052	HISTORIC DRAWINGS		●	●	●	●	
G053	HISTORIC DRAWING		●	●	●	●	
G060	GREEN BUILDING FORMS (NON RESIDENTIAL)				●		
G061	GREEN BUILDING FORMS (NON RESIDENTIAL)				●		
G062	GREEN BUILDING FORMS (NON RESIDENTIAL)				●		
G063	GREEN BUILDING FORMS (NON RESIDENTIAL)				●		
G064	GREEN BUILDING FORMS - UNIVERSAL WASTE FACT SHEET				●		
G110	SPECIFICATIONS						
G111	SPECIFICATIONS						
G115	EQUIPMENT SCHEDULE					●	
DEMO							
D101	1ST FLOOR DEMO PLAN	●	●	●		●	
D102	2ND FLOOR DEMO PLAN	●	●	●		●	
D201	1ST FLOOR DEMO RCP			●	●	●	
D202	2ND FLOOR DEMO RCP			●	●	●	
D300	EXTERIOR DEMO ELEVATIONS			●	●	●	
D301	EXTERIOR DEMO ELEVATIONS			●	●	●	
ARCHITECURE							
A000	SITE PLAN	●	●	●	●	●	
A101	1ST FLOOR PLAN	●	●	●		●	
A102	2ND FLOOR PLAN	●	●	●		●	
A201	1ST FLOOR RCP			●	●	●	
A202	2ND FLOOR RCP			●	●	●	
A300	EXTERIOR ELEVATIONS	●	●	●		●	
A301	EXTERIOR ELEVATIONS	●	●	●		●	
A400	BUILDING SECTIONS			●	●	●	
A401	BUILDING SECTIONS			●	●	●	
A700	ENLARGED ELEVATIONS			●	●	●	
A710	STANDARD RESTROOM DETAILS				●	●	
A711	ENLARGED RESTROOM PLAN AND ELEVATIONS				●	●	
A805	WINDOW TYPES AND SCHEDULE				●	●	
A910	TYP FRAMING DETAILS				●	●	
A960	WINDOW DETAILS				●	●	
A961	WINDOW, LOUVER, SCREEN DETAILS				●	●	
A980	INTERIOR ARCHITECTURAL DETAILS				●	●	

CITY STAMPS

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VETERANS BUILDING

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100% CONSTRUCTION DOCUMENTS

SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101

LICENSED ARCHITECT
KAHN LILJEGREN
C - 28158
03.31.27
Renewal Date
STATE OF CALIFORNIA

REVISIONS:

10.24.25

SHEET INDEX

G001

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ARCHITECTURAL ABBREVIATIONS

(D)	DEMOLISH
(E)	EXISTING
(N)	NEW
@	AT
Ø	DIAMETER
AB	ANCHOR BOLT
AC	ACRYLIC
ACC	AIR CONDITIONING
A/C	ACCESSORY
ACT	ACOUSTIC CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATELY
ARCH	ARCHITECT
ART	ART WORK
BD	BOARD
BF	BRACE FRAME
BK	BLOCK
BLDG	BUILDING
BRK	BRICK
BVNR	BRICK VENEER
BLK	BLOCK
BM	BEAM
BRS	BRASS
BRZ	BRONZE
BTWN	BETWEEN
℄	CENTER LINE
C	COMPACT PARKING STALL
CAB	CABINET
CHN	CHAIN LINK
CL	CLOSET
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONTR	CONTRACTOR
CPT	CARPET
CRS	COURSES
CT	CERAMIC TILE
DAS, D/A	DISABLED ACCESS
DBL	DOUBLE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DSK	DESK
DWG	DRAWING
ELECT	ELECTRICAL
ELEV	ELEVATOR
ELF-1	EXTERIOR LIGHT FIXTURE
EOS	EDGE OF SLAB
EQ	EQUAL
EQ	EQUIPMENT
EPX	EPOXY CAOTED
EST	ENGINEERED STONE
EXT	EXTERIOR
F/F	FACTORY FINISH
FAB	FABRIC/TEXTILE
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FIN	FINISH
FJ	FLOOR JOIST
FL	FLOOR
FMC	FLOOR MATERIAL CHANGE
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FR	FIRE RESISTIVE
FS	FINISH SURFACE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GYP BD	GYPSUM BOARD
H	HANDICAP PARKING STALL
HB	HOSE BIB
HC	HOLLOW CORE
HCWD	HOLLOW CORE WOOD
HCT	HOLLOW CLAY TILE
HDR	HEADER
HM	HOLLOW METAL
HR	HANDRAIL
HT	HEIGHT
HW	HARDWARE
INS	INSULATION
INT	INTERIOR
JST	JOIST
LAM	LAMINATE
LAV	LAVATORY
LF-1	INTERIOR LIGHT FIXTURE
LIN	LINOLEUM
LS	LANDSCAPE
LVR	LOUVER
MAR	MARBLE
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MIN	MINUTE
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MSH	STEEL MESH
MTD	MOUNTED
MTL	METAL
MW	MILLWORK
(N)	NEW
N	NOTE
NIC	NOT IN CONTRACT
NR	NOT RATED
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED-CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED-OWNER INSTALLED
OFVI	OWNER FURNISHED-VENDOR INSTALLED
OH	OVERHEAD
OPNG	OPENING
PDR	POWDER COATED
℄	PROPERTY LINE
PIP	PROTECT IN PLACE
PLAM	PLASTIC LAMINATE
PR	PRIMED
PT	PAINT
PTD	PAINTED
QTY	QUANTITY
R	RADIUS or RISER
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REQ'D	REQUIRED
REV	REVISION or REVISED
RLF-1	INTERIOR RESIDENCE LIGHT FIXTURE
RM	ROOM
ROW	RIGHT OF WAY
RRM	RESTROOM
S	STANDARD PARKING STALL
SC	SOLID CORE
SCW	SOLID CORE WOOD
SF	SQUARE FEET
SF-X	SOFA
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SL	SLOPE
SLD	SEALED
SLR	SEALER
SS	STAINLESS STEEL
SSF	SOLID SURFACE
ST	STONE
STL	STEEL
STRUCT	STRUCTURAL
STN	STAINED
T	TREAD
TA	TOILET ACCESSORY
TBD	TO BE DETERMINED
TEMP	TEMPERED GLASS
TH	THRESHOLD
THK	THICK
TJ	TRUSS JOIST
TL	TILE
TO	TOP OF
TOC	TOP OF CONCRETE
TOP	TOP OF PLATE
TOS	TOP OF SLAB
TOSHTG	TOP OF SHEATHING
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UL	UNDERWRITER'S LABORATORY
UR	URNIAL
URM	UNREFENFORCED MASONRY
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VNR	VENEER
W/	WITH
WB	WALL BASE
WC	WATER CLOSET
WCV	WALL COVERING
WD	WOOD
WF	WOOD FLOORING
WH	WATER HEATER
WP	WATERPROOF
WPT	WORK POINT
WS	WORKSTATION
WVNR	WOOD VENEER

ARCHITECTURAL SYMBOLS

DETAIL CALLOUT

FINISH TAG

ALIGN FINISHES

BUILDING SECTION

CEILING TAG

SMOKE DETECTOR

WALL SECTION

WINDOW TAG

FIRE EXTINGUISHER

INTERIOR ELEVATION

DOOR TAG

AREA DRAIN

EXTERIOR ELEVATION

WALL TAG

FLOOR DRAIN

SPOT ELEVATION TAG

WORK POINT

FLOOR MATERIAL TRANSITION

EXIT SIGN

NOTE

SECURITY OPENING

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C - 28158
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REVISIONS:

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ARCHITECTURAL ABBREVIATIONS & SYMBOLS

G002

CITY STAMPS

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ARCHITECTURAL DEFINITIONS

ACCESSIBLE MEANS OF EGRESS: A CONTINUOUS AND UNOBSTRUCTED WAY OF EGRESS TRAVEL FROM ANY ACCESSIBLE POINT IN A BUILDING OR FACILITY TO A PUBLIC WAY.

ALTERATION: ANY CONSTRUCTION OR RENOVATION TO AN EXISTING STRUCTURE OTHER THAN REPAIR OR ADDITION. A CHANGE, ADDITION OR MODIFICATION IN CONSTRUCTION, CHANGE IN OCCUPANCY OR USE, OR STRUCTURAL REPAIR TO AN EXISTING BUILDING OR FACILITY. ALTERATIONS INCLUDE, BUT ARE NOT LIMITED TO, REMODELING, RENOVATION, REHABILITATION, RECONSTRUCTION, HISTORIC RESTORATION, RESURFACING OF CIRCULATION PATHS OR VEHICULAR WAYS, CHANGES OR REARRANGEMENT OF THE STRUCTURAL PARTS OR ELEMENTS, AND CHANGES OR REARRANGEMENT IN THE PLAN CONFIGURATION OF WALLS AND FULL-HEIGHT PARTITIONS. NORMAL MAINTENANCE, REROOFING, PAINTING OR WALLPAPERING, OR CHANGES TO MECHANICAL AND ELECTRICAL SYSTEMS ARE NOT ALTERATIONS UNLESS THEY AFFECT THE USABILITY OF THE BUILDING OR FACILITY.

ASSEMBLY AREA: A BUILDING OR FACILITY, OR PORTION THEREOF, USED FOR THE PURPOSE OF ENTERTAINMENT, EDUCATIONAL OR CIVIC GATHERINGS, OR SIMILAR PURPOSES. FOR THE PURPOSES OF THESE REQUIREMENTS, ASSEMBLY AREAS INCLUDE, BUT ARE NOT LIMITED TO, CLASSROOMS, LECTURE HALLS, COURTROOMS, PUBLIC MEETING ROOMS, PUBLIC HEARING ROOMS, LEGISLATIVE CHAMBERS, MOTION PICTURE HOUSES, AUDITORIA, THEATERS, PLAYHOUSES, DINNER THEATERS, CONCERT HALLS, CENTERS FOR THE PERFORMING ARTS, AMPHITHEATERS, ARENAS, STADIUMS, GRANDSTANDS OR CONVENTION CENTERS.

AUTOMATIC DOOR: A DOOR EQUIPPED WITH A POWER-OPERATED MECHANISM AND CONTROLS THAT OPEN AND CLOSE THE DOOR AUTOMATICALLY UPON RECEIPT OF A MOMENTARY ACTUATING SIGNAL. THE SWITCH THAT BEGINS THE AUTOMATIC CYCLE MAY BE A PHOTOELECTRIC DEVICE, FLOOR MAT OR MANUAL SWITCH.

AUTOMATIC SMOKE DETECTION SYSTEM: A FIRE ALARM SYSTEM THAT HAS INITIATION DEVICES THAT UTILIZE SMOKE DETECTORS FOR PROTECTION OF AN AREA SUCH AS A ROOM OR SPACE WITH DETECTORS TO PROVIDE EARLY WARNING OF FIRE.

AUTOMATIC SPRINKLER SYSTEM: AN AUTOMATIC SPRINKLER SYSTEM, FOR FIRE PROTECTION PURPOSES, IS AN INTEGRATED SYSTEM OF UNDERGROUND AND OVERHEAD PIPING DESIGNED IN ACCORDANCE WITH FIRE PROTECTION ENGINEERING STANDARDS. THE SYSTEM INCLUDES A SUITABLE WATER SUPPLY. THE PORTION OF THE SYSTEM ABOVE THE GROUND IS A NETWORK OF SPECIALLY SIZED OR HYDRAULICALLY DESIGNED PIPING INSTALLED IN A STRUCTURE OR AREA, GENERALLY OVERHEAD, AND TO WHICH AUTOMATIC SPRINKLERS ARE CONNECTED IN A SYSTEMATIC PATTERN. THE SYSTEM IS USUALLY ACTIVATED BY HEAT FROM A FIRE AND DISCHARGES WATER OVER THE FIRE AREA.

AWNING: AN ARCHITECTURAL PROJECTION THAT PROVIDES WEATHER PROTECTION, IDENTITY OR DECORATION AND IS PARTIALLY OR WHOLLY SUPPORTED BY THE BUILDING TO WHICH IT IS ATTACHED. AN AWNING IS COMPRISED OF A LIGHTWEIGHT FRAME STRUCTURE OVER WHICH A COVERING IS ATTACHED.

BUILDING AREA: THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

CANOPY: A PERMANENT STRUCTURE OR ARCHITECTURAL PROJECTION OF RIGID CONSTRUCTION OVER WHICH A COVERING IS ATTACHED THAT PROVIDES WEATHER PROTECTION, IDENTITY OR DECORATION. A CANOPY IS PERMITTED TO BE STRUCTURALLY INDEPENDENT OR SUPPORTED BY ATTACHMENT TO A BUILDING ON ONE OR MORE SIDES.

CHANGE OF OCCUPANCY: A CHANGE IN THE PURPOSE OR LEVEL OF ACTIVITY WITHIN A BUILDING THAT INVOLVES A CHANGE IN APPLICATION OF THE REQUIREMENTS OF THIS CODE.

CIRCULATION PATH: AN EXTERIOR OR INTERIOR WAY OF PASSAGE FROM ONE PLACE TO ANOTHER FOR PEDESTRIANS. AN EXTERIOR OR INTERIOR WAY OF PASSAGE PROVIDED FOR PEDESTRIAN TRAVEL, INCLUDING BUT NOT LIMITED TO, WALKS, HALLWAYS, COURTYARDS, ELEVATORS, PLATFORM LIFTS, RAMPS, STAIRWAYS AND LANDINGS.

COMBINATION FIRE/SMOKE DAMPER: A LISTED DEVICE INSTALLED IN DUCTS AND AIR TRANSFER OPENINGS DESIGNED TO CLOSE AUTOMATICALLY UPON THE DETECTION OF HEAT AND RESIST THE PASSAGE OF FLAME AND SMOKE. THE DEVICE IS INSTALLED TO OPERATE AUTOMATICALLY, CONTROLLED BY A SMOKE DETECTION SYSTEM, AND WHERE REQUIRED, IS CAPABLE OF BEING POSITIONED FROM A FIRE COMMAND CENTER.

COMMON PATH OF EGRESS TRAVEL: THAT PORTION OF THE EXIT ACCESS TRAVEL DISTANCE MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

CONSTRUCTION DOCUMENTS: WRITTEN, GRAPHIC AND PICTORIAL DOCUMENTS PREPARED OR ASSEMBLED FOR DESCRIBING THE DESIGN, LOCATION AND PHYSICAL CHARACTERISTICS OF THE ELEMENTS OF A PROJECT NECESSARY FOR OBTAINING A BUILDING PERMIT.

CORRIDOR: AN ENCLOSED EXIT ACCESS COMPONENT THAT DEFINES AND PROVIDES A PATH OF EGRESS TRAVEL.

COURT: AN OPEN, UNCOVERED SPACE, UNOBSTRUCTED TO THE SKY, BOUNDED ON THREE OR MORE SIDES BY EXTERIOR BUILDING WALLS OR OTHER ENCLOSING DEVICES.

DEFERRED SUBMITTAL: THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD.

DRAFTSTOP: A MATERIAL, DEVICE OR CONSTRUCTION INSTALLED TO RESTRICT THE MOVEMENT OF AIR WITHIN OPEN SPACES OF CONCEALED AREAS OF BUILDING COMPONENTS SUCH AS CRAWL SPACES, FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES AND ATTICS.

DWELLING UNIT: A SINGLE UNIT PROVIDING COMPLETE, INDEPENDENT LIVING FACILITIES FOR ONE OR MORE PERSONS, INCLUDING PERMANENT PROVISIONS FOR LIVING, SLEEPING, EATING, COOKING AND SANITATION. FOR THE PURPOSES OF CHAPTER 11A, A SINGLE UNIT OF RESIDENCE FOR A FAMILY OF ONE OR MORE PERSONS. EXAMPLES OF DWELLING UNITS COVERED BY CHAPTER 11A INCLUDE CONDOMINIUMS, AN APARTMENT UNIT WITHIN AN APARTMENT BUILDING, AND OTHER TYPES OF DWELLINGS IN WHICH SLEEPING ACCOMMODATIONS ARE PROVIDED BUT TOILETING OR COOKING FACILITIES ARE SHARED BY OCCUPANTS OF MORE THAN ONE ROOM OR PORTION OF THE DWELLING. EXAMPLES OF THE LATTER INCLUDE DORMITORY ROOMS AND SLEEPING ACCOMMODATIONS IN SHELTERS INTENDED FOR OCCUPANCY AS RESIDENCES FOR HOMELESS PERSONS.

EFFICIENCY DWELLING UNIT: A DWELLING UNIT CONTAINING ONLY ONE HABITABLE ROOM AND INCLUDES AN EFFICIENCY UNIT AS DEFINED BY HEALTH AND SAFETY CODE SECTION 17958.1. SEE SECTION 1208.4.

EGRESS COURT: A COURT OR YARD WHICH PROVIDES ACCESS TO A PUBLIC WAY FOR ONE OR MORE EXITS.

EMERGENCY POWER SYSTEM: A SOURCE OF AUTOMATIC ELECTRIC POWER OF A REQUIRED CAPACITY AND DURATION TO OPERATE REQUIRED LIFE SAFETY, FIRE ALARM, DETECTION AND VENTILATION SYSTEMS IN THE EVENT OF A FAILURE OF THE PRIMARY POWER. EMERGENCY POWER SYSTEMS ARE REQUIRED FOR ELECTRICAL LOADS WHERE INTERRUPTION OF THE PRIMARY POWER COULD RESULT IN LOSS OF HUMAN LIFE OR SERIOUS INJURIES.

EXIT: THAT PORTION OF A MEANS OF EGRESS SYSTEM BETWEEN THE EXIT ACCESS AND THE EXIT DISCHARGE OR PUBLIC WAY. EXIT COMPONENTS INCLUDE EXTERIOR EXIT DOORS AT THE LEVEL OF EXIT DISCHARGE, INTERIOR EXIT STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, EXTERIOR EXIT STAIRWAYS AND RAMPS AND HORIZONTAL EXITS.

EXIT ACCESS: THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.

EXIT ACCESS DOORWAY: A DOOR OR ACCESS POINT ALONG THE PATH OF EGRESS TRAVEL FROM AN OCCUPIED ROOM, AREA OR SPACE WHERE THE PATH OF EGRESS ENTERS AN INTERVENING ROOM, CORRIDOR, EXIT ACCESS STAIRWAY OR RAMP.

EXIT ACCESS RAMP: A RAMP WITHIN THE EXIT ACCESS PORTION OF THE MEANS OF EGRESS SYSTEM.

EXIT ACCESS STAIRWAY: A STAIRWAY WITH THE EXIT ACCESS PORTION OF THE MEANS OF EGRESS SYSTEM.

EXIT DISCHARGE: THAT PORTION OF A MEANS OF EGRESS SYSTEM BETWEEN THE TERMINATION OF AN EXIT AND A PUBLIC WAY.

EXIT DISCHARGE, LEVEL OF: THE STORY AT TEH POINT AT WHICH AN EXIT TERMINATES AND AN EXIT DISCHARGE BEGINS.

EXIT PASSAGEWAY: AN EXIT COMPONENT THAT IS SEPARATED FROM OTHER INTERIOR SPACES OF A BUILDING OR STRUCTURE BY FIRE-RESISTANCE-RATED CONSTRUCTION AND OPENING PROTECTIVES, AND PROVIDES FOR A PROTECTED PATH OF EGRESS TRAVEL IN A HORIZONTAL DIRECTION TO AN EXIT OR TO THE EXIT DISCHARGE.

FIRE ALARM CONTROL UNIT: A SYSTEM COMPONENT THAT RECEIVES INPUTS FROM AUTOMATIC AND MANUAL FIRE ALARM DEVICES AND MAY BE CAPABLE OF SUPPLYING POWER TO DETECTION DEVICES AND TRANSPONDERS OR OFF-PREMISES TRANSMITTERS. THE CONTROL UNIT MAY BE CAPABLE OF PROVIDING A TRANSFER OF POWER TO THE NOTIFICATION APPLIANCES AND TRANSFER OF CONDITION TO RELAYS OR DEVICES.

FIRE ALARM SYSTEM: A SYSTEM OR PORTION OF A COMBINATION SYSTEM CONSISTING OF COMPONENTS AND CIRCUITS ARRANGED TO MONITOR AND ANNUNCIATE THE STATUS OF FIRE ALARM OR SUPERVISORY SIGNAL-INITIATING DEVICES AND TO INITIATE THE APPROPRIATE RESPONSE TO THOSE SIGNALS.

FIRE BARRIER: A FIRE-RESISTANCE-RATED WALL ASSEMBLY OF MATERIALS DESIGNED TO RESTRICT THE SPREAD OF FIRE IN WHICH CONTINUITY IS MAINTAINED.

FIRE COMMAND CENTER: THE PRINCIPAL ATTENDED OR UNATTENDED LOCATION WHERE THE STATUS OF DETECTION, ALARM COMMUNICATIONS AND CONTROL SYSTEMS IS DISPLAYED, AND FROM WHICH THE SYSTEMS CAN BE MANUALLY CONTROLLED.

FIRE DAMPER: A LISTED DEVICE INSTALLED IN DUCTS AND AIR TRANSFER OPENINGS DESIGNED TO CLOSE AUTOMATICALLY UPON DETECTION OF HEAT AND RESIST THE PASSAGE OF FLAME. FIRE DAMPERS ARE CLASSIFIED FOR USE IN EITHER STATIC SYSTEMS THAT WILL AUTOMATICALLY SHUT DOWN IN THE EVENT OF A FIRE, OR IN DYNAMIC SYSTEMS THAT CONTINUE TO OPERATE DURING A FIRE. A DYNAMIC FIRE DAMPER IS TESTED AND RATED FOR CLOSURE UNDER ELEVATED TEMPERATURE AIRFLOW.

FIRE EXIT HARDWARE: PANIC HARDWARE THAT IS LISTED FOR USE ON FIRE DOOR ASSEMBLIES.

FIRE SEPARATION DISTANCE: THE DISTANCE MEASURED FROM THE BUILDING FACE TO ONE OF THE FOLLOWING:

1. THE CLOSEST INTERIOR LOT LINE;
2. TO THE CENTERLINE OF A STREET, AN ALLEY OR PUBLIC WAY; OR
3. TO AN IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE LOT.

FIRE WALL: A FIRE-RESISTANCE-RATED WALL HAVING PROTECTED OPENINGS, WHICH RESTRICTS THE SPREAD OF FIRE AND EXTENDS CONTINUOUSLY FROM THE FOUNDATION TO OR THROUGH THE ROOF, WITH SUFFICIENT STRUCTURAL STABILITY UNDER FIRE CONDITIONS TO ALLOW COLLAPSE OF CONSTRUCTION ON EITHER SIDE WITHOUT COLLAPSE OF THE WALL.

FLAME SPREAD INDEX: A COMPARATIVE MEASURE, EXPRESSED AS A DIMENSIONLESS NUMBER, DERIVED FROM VISUAL MEASUREMENTS OF THE SPREAD OF FLAME VERSUS TIME FOR A MATERIAL TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.

FLOOR AREA GROSS: THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.

FLOOR AREA, NET: THE ACTUAL OCCUPIED AREA NOT INCLUDING UNOCCUPIED ACCESSORY AREAS SUCH AS CORRIDORS, STAIRWAYS, RAMPS, TOILET ROOMS, MECHANICAL ROOMS AND CLOSETS.

FOUNDATION-ONLY PERMIT: A BUILDING PERMIT ISSUED FOR THAT PORTION OF A BUILDING, WHICH CONSTITUTES THE FOOTINGS FOR THE BUILDING AND WHICH, SUBJECT TO THE APPROVAL OF THE DEPARTMENT, MAY INCLUDE THOSE PORTIONS OF THE BUILDING BELOW THE GRADE LEVEL.

GRADE PLANE: A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN 6 FEET (1829 MM) FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET (1829 MM) FROM THE BUILDING.

GROSS LEASABLE AREA: THE TOTAL FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE. THE AREA OF TENANT OCCUPANCY IS MEASURED FROM THE CENTERLINES OF JOINT PARTITIONS TO THE OUTSIDE OF THE TENANT WALLS. ALL TENANT AREAS, INCLUDING AREAS USED FOR STORAGE, SHALL BE INCLUDED IN CALCULATING GROSS LEASABLE AREA.

GUEST ROOM: A ROOM USED OR INTENDED TO BE USED BY ONE OR MORE GUESTS FOR LIVING OR SLEEPING PURPOSES.

HABITABLE SPACE: A SPACE IN A BUILDING FOR LIVING, SLEEPING, EATING OR COOKING. BATHROOMS, TOILET ROOMS, CLOSETS, HALLS, STORAGE OR UTILITY SPACES AND SIMILAR AREAS ARE NOT CONSIDERED HABITABLE SPACES.

HANDRAIL: A HORIZONTAL OR SLOPING RAIL INTENDED FOR GRASPING THE HAND FOR GUIDANCE OR SUPPORT.

HEIGHT, BUILDING: THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE.

HIGH-RISE BUILDING: IN OTHER THAN GROUP I-2 OCCUPANCIES "HIGH-RISE BUILDINGS" AS USED IN THIS CODE:

- EXISTING HIGH-RISE STRUCTURE- A HIGH-RISE STRUCTURE, THE CONSTRUCTION OF WHICH IS COMMENCED OR COMPLETED PRIOR TO JULY 1, 1974.
- HIGH-RISE STRUCTURE: EVERY BUILDING OF ANY TYPE OF CONSTRUCTION OR OCCUPANCY HAVING FLOORS USED FOR HUMAN OCCUPANCY LOCATED MORE THAN 75 FEET ABOVE THE LOWEST FLOOR LEVEL HAVING BUILDING ACCESS (SEE SECTION 403.1.2), EXCEPT BUILDINGS USED AS HOSPITALS AS DEFINED IN HEALTH AND SAFETY CODE SECTION 1250.
- NEW HIGH-RISE BUILDING, A HIGH-RISE STRUCTURE, THE CONSTRUCTION OF WHICH IS COMMENCED ON OR AFTER JULY 1, 1974. FOR THE PURPOSE OF THIS SECTION, CONSTRUCTION SHALL BE DEEMED TO HAVE COMMENCED WHEN PLANS AND SPECIFICATIONS ARE MORE THAN 50 PERCENT COMPLETE AND HAVE BEEN PRESENTED TO THE LOCAL JURISDICTION PRIOR TO JULY 1, 1974, UNLESS ALL PROVISIONS OF THIS SECTION HAVE BEEN MET, THE CONSTRUCTION OF SUCH BUILDINGS SHALL COMMENCE ON OR BEFORE JANUARY 1, 1976.
- NEW HIGH-RISE STRUCTURE, A HIGH-RISE STRUCTURE, THE CONSTRUCTION OF WHICH IS COMMENCED ON OR AFTER JULY 1, 1974

HISTORIC BUILDINGS: BUILDINGS THAT ARE LISTED IN OR ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES, OR DESIGNATED AS HISTORIC UNDER AN APPROPRIATE STATE OR LOCAL LAW (SEE SECTIONS 3409 AND 3411.9). SEE "QUALIFIED HISTORICAL BUILDING OR PROPERTY," C.C.R., TITLE 24, PART 8.

HORIZONTAL EXIT: AN EXIT COMPONENT CONSISTING OF FIRE-RESISTANCE-RATED CONSTRUCTION AND OPENING PROTECTIVES INTENDED TO COMPARTMENTALIZE PORTIONS OF A BUILDING THEREBY CREATING REFUGE AREAS THAT AFFORD SAFETY FROM THE FIRE AND SMOKE FROM THE AREA OF FIRE ORIGIN.

HOTEL OR MOTEL: ANY BUILDING CONTAINING SIX OR MORE GUEST ROOMS INTENDED OR DESIGNED TO BE USED, OR WHICH ARE USED, RENTED OR HIRED OUT TO BE OCCUPIED, OR WHICH ARE OCCUPIED FOR SLEEPING PURPOSES BY GUESTS.

LIVE/WORK UNIT: A DWELLING UNIT OR SLEEPING UNIT IN WHICH A SIGNIFICANT PORTION OF THE SPACE INCLUDES A NONRESIDENTIAL USE THAT IS OPERATED BY THE TENANT.

LOBBY: AN AREA NOT DEFINED AS A WAITING ROOM AT THE ENTRANCE OF A BUILDING THROUGH WHICH PERSONS MUST PASS.

MEANS OF EGRESS: A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO A PUBLIC WAY. A MEANS OF EGRESS CONSISTS OF THREE SEPARATE AND DISTINCT PARTS: THE EXIT ACCESS, THE EXIT AND THE EXIT DISCHARGE.

MEZZANINE: AN INTERMEDIATE LEVEL OR LEVELS BETWEEN THE FLOOR AND CEILING OF ANY STORY AND IN ACCORDANCE WITH SECTION 505. AN INTERMEDIATE LEVEL OR LEVELS BETWEEN THE FLOOR AND CEILING OF ANY STORY WITH AN AGGREGATE FLOOR AREA OF NOT MORE THAN ONE-THIRD OF THE AREA OF THE ROOM OR SPACE IN WHICH THE LEVEL OR LEVELS ARE LOCATED. MEZZANINES HAVE SUFFICIENT ELEVATION THAT SPACE FOR HUMAN OCCUPANCY CAN BE PROVIDED ON THE FLOOR BELOW.

OCCUPANCY: THE PURPOSE FOR WHICH A BUILDING, OR PART OF A BUILDING, IS USED OR INTENDED TO BE USED. THE TERM "OCCUPANCY" AS USED IN THIS CODE SHALL INCLUDE THE ROOM HOUSING THAT OCCUPANCY AND THE SPACE IMMEDIATELY ABOVE A ROOF OR STRUCTURE IF USED OR INTENDED TO BE USED FOR OTHER THAN A SHELTER.

OCCUPANT LOAD: THE NUMBER OF PERSONS FOR WHICH THE MEANS OF EGRESS OF A BUILDING OR PORTION THEREOF IS DESIGNED.

OCCUPIABLE SPACE: A ROOM OR ENCLOSED SPACE DESIGNED FOR HUMAN OCCUPANCY IN WHICH INDIVIDUALS CONGRETATE FOR AMUSEMENT, EDUCATIONAL OR SIMILAR PURPOSES OR IN WHICH OCCUPANTS ARE ENGAGED IN LABOR, AND WHICH IS EQUIPPED WITH MEANS OF EGRESS AND LIGHT AND VENTILATION FACILITIES MEETING THE REQUIREMENTS OF THIS CODE.

PLATFORM (WHEELCHAIR) LIFT: A HOISTING AND LOWERING MECHANISM EQUIPPED WITH A CAR OR PLATFORM OR SUPPORT THAT SERVES TWO LANDINGS OF A BUILDING OR STRUCTURE AND IS DESIGNED TO CARRY A PASSENGER OR PASSENGERS AND/OR LUGGAGE OR OTHER MATERIAL A VERTICAL DISTANCE AS MAY BE ALLOWED.

POWER-ASSISTED DOOR: A DOOR USED FOR HUMAN PASSAGE WITH A MECHANISM THAT HELPS TO OPEN THE DOOR, OR RELIEVES THE OPENING RESISTANCE OF A DOOR, UPON THE ACTIVATION OF A SWITCH OR A CONTINUED FORCE APPLIED TO THE DOOR ITSELF.

PRIMARY STRUCTURAL FRAME: THE PRIMARY STRUCTURAL FRAME SHALL INCLUDE ALL OF THE FOLLOWING MEMBERS:

1. THE COLUMNS;
2. STRUCTURAL MEMBERS HAVING DIRECT CONNECTIONS TO THE COLUMNS, INCLUDING GIRDERS, BEAMS, TRUSSES AND SPANDRELS;
3. MEMBERS OF THE FLOOR CONSTRUCTION AND ROOF CONSTRUCTION HAVING DIRECT CONNECTIONS TO THE COLUMNS; AND
4. BRACING MEMBERS THAT ARE ESSENTIAL TO THE VERTICAL STABILITY OF THE PRIMARY STRUCTURAL FRAME UNDER GRAVITY LOADING SHALL BE CONSIDERED PART OF THE PRIMARY STRUCTURAL FRAME WHETHER OR NOT THE BRACING MEMBER CARRIES GRAVITY LOADS.

QUALIFIED HISTORIC BUILDING OR FACILITY: A BUILDING OR FACILITY THAT IS LISTED IN OR ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES, OR DESIGNATED AS HISTORIC UNDER AN APPROPRIATE STATE OR LOCAL LAW. SEE C.C.R. TITLE 24, PART 8.

RAMP: A WALKING SURFACE THAT HAS A RUNNING SLOPE STEEPER THAN ONE UNIT VERTICAL IN 20 HORIZONTAL UNITS (5-PERCENT SLOPE).

REPAIR: THE RECONSTRUCTION OR RENEWAL OF ANY PART OF AN EXISTING BUILDING FOR THE PURPOSE OF ITS MAINTENANCE OR TO CORRECT DAMAGE.

RESIDENTIAL DWELLING UNIT: A UNIT INTENDED TO BE USED AS A RESIDENCE THAT IS PRIMARILY LONG-TERM IN NATURE. RESIDENTIAL DWELLING UNITS DO NOT INCLUDE TRANSIENT LODGING, INPATIENT MEDICAL CARE, LICENSED LONG-TERM CARE, AND DETENTION OR CORRECTIONAL FACILITIES.

RISK CATEGORY: A CATEGORIZATION OF BUILDINGS AND OTHER STRUCTURES FOR DETERMINATION OF FLOOD, WIND, SNOW, ICE AND EARTHQUAKE LOADS BASED ON THE RISK ASSOCIATED WITH UNACCEPTABLE PERFORMANCE.

ROOF ASSEMBLY: (FOR APPLICATION TO CHAPTER 15 ONLY). A SYSTEM DESIGNED TO PROVIDE WEATHER PROTECTION AND RESISTANCE TO DESIGN LOADS. THE SYSTEM CONSISTS OF A ROOF COVERING AND ROOF DECK OR A SINGLE COMPONENT SERVING AS BOTH THE ROOF COVERING AND THE ROOF DECK. A ROOF ASSEMBLY INCLUDES THE ROOF DECK, VAPOR RETARDER, SUBSTRATE OR THERMAL BARRIER, INSULATION, VAPOR RETARDER AND ROOF COVERING.

ROOF DECK: THE FLAT OR SLOPED SURFACE CONSTRUCTED ON TOP OF THE EXTERIOR WALLS OF A BUILDING OR OTHER SUPPORTS FOR THE PURPOSE OF ENCLOSING THE STORY BELOW, OR SHELTERING AN AREA, TO PROTECT IT FROM THE ELEMENTS, NOT INCLUDING ITS SUPPORTING MEMBERS OR VERTICAL SUPPORTS.

STANDBY POWER SYSTEM: A SOURCE OF AUTOMATIC ELECTRIC POWER OF A REQUIRED CAPACITY AND DURATION TO OPERATE REQUIRED BUILDING, HAZARDOUS MATERIALS OR VENTILATION SYSTEMS IN THE EVENT OF A FAILURE OF THE PRIMARY POWER. STANDBY POWER SYSTEMS ARE REQUIRED FOR ELECTRICAL LOADS WHERE INTERRUPTION OF THE PRIMARY POWER COULD CREATE HAZARDS OR HAMPER RESCUE OR FIRE-FIGHTING OPERATIONS.

STANPIPE SYSTEM, CLASSES OF: STANDPIPE CLASSESS ARE AS FOLLOWS:
CLASS I SYSTEM: A SYSTEM PROVIDING 21/2-INCH (64 MM) HOSE CONNECTIONS TO SUPPLY WATER FOR USE BY FIRE DEPARTMENTS AND THOSE TRAINED IN HANDLING HEAVY FIRE STREAMS.
CLASS II SYSTEM: A SYSTEM PROVIDING 11/2-INCH (38 MM) HOSE STATIONS TO SUPPLY WATER FOR USE PRIMARILY BY THE BUILDING OCCUPANTS OR BY THE FIRE DEPARTMENT DURING INITIAL RESPONSE.
CLASS III SYSTEM: A SYSTEM PROVIDING 11/2-INCH (38 MM) HOSE STATIONS TO SUPPLY WATER FOR USE BY BUILDING OCCUPANTS AND 21/2-INCH (64 MM) HOSE CONNECTIONS TO SUPPLY A LARGER VOLUME OF WATER FOR USE BY FIRE DEPARTMENTS AND THOSE TRAINED IN HANDLING HEAVY FIRE STREAMS.

STANDPIPE, TYPES OF: STANDPIPE TYPES ARE AS FOLLOWS:

- AUTOMATIC DRY, A DRY STANDPIPE SYSTEM, NORMALLY FILLED WITH PRESSURIZED AIR, THAT IS ARRANGED THROUGH THE USE OF A DEVICE, SUCH AS DRY PIPE VALVE, TO ADMIT WATER INTO THE SYSTEM PIPING AUTOMATICALLY UPON THE OPENING OF A HOSE VALVE. THE WATER SUPPLY FOR AN AUTOMATIC DRY STANDPIPE SYSTEM SHALL BE CAPABLE OF SUPPLYING THE SYSTEM DEMAND.
- AUTOMATIC WET, A WET STANDPIPE SYSTEM THAT HAS A WATER SUPPLY THAT IS CAPABLE OF SUPPLYING THE SYSTEM DEMAND AUTOMATICALLY.
- MANUAL DRY, A DRY STANDPIPE SYSTEM THAT DOES NOT HAVE A PERMANENT WATER SUPPLY ATTACHED TO THE SYSTEM. MANUAL DRY STANDPIPE SYSTEMS REQUIRE WATER FROM A FIRE DEPARTMENT PUMPER TO BE PUMPED INTO THE SYSTEM THROUGH THE FIRE DEPARTMENT CONNECTION IN ORDER TO MEET THE SYSTEM DEMAND.

MANUAL WET, A WET STANDPIPE SYSTEM CONNECTED TO A WATER SUPPLY FOR THE PURPOSE OF MAINTAINING WATER WITHIN THE SYSTEM BUT DOES NOT HAVE A WATER SUPPLY CAPABLE OF DELIVERING THE SYSTEM DEMAND ATTACHED TO THE SYSTEM. MANUAL-WET STANDPIPE SYSTEMS REQUIRE WATER FROM A FIRE DEPARTMENT PUMPER (OR THE LIKE) TO BE PUMPED INTO THE SYSTEM IN ORDER TO MEET THE SYSTEM DEMAND.
SEMIAUTOMATIC DRY, A DRY STANDPIPE SYSTEM THAT IS ARRANGED THROUGH THE USE OF A DEVICE, SUCH AS A DELUGE VALVE, TO ADMIT WATER INTO THE SYSTEM PIPING UPON ACTIVATION OF A REMOTE CONTROL DEVICE LOCATED AT A HOSE CONNECTION. A REMOTE CONTROL ACTIVATION DEVICE SHALL BE PROVIDED AT EACH HOSE CONNECTION. THE WATER SUPPLY FOR A SEMIAUTOMATIC DRY STANDPIPE SYSTEM SHALL BE CAPABLE OF SUPPLYINGTHE SYSTEM DEMAND.

STRUCTURAL OBSERVATION: THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY A REGISTERED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.

TRANSIENT: OCCUPANCY OF A DWELLING UNIT OR SLEEPING UNIT FOR NOT MORE THAN 30 DAYS.

TRANSIENT LODGING: A BUILDING OR FACILITY CONTAINING ONE OR MORE GUEST ROOM(S) FOR SLEEPING THAT PROVIDES ACCOMMODATIONS THAT ARE PRIMARILY SHORT-TERM IN NATURE (GENERALLY 30 DAYS OR LESS). TRANSIENT LODGING DOES NOT INCLUDE RESIDENTIAL DWELLING UNITS INTENDED TO BE USED AS A RESIDENCE, INPATIENT MEDICAL CARE FACILITIES, LICENSED LONG-TERM CARE FACILITIES, DETENTION OR CORRECTIONAL FACILITIES, OR PRIVATE BUILDINGS OR FACILITIES THAT CONTAIN NO MORE THAN FIVE ROOMS FOR RENT OR HIRE AND THAT ARE ACTUALLY OCCUPIED BY THE PROPRIETOR AS THE RESIDENCE OF SUCH PROPRIETOR.

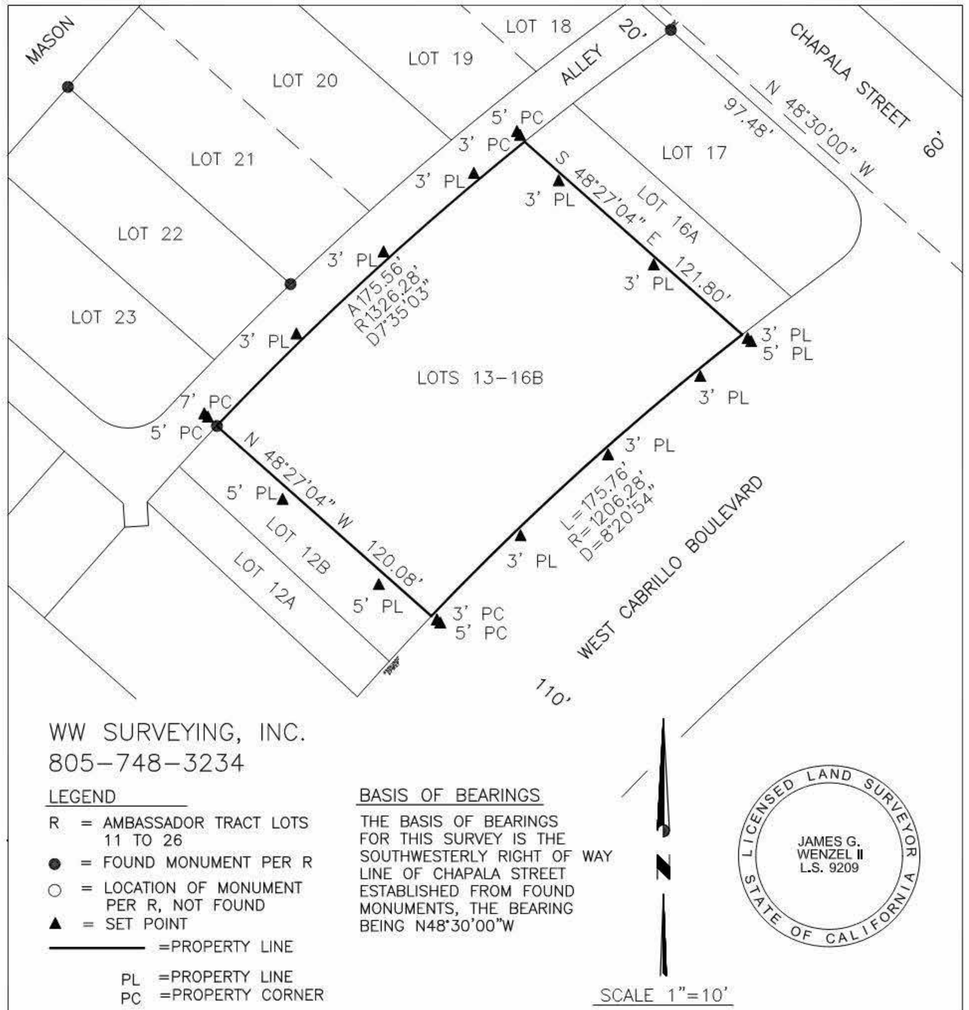
ACCESSORY BUILDING: A DETACHED SUBORDINATE BUILDING, THE USE OF WHICH IS CUSTOMARILY INCIDENTAL TO THAT OF THE MAIN BUILDING OR TO THE MAIN USE OF THE LAND AND WHICH IS LOCATED IN THE SAME OR A LESS RESTRICTIVE ZONE AND ON THE SAME LOT WITH THE MAIN BUILDING OR USE. THE RELATIONSHIP BETWEEN THE MORE RESTRICTIVE AND THE LESS RESTRICTIVE ZONES SHALL BE DETERMINED BY THE SEQUENCE OF ZONES SET FORTH IN SEC. 12.23 B.1.(C).

ACCESSORY USE: A USE, WHICH IS CUSTOMARILY INCIDENTAL TO THAT OF THE MAIN BUILDING OR THE MAIN USE OF THE LAND AND WHICH IS LOCATED IN THE SAME ZONE OR A LESS RESTRICTIVE ZONE AND ON THE SAME LOT WITH A MAIN BUILDING OR MAIN USE. THE RELATIONSHIP BETWEEN THE MORE RESTRICTIVE ZONES AND THE LESS RESTRICTIVE ZONES SHALL BE DETERMINED BY THE SEQUENCE OF ZONES SET FORTH IN SECTION 12.23 B. OF THIS CODE.

APARTMENT HOTEL: A RESIDENTIAL BUILDING DESIGNED OR USED FOR BOTH TWO OR MORE DWELLING UNITS AND SIX OR MORE GUEST ROOMS OR SUITES OF ROOMS.

BUILDABLE AREA: ALL THAT PORTION OF A LOT LOCATED WITHIN THE PROPER ZONE FOR THE PROPOSED MAIN BUILDING, EXCLUDING THOSE PORTIONS OF THE LOT WHICH MUST BE RESERVED FOR YARD SPACES, BUILDING LINE SETBACK SPACE, OR WHICH MAY

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LOCATION: 112 WEST CABRILLO SANTA BARBARA, CA 93110 APN: 033–101–013	DRAWN BY: BS	CHECKED BY: JW
	SCALE: 1"=50'	
	DATE: JANUARY 27TH, 2025	
	JOB NUMBER	SHEET
BOUNDARY SURVEY	S04425	1 OF 1

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1301 N. BROADWAY
LOS ANGELES, CA 90012

VETERANS BUILDING

112 W CABRILLO BLVD, SANTA BARBARA, CA 93101

100% CONSTRUCTION DOCUMENTS

SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101

LICENSED ARCHITECT
KARIN LILJEGREN
C - 28158
03.31.27
Renewal Date
STATE OF CALIFORNIA

REVISIONS:

10.24.25

SURVEY

G005

CITY STAMPS

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OCCUPANCY LOADS - FIRST FLOOR

NAME	AREA	EXITING LOAD FACTOR	GROSS/NET	TOTAL OCCUPANTS	# OF EXITS
FIRST FLOOR					
KITCHEN (A-2)	168 SF	200	GROSS	0.8	1
STAGE (A-3)	214 SF	15	NET	14.2	1
LOBBY / FOYER (A-3)	389 SF	7	NET	55.5	2
CONFERENCE (A-3)	1,386 SF	7	NET	198	2
AUDITORIUM (A-3)	3,185 SF	7	NET	455	2
OFFICE STORAGE (B)	109 SF	150	GROSS	0.7	1
OFFICE (B)	313 SF	150	GROSS	2.1	1
OFFICE (B)	397 SF	150	GROSS	2.6	1
STORAGE (S-2)	94 SF	300	GROSS	0.3	1
STORAGE (S-2)	134 SF	300	GROSS	0.4	1
	6,389 SF			729.8	
SECOND FLOOR					
BAR (A-2)	59 SF	200	GROSS	0.3	1
KITCHEN (A-2)	232 SF	200	GROSS	1.2	1
CONF / MEETING (A-3)	1,157 SF	7	NET	165.3	1
OFFICE (B)	203 SF	150	GROSS	1.4	1
OFFICE STORAGE (B)	233 SF	150	GROSS	1.6	1
OFFICE LIBRARY (B)	272 SF	150	GROSS	1.8	1
MECHANICAL (S-2)	491 SF	300	GROSS	1.6	1
	2,647 SF			173.1	
TOTALS	9,036 SF			902.9	

EGRESS DISTANCES - FIRST FLOOR

PATH ID	OCCUPANCY	EXIT PATH DISTANCE	COMMON PATH OF EGRESS TRAVEL DISTANCE	MAX DISTANCE
1-A	A-3	[redacted]	42' - 4 5/8"	75'
1-A	A-3	93' - 4"	[redacted]	200'
1-B	A-3	[redacted]	26' - 6 1/16"	75'
1-B	A-3	115' - 7"	[redacted]	200'
2-A	A-3	132' - 2"	[redacted]	200'

PLUMBING CALCULATIONS (Occupancy Loads) - TYPE B

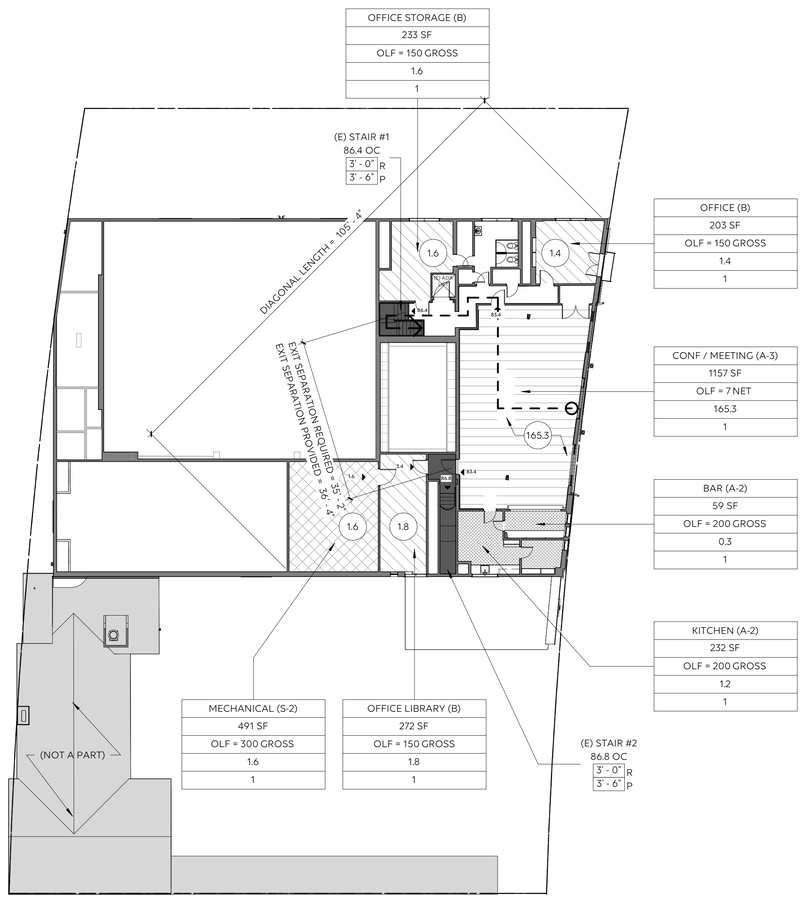
NAME	AREA	PLUMBING LOAD FACTOR	TOTAL PLUMBING OCCUPANTS
FIRST FLOOR			
OFFICE (B)	313 SF	150	2.1
OFFICE (B)	397 SF	150	2.6
OFFICE STORAGE (B)	109 SF	150	0.7
			5.5
SECOND FLOOR			
OFFICE (B)	203 SF	150	1.4
OFFICE LIBRARY (B)	272 SF	150	1.8
OFFICE STORAGE (B)	233 SF	150	1.6
			4.7
TOTAL			10.2

PLUMBING CALCULATIONS (Occupancy Loads) FIRST FLOOR - TYPE A2

NAME	AREA	PLUMBING LOAD FACTOR	TOTAL PLUMBING OCCUPANTS
FIRST FLOOR			
KITCHEN (A-2)	168 SF	50	3.4
			3.4
SECOND FLOOR			
BAR (A-2)	59 SF	50	1.2
KITCHEN (A-2)	232 SF	50	4.6
			5.8
TOTAL			9.2

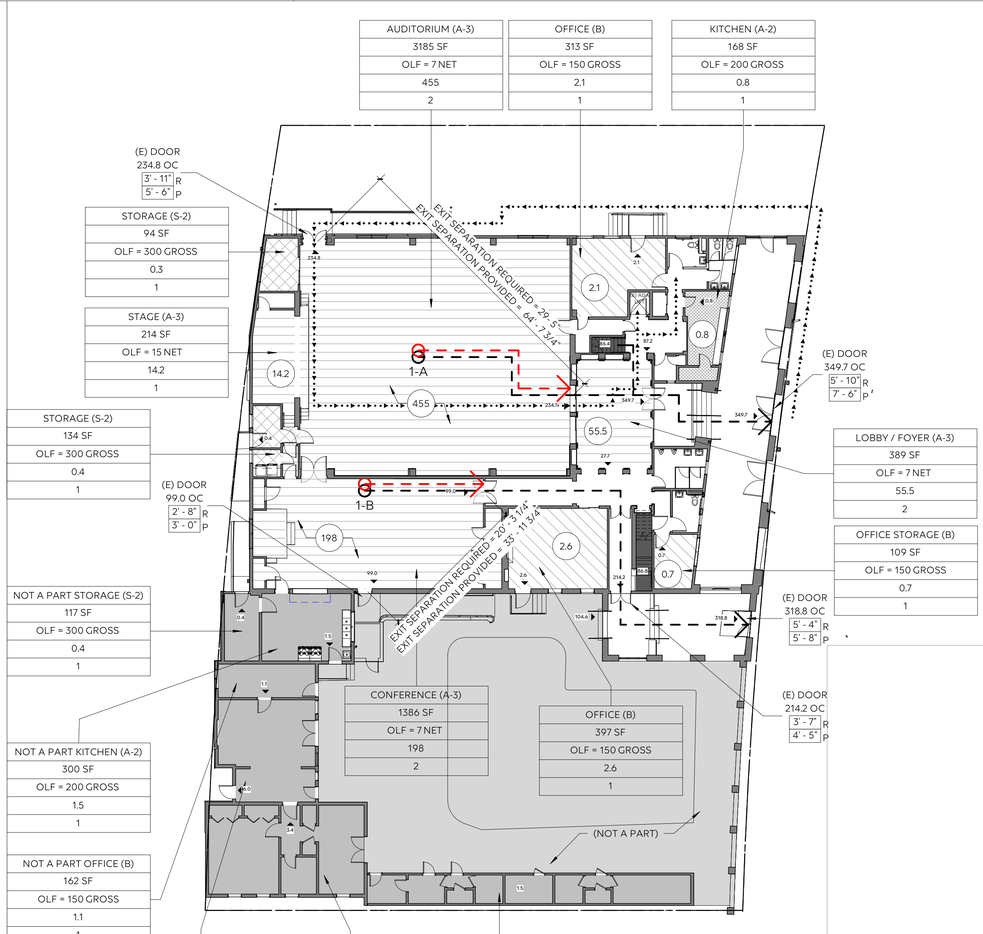
PLUMBING CALCULATIONS (Occupancy Loads) FIRST FLOOR - TYPE A3

NAME	AREA	PLUMBING LOAD FACTOR	TOTAL PLUMBING OCCUPANTS
FIRST FLOOR			
AUDITORIUM (A-3)	3,185 SF	11	289.5
CONFERENCE (A-3)	1,386 SF	11	126
LOBBY / FOYER (A-3)	389 SF	15	25.9
STAGE (A-3)	214 SF	11	19.4
			460.8
SECOND FLOOR			
CONF / MEETING (A-3)	1,157 SF	30	38.6
			38.6
TOTAL			499.4



OCCUPANCY PLAN - SECOND FLOOR 2

1/16" = 1'-0"



OCCUPANCY PLAN - FIRST FLOOR 1

1/16" = 1'-0"

PLUMBING FIXTURE SCHEDULE
(FIXTURES ARE EXISTING CONDITIONS TO REMAIN AS IS)

(2013 CPC TABLE 422.1)

ASSEMBLY A-2

PLUMBING OCC: 9.2 (MEN: 5, WOMEN: 5) — OCCUPANCY TYPE: A-2

FIXTURE	MEN REQ'D	MEN PROV'D	WOMEN REQ'D	WOMEN PROV'D
W.C.	1	(E)3	1	(E)5
URINAL	1	(E)2	NA	NA
LAVATORY	1	(E)3	1	(E)4
DRINKING FOUNTAIN	0 REQ'D*		(E) 1	PROV'D
SERVICE SINK	1	REQ'D	(E) 1	PROV'D

* DRINKING FOUNTAIN NOT REQUIRED WHERE OCCUPANCY IS LESS THAN 30 PER CPC TABLE 415.2

PLUMBING FIXTURE SCHEDULE
(FIXTURES ARE EXISTING CONDITIONS TO REMAIN AS IS)

(2013 CPC TABLE 422.1)

ASSEMBLY A-3

PLUMBING OCC: 499.4 (MEN: 250, WOMEN: 250) — OCCUPANCY TYPE: A-3

FIXTURE	MEN REQ'D	MEN PROV'D	WOMEN REQ'D	WOMEN PROV'D
W.C.	3	(E)3	6	(E)5
URINAL	3	(E)2	NA	NA
LAVATORY	2	(E)3	4	(E)4
DRINKING FOUNTAIN	2	REQ'D	(E) 1	PROV'D
SERVICE SINK	1	REQ'D	(E) 1	PROV'D

PLUMBING FIXTURE SCHEDULE
(FIXTURES ARE EXISTING CONDITIONS TO REMAIN AS IS)

(2016 CPC TABLE 422.1)

OFFICE

PLUMBING OCC: 10.2 (MEN: 6, WOMEN: 6) — OCCUPANCY TYPE: B

FIXTURE	MEN REQ'D	MEN PROV'D	WOMEN REQ'D	WOMEN PROV'D
W.C.	1	(E)3	1	(E)5
URINAL	1	(E)2	NA	NA
LAVATORY	1	(E)3	1	(E)4
DRINKING FOUNTAIN	0 REQ'D *		(E) 1	PROV'D
SERVICE SINK	1	REQ'D	(E) 1	PROV'D

* DRINKING FOUNTAIN NOT REQUIRED WHERE OCCUPANCY IS LESS THAN 30 PER CPC TABLE 415.2

LEGEND

AREA NAME 150 SF OLF = 300 GROSS # OF OCCUPANTS # OF EXITS	OCCUPANCY TAG
XX	COMMON PATH OF TRAVEL LINE
XX	EXIT TRAVEL DISTANCE LINE
	ACCESSIBLE PATH OF TRAVEL
#	OCCUPANT LOAD TAG
STAIR # # OC 0' - 0" R 0' - 0" P	STAIR/ DOOR EGRESS TAG

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architecture / interiors

1301 N. BROADWAY
LOS ANGELES, CA 90012

VETERANS BUILDING

112 W CABRILLO BLVD, SANTA BARBARA, CA 93101

100% CONSTRUCTION DOCUMENTS

SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101

LICENSED ARCHITECT
KARIN LILJEGREN
C - 28158
03.31.27
Renewal Date
STATE OF CALIFORNIA

REVISIONS:

10.24.25

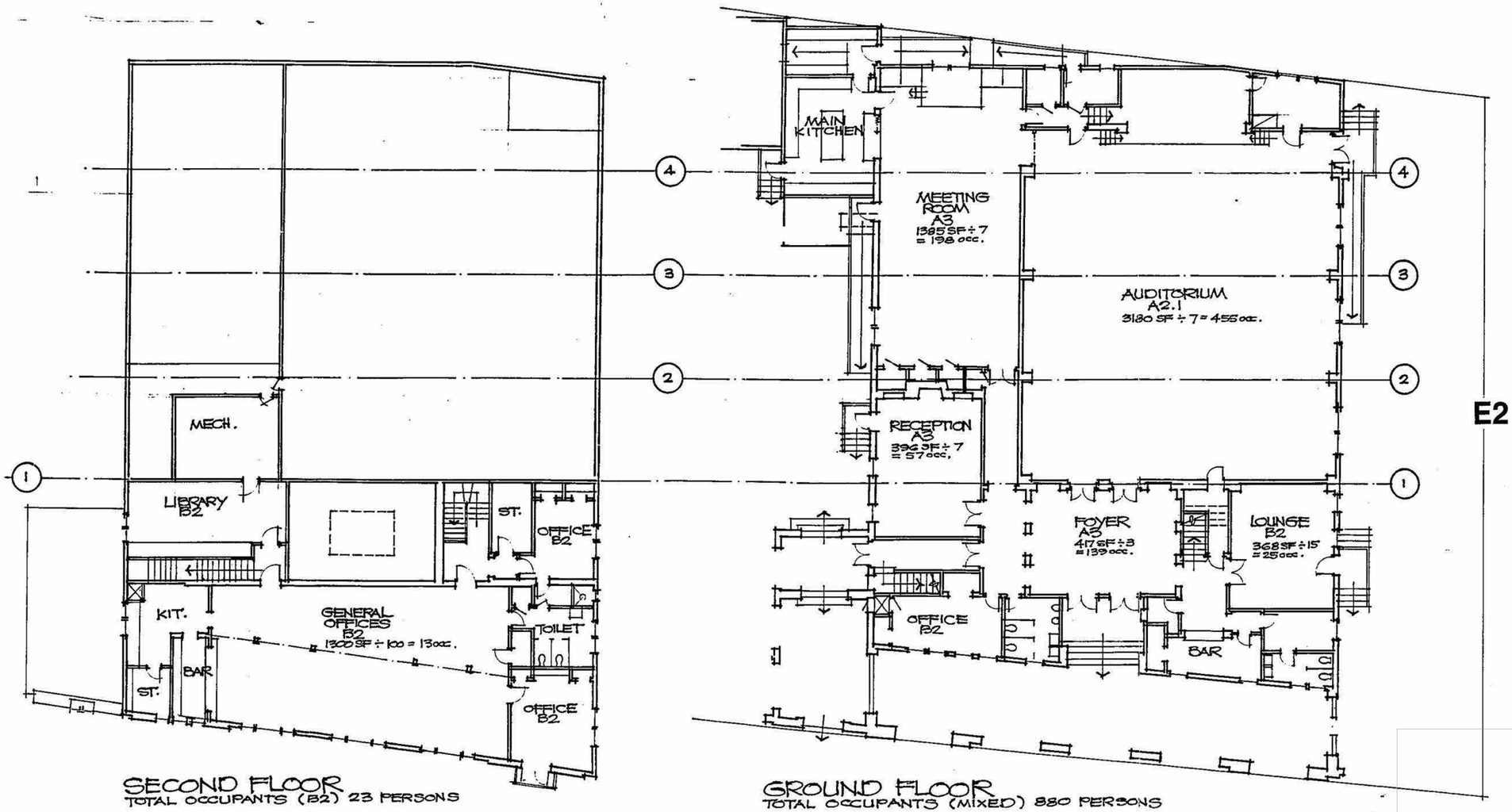
OCCUPANCY CALCULATIONS

G020

CITY STAMPS

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SECOND FLOOR
TOTAL OCCUPANTS (B2) 23 PERSONS

GROUND FLOOR
TOTAL OCCUPANTS (MIXED) 880 PERSONS

GROUP- OCCUPANCY TABULATIONS

TOTAL OCCUPANTS GROUND (880) + SECOND (23) = 903 PERSONS

EXISTING OCCUPANCY CALCULATIONS
NTS

4

E2

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100% CONSTRUCTION DOCUMENTS

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112 CABRILLO BLVD
SANTA BARBARA, CA 93101

REVISIONS:

10.24.25

OCCUPANCY CALCULATIONS

G021

CITY STAMPS

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GENERAL HISTORIC NOTES

A. THE BUILDING MEETS THE DEFINITION OF AN HISTORICAL RESOURCE PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND MEETS THE DEFINITION OF AN HISTORIC PROPERTY PURSUANT TO THE NATIONAL HISTORIC PRESERVATION ACT.

B. THE BUILDING IS A QUALIFIED HISTORIC PROPERTY / QUALIFIED HISTORICAL BUILDING UNDER THE CALIFORNIA HISTORIC BUILDING CODE DEFINED IN SECTIONS 18950 TO 18961 OF DIVISION 13, PART 2.7 OF HEALTH AND SAFETY CODE (H&SC), A PART OF CALIFORNIA LAW.

C. THE PROPOSED PROJECT IS A REHABILITATION PROJECT. ALL WORK PROPOSED SHALL COMPLY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES, AND SHALL BE COMPLETED ACCORDING TO THE APPROVAL LANGUAGE OF THE CALIFORNIA STATE OFFICE OF HISTORIC PRESERVATION AND THE NATIONAL PARK SERVICE.

D. SECRETARY OF INTERIOR'S STANDARDS RELATED TO DEMOLITION ARE AS FOLLOWS:

#2. THE HISTORIC CHARACTER OF A PROPERTY SHALL BE RETAINED AND PRESERVED. THE REMOVAL OF HISTORIC MATERIALS OR ALTERATION OF FEATURES AND SPACES THAT CHARACTERIZE A PROPERTY SHALL BE AVOIDED.

#5. DISTINCTIVE FEATURES, FINISHES, AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE A PROPERTY SHALL BE PRESERVED.

#6. DETERIORATED HISTORIC FEATURES SHALL BE REPAIRED RATHER THAN REPLACED. WHERE THE SEVERITY OF DETERIORATION REQUIRES REPLACEMENT OF A DISTINCTIVE FEATURE, THE NEW FEATURE SHALL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND OTHER VISUAL QUALITIES AND, WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES SHALL BE SUBSTANTIATED BY DOCUMENTARY, PHYSICAL, OR PICTORIAL EVIDENCE.

#7. CHEMICAL OR PHYSICAL TREATMENTS, SUCH AS SANDBLASTING, THAT CAUSE DAMAGE TO HISTORIC MATERIALS SHALL NOT BE USED. THE SURFACE CLEANING OF STRUCTURES, IF APPROPRIATE, SHALL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE.

#8. SIGNIFICANT ARCHEOLOGICAL RESOURCES AFFECTED BY A PROJECT SHALL BE PROTECTED AND PRESERVED. IF SUCH RESOURCES MUST BE DISTURBED, MITIGATION MEASURES SHALL BE UNDERTAKEN.

#10. NEW ADDITIONS AND ADJACENT OR RELATED NEW CONSTRUCTION SHALL BE UNDERTAKEN IN SUCH A MANNER THAT IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WOULD BE UNIMPAIRED.

E. THE BUILDING'S PERIOD OF SIGNIFICANCE IS IDENTIFIED AS 1906. THE PERIOD OF SIGNIFICANCE SHALL SERVE AS A GUIDE FOR REHABILITATION DECISION MAKING AND USE OF IN-KIND AND PERIOD APPROPRIATE MATERIALS.

HISTORIC DEMOLITION DEFINITIONS

A. **PRESERVATION (PER SECRETARY OF INTERIOR):** THE ACT OR PROCESS OF APPLYING MEASURES NECESSARY TO SUSTAIN THE EXISTING FORM, INTEGRITY, AND MATERIALS OF AN HISTORIC PROPERTY. WORK, INCLUDING PRELIMINARY MEASURES TO PROTECT AND STABILIZE THE PROPERTY, GENERALLY FOCUSES UPON THE ONGOING MAINTENANCE AND REPAIR OF HISTORIC MATERIALS AND FEATURES RATHER THAN EXTENSIVE REPLACEMENT AND NEW CONSTRUCTION. NEW EXTERIOR ADDITIONS ARE NOT WITHIN THE SCOPE OF THIS TREATMENT; HOWEVER, THE LIMITED AND SENSITIVE UPGRADING OF MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS AND OTHER CODE-REQUIRED WORK TO MAKE PROPERTIES FUNCTIONAL IS APPROPRIATE WITHIN A PRESERVATION PROJECT.

B. **REHABILITATION (PER SECRETARY OF INTERIOR):** THE ACT OR PROCESS OF MAKING POSSIBLE A COMPATIBLE USE FOR A PROPERTY THROUGH REPAIR, ALTERATIONS, AND ADDITIONS WHILE PRESERVING THOSE PORTIONS OR FEATURES WHICH CONVEY ITS HISTORICAL, CULTURAL, OR ARCHITECTURAL VALUES.

C. **RESTORATION (PER SECRETARY OF INTERIOR):** THE ACT OR PROCESS OF ACCURATELY DEPICTING THE FORM, FEATURES, AND CHARACTER OF A PROPERTY AS IT APPEARED AT A PARTICULAR PERIOD OF TIME BY MEANS OF THE REMOVAL OF FEATURES FROM OTHER PERIODS IN ITS HISTORY AND RECONSTRUCTION OF MISSING FEATURES FROM THE RESTORATION PERIOD. THE LIMITED AND SENSITIVE UPGRADING OF MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS AND OTHER CODE-REQUIRED WORK TO MAKE PROPERTIES FUNCTIONAL IS APPROPRIATE WITHIN A RESTORATION PROJECT.

D. **RECONSTRUCTION (PER SECRETARY OF INTERIOR):** THE ACT OR PROCESS OF DEPICTING, BY MEANS OF NEW CONSTRUCTION, THE FORM, FEATURES, AND DETAILING OF A NON-SURVIVING SITE, LANDSCAPE, BUILDING, STRUCTURE, OR OBJECT FOR THE PURPOSE OF REPLICATING ITS APPEARANCE AT A SPECIFIC PERIOD OF TIME AND IN ITS HISTORIC LOCATION.

E. **CONSOLIDATE:** TO STRENGTHEN LOOSE OR DETERIORATED MATERIALS IN PLACE.

F. **DISMANTLE:** TO DISASSEMBLE AND DETACH ITEMS BY HAND FROM EXISTING CONSTRUCTION TO THE LIMITS INDICATED, USING SMALL HAND TOOLS AND SMALL ONE-HAND POWER TOOLS, SO AS TO PROTECT NEARBY HISTORIC SURFACES; AND LEGALLY DISPOSE OF DISMANTLED ITEMS OFF-SITE, UNLESS INDICATED TO BE SALVAGED OR REINSTALLED.

G. **EXISTING TO REMAIN:** EXISTING ITEMS THAT ARE NOT TO BE REMOVED OR DISMANTLED.

H. **HISTORIC:** SPACES, AREAS, ROOMS, SURFACES, MATERIALS, FINISHES, AND OVERALL APPEARANCE WHICH ARE IMPORTANT TO THE SUCCESSFUL REHABILITATION AND RECONSTRUCTION AS DETERMINED BY THE ARCHITECT.

I. **MATCH:** TO BLEND WITH ADJACENT CONSTRUCTION AND MANIFEST NO APPARENT DIFFERENCE IN MATERIAL TYPE, SPECIES, CUT, FORM, DETAIL, COLOR, GRAIN, TEXTURE, FOR FINISH; AS APPROVED BY THE ARCHITECT.

J. **RECONSTRUCT:** TO REMOVE EXISTING ITEM, REPLICATE DAMAGED OR MISSING COMPONENTS, AND REINSTALL IN ORIGINAL POSITION.

K. **REFINISH:** TO REMOVE EXISTING FINISHES TO BASE MATERIAL AND APPLY NEW FINISH TO MATCH ORIGINAL OR AS OTHERWISE INDICATED.

L. **REINSTALL:** TO PROTECT REMOVED OR DISMANTLED ITEM, REPAIR AND CLEAN IT AS INDICATED FOR REUSE, AND REINSTALL IT IN ORIGINAL POSITION, OR WHERE INDICATED.

M. **REMOVE:** SPECIFICALLY FOR HISTORIC SPACES, AREAS, ROOMS, AND SURFACES, THE TERM MEANS TO DETACH AN ITEM FROM EXISTING CONSTRUCTION TO THE LIMITS INDICATED, USING HAND TOOLS AND HAND OPERATED POWER EQUIPMENT, AND LEGALLY DISPOSE OF IT OFF-SITE, UNLESS INDICATED TO BE SALVAGED OR REINSTALLED.

N. **REPAIR:** TO CORRECT DAMAGE AND DEFECTS, RETAINING EXISTING MATERIALS, FEATURES, AND FINISHES WHILE EMPLOYING AS LITTLE NEW MATERIAL AS POSSIBLE; INCLUDES PATCHING, PIECING-IN, SPLICING, CONSOLIDATING, OR OTHERWISE REINFORCING OR UPGRADING MATERIALS.

O. **REPLACE:** TO REMOVE, DUPLICATE, AND REINSTALL ENTIRE ITEM WITH NEW MATERIAL. THE ORIGINAL ITEM IS THE PATTERN FOR CREATING DUPLICATES UNLESS OTHERWISE INDICATED.

P. **REPLICATE:** TO REPRODUCE IN EXACT DETAIL, MATERIALS, AND FINISH, UNLESS OTHERWISE INDICATED.

Q. **REPRODUCE:** TO FABRICATE A NEW ITEM, ACCURATE IN DETAIL TO THE ORIGINAL, AND IN EITHER THE SAME OR A SIMILAR MATERIAL AS THE ORIGINAL, UNLESS OTHERWISE INDICATED.

R. **RESTORE:** TO CONSOLIDATE, REPLICATE, REPRODUCE, REPAIR, AND REFINISH AS REQUIRED TO ACHIEVE THE INDICATED RESULTS.

S. **RETAIN:** TO KEEP EXISTING ITEMS THAT ARE NOT TO BE REMOVED OR DISMANTLED.

T. **REVERSIBLE:** NEW CONSTRUCTION WORK, TREATMENTS, OR PROCESSES THAT CAN BE REMOVED OR UNDONE IN THE FUTURE WITHOUT DAMAGING HISTORIC MATERIALS, UNLESS OTHERWISE INDICATED.

U. **SALVAGE:** TO PROTECT REMOVED OR DISMANTLED ITEMS AND DELIVER THEM TO THE OWNER READY FOR REUSE.

V. **STABILIZE:** TO PROVIDE STRUCTURAL REINFORCEMENT OF UNSAFE OR DETERIORATED ITEMS WHILE MAINTAINING THE ESSENTIAL FORM AS IT EXISTS AT PRESENT; ALSO, TO REESTABLISH A WEATHER-RESISTANT ENCLOSURE.

W. **STRIP:** TO REMOVE EXISTING FINISH DOWN TO BASE MATERIAL, UNLESS OTHERWISE INDICATED.

GENERAL HISTORIC DEMOLITION NOTES

A. GENERAL:

1. (E) PLANS ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL (E) CONDITIONS.

2. FOR (E) WALLS TO BE RETAINED, REMOVE ANY APPLIED FINISHES SUCH AS VENEER OR PAPER, UNO. (E) PLASTER & MARBLE TO BE RETAINED, UNO.

3. CONTRACTOR TO VERIFY IN THE FIELD & BE RESPONSIBLE FOR COORDINATION OF ALL HISTORIC DOORS & FRAMES AS INDICATED ON THE PLANS & DOOR LEGEND. CONTRACTOR TO SCHEDULE JOB WALK WITH HISTORIC CONSULTANT FOR VERIFICATION ONCE ALL HISTORICAL FABRIC HAS BEEN TAGGED.

4. NOT USED.

5. ANY ELEMENTS OF HISTORICAL SIGNIFICANCE (INCLUDING ARTIFACTS) SHALL NOT BE REMOVED OR DEMOLISHED. CARE SHALL BE TAKEN TO PRESERVE SUCH ELEMENTS AND PREVENT ANY DAMAGE TO THEM. ANY ELEMENTS OF HISTORICAL SIGNIFICANCE NOT INDICATED IN THIS SET SHALL NOT BE DEMOLISHED. NOTIFY THE ARCHITECT IN THE EVENT OF EXPOSING HIDDEN HISTORICAL ELEMENTS.

6. ALL HISTORIC FABRIC TO BE SALVAGED SHALL BE STORED SECURELY IN A DESIGNATED STORAGE ROOM ON SITE.

7. PRIOR TO BIDDING DEMOLITION, ALL PARTIES INVOLVED SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, AND SHALL VISIT THE SITE TO DETERMINE THE SCOPE OF THE WORK NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. IT IS NOT THE INTENT OF THESE DRAWINGS TO LOCATE EVERY HISTORIC ELEMENT.

8. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND COORDINATING PROTECTION, REMOVAL, AND RELOCATION OF ALL HISTORIC FABRIC.

9. FULLY PROTECT PATH OF TRAVEL THROUGH BUILDING INCULDING USE OF PLYWOOD TO PROTECT HISTORIC ELEMENTS (FLOORING, WALLS, RAILS, DOORWAYS, STAIRS, ETC.) CONTRACTOR TO ADJUST AND MAINTAIN PROTECTION OVER TIME AS NEEDED. NO USE OF DUCT TAPE ON FINISHES OR CONNECTIONS ONTO FINISH SURFACES.

10. CONTRACTOR RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ALL EXCESSIVELY DAMAGED OR UNFINISHED AREAS.

11. USE OF IMPACT TOOLS SUCH AS JACK HAMMER, ROTO HAMMER, ETC. IS STRICTLY PROHIBITED UNLESS AUTHORIZED BY STRUCTURAL ENGINEER OR ARCHITECT.

B. MATERIALS OWNERSHIP:

1. HISTORIC ITEMS, RELICS, AND SIMILAR OBJECTS INCLUDING , BUT NOT LIMITED TO, CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLAQUES AND TABLETS, ANTIQUES, AND OTHER ITEMS OF INTEREST OR VALUE TO THE OWNER THAT MAY BE ENCOUNTERED DURING REMOVAL AND DISMANTLING WORK REMAIN THE OWNER'S PROPERTY. CAREFULLY DISMANTLE AND SALVAGE EACH ITEM OR OBJECT.

2. COORDINATE WITH THE OWNER'S HISTORICAL ADVISER, WHO WILL ESTABLISH SPECIAL PROCEDURES FOR DISMANTLING AND SALVAGE.

3. AFTER REMOVAL OR DISMANTLING WORK IS COMPLETE, SUBMIT AN INVENTORY OF SALVAGED ITEMS.

C. STORAGE AND PROTECTION OF HISTORIC MATERIALS:

1. SALVAGED HISTORIC MATERIALS
   a. CLEAN ONLY LOOSE DEBRIS FROM SALVAGED HISTORIC ITEMS UNLESS INDICATED FOR RE-USE OR IF MORE EXTENSIVE CLEANING IS INDICATED.
   b. PACK OR CRATE ITEMS AFTER CLEANING; CUSHION AGAINST DAMAGE DURING HANDLING. LABEL CONTENTS OF CONTAINERS.
   c. STORE ITEMS IN A SECURE AREA UNTIL DELIVERY TO THE OWNER.
   d. STORE ITEMS IN A SECURE AREA ON-SITE.
   e. PROTECT ITEMS FROM DAMAGE DURING TRANSPORT AND STORAGE.
2. HISTORIC MATERIALS FOR REINSTALLATION;
   a. REPAIR AND APPROPRIATELY CLEAN HISTORIC ITEMS AS INDICATED AND TO FUNCTIONAL CONDITION FOR REUSE.
   b. PACK OR CRATE ITEMS AFTER CLEANING AND REPAIRING; CUSHION AGAINST DAMAGE DURING HANDLING. LABEL CONTENTS OF CONTAINERS.
   c. PROTECT ITEMS FROM DAMAGE DURING TRANSPORT AND STORAGE.
   d. REINSTALL ITEMS IN LOCATIONS INDICATED. COMPLY WITH INSTALLATION REQUIREMENTS FOR NEW MATERIALS AND EQUIPMENT UNLESS OTHERWISE INDICATED. PROVIDE CONNECTIONS, SUPPORTS, AND MISCELLANEOUS MATERIALS TO MAKE ITEM FUNCTIONAL FOR USE INDICATED.
3. EXISTING HISTORIC MATERIALS TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING FROM CONSTRUCTION WORK. WHERE PERMITTED BY THE ARCHITECT, ITEMS MAY BE DISMANTLED AND TAKEN TO A SUITABLE, PROTECTED STORAGE LOCATION DURING CONSTRUCTION WORK AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER HISTORIC TREATMENT AND CONSTRUCTION WORK IN THE VICINITY IS COMPLETE.
4. STORAGE AND PROTECTION: WHEN TAKEN FROM THEIR EXISTING LOCATIONS, CATALOG AND STORE HISTORIC ITEMS WITHIN A WEATHERTIGHT ENCLOSURE WHERE THEY ARE PROTECTED FROM WETTING BY RAIN, CONDENSATION OR GROUND WATER.
   a. IDENTIFY EACH ITEM WITH A NON-PERMANENT MARK TO DOCUMENT ITS ORIGINAL LOCATION. INDICATE ORIGINAL LOCATIONS ON PLANS, ELEVATIONS, SECTIONS, OR PHOTOGRAPHS BY ANNOTATING THE IDENTIFYING MARKS.
   b. SECURE STORED MATERIALS TO PROTECT FROM THEFT.

D. TEMPORARY PROTECTION OF HISTORIC MATERIALS:

1. PROTECT EXISTING HISTORIC MATERIALS WITH TEMPORARY PROTECTIONS AND CONSTRUCTION. DO NOT DEFACE OR REMOVE EXISTING MATERIALS.

2. DO NOT ATTACH TEMPORARY PROTECTION TO HISTORIC SURFACES EXCEPT AS INDICATED AS PART OF THE HISTORIC TREATMENT PROGRAM AND AS APPROVED BY THE ARCHITECT.

E. GENERAL HISTORIC TREATMENT:

1. ENSURE THAT SUPERVISORY PERSONNEL ARE PRESENT WHEN HISTORIC TREATMENT WORK BEGINS AND DURING ITS PROGRESS.

2. NOTIFY THE ARCHITECT OF VISIBLE CHANGES IN THE INTEGRITY OF MATERIAL OR COMPONENT WHETHER DUE TO ENVIRONMENTAL CAUSES INCLUDING BIOLOGICAL ATTACK, UF DEGRADATION OR DUE TO STRUCTURAL DEFECTS INCLUDING CRACKS, MOVEMENT, OR DISTORTION. DO NOT PROCEED WITH THE WORK IN QUESTION UNTIL DIRECTED BY THE ARCHITECT.

3. WHERE MISSING FEATURES ARE INDICATED TO BE REPAIRED OR REPLACED, PROVIDE FEATURES WHOSE DESIGNS ARE BASED ON ACCURATE DUPLICATIONS RATHER THAN ON CONJECTURAL DESIGN, SUBJECT TO THE APPROVAL OF THE ARCHITECT.

4. WHERE WORK REQUIRES EXISTING FEATURES TO BE REMOVED OR DISMANTLED AND REINSTALLED, PERFORM THESE OPERATIONS WITHOUT DAMAGE TO THE MATERIAL ITSELF, TO ADJACENT MATERIALS, OR TO THE SUBSTRATE.

5. IDENTIFY NEW AND REPLACEMENT MATERIALS AND FEATURES WITH PERMANENT MARKS HIDDEN IN THE COMPLETED WORK TO DISTINGUISH THEM FROM ORIGINAL MATERIALS. RECORD A LEGEND OF IDENTIFICATION MARKS AND THE LOCATION OF THE ITEMS ON RECORD DRAWINGS.

6. HALT THE PROCESS OF DETERIORATION AND STABILIZE CONDITIONS UNLESS OTHERWISE INDICATED. PERFORM WORK AS INDICATED ON DRAWINGS. FOLLOW THE PROCEDURES IN SUBPARAGRAPHS BELOW AND PROCEDURES APPROVED IN HISTORIC TREATMENT PROGRAM.
   a. RETAIN AS MUCH EXISTING MATERIAL AS POSSIBLE; REPAIR AND CONSOLIDATE RATHER THAN REPLACE.
   b. USE ADDITIONAL MATERIAL OR STRUCTURE TO REINFORCE, STRENGTHEN, PROP, TIE AND SUPPORT EXISTING MATERIAL OR STRUCTURE.
   c. USE REVERSIBLE PROCESS WHEREVER POSSIBLE.
   d. USE HISTORICALLY ACCURATE REPAIR AND REPLACEMENT MATERIALS AND TECHNIQUES UNLESS OTHERWISE INDICATED.
   e. RECORD EXISTING WORK BEFORE EACH PROCEDURE (PRE-CONSTRUCTION AND PROGRESS DURING THE WORK WITH DIGITAL PRE-CONSTRUCTION DOCUMENTATION PHOTOGRAPHS AND/OR VIDEO RECORDINGS.
7. NOTIFY OWNER OF VISIBLE CHANGES IN THE INTEGRITY OF MATERIAL OR COMPONENTS WHETHER DUE TO ENVIRONMENTAL CAUSES INCLUDING BIOLOGICAL ATTACK, UV DEGRADATION, FREEZING, THAWING; OR DUE TO STRUCTURAL DEFECTS INCLUDING CRACKS, MOVEMENT, OR DISTORTION.
8. IDENTIFY NEW AND REPLACEMENT MATERIALS AND FEATURES WITH PERMANENT MARKS HIDDEN IN THE COMPLETED WORK TO DISTINGUISH THEM FROM ORIGINAL MATERIALS. RECORD A LEGEND OF IDENTIFICATION MARKS AND THE LOCATIONS OF THE ITEMS ON RECORD DRAWINGS.

F. HISTORIC REMOVAL AND DISMANTLING:

1. GENERAL: HAVE REMOVAL AND DISMANTLING WORK PERFORMED BY A QUALIFIED HISTORIC REMOVAL AND DISMANTLING SPECIALIST. ENSURE THAT HISTORIC REMOVAL AND DISMANTLING SPECIALIST'S FIELD SUPERVISORS ARE PRESENT WHEN REMOVAL AND DISMANTLING WORK BEGINS AND DURING ITS PROGRESS.

2. WATER MIST SPRINKLING: USE WATER MIST SPRINKLING AND OTHER WET METHODS TO CONTROL DUST ONLY WITH ADEQUATE, APPROVED PROCEDURES AND EQUIPMENT THAT ENSURE THAT SUCH WATER WILL NOT CREATE A HAZARD OR ADVERSELY AFFECT OTHER BUILDING AREAS OR MATERIALS.

3. REMOVING AND DISMANTLING ITEMS ON OR NEAR HISTORIC SURFACES
   a. USE ONLY DISMANTLING TOOLS AND PROCEDURES WITHIN 12 INCHES OF HISTORIC SURFACE. DO NOT USE PRY BARS. PROTECT HISTORIC SURFACE FROM CONTACT WITH OR DAMAGE BY TOOLS.
   b. UNFASTEN ITEMS TO BE REMOVED, IN THE OPPOSITE ORDER FROM WHICH THEY WERE INSTALLED.
   c. SUPPORT EACH ITEM AS IT BECOMES LOOSENED TO PREVENT STRESS AND DAMAGE TO THE HISTORIC SURFACE.
   d. DISMANTLE ANCHORAGES.
4. PERFORM ALL WORK IN ACCORDANCE WITH THE HISTORIC TREATMENT PROGRAM.
   a. PROVIDE SUPPORTS OR REINFORCEMENT FOR EXISTING CONSTRUCTION THAT BECOMES TEMPORARILY WEAKENED BY THE WORK, UNTIL THE WORK IS COMPLETED.
   b. PERFORM CUTTING BY HAND OR WITH SMALL POWER TOOLS WHEREVER POSSIBLE. CUT HOLES AND SLOTS NEATLY TO SIZE REQUIRED, WITH MINIMUM DISTURBANCE OF ADJACENT WORK.
   c. DO NOT DRILL OR CUT COLUMNS, BEAMS, JOISTS, GIRDERS, STRUCTURAL SLABS OR OTHER STRUCTURAL SUPPORTING ELEMENTS, WITHOUT HAVING CONTRACTOR'S PROFESSIONAL ENGINEER'S WRITTEN APPROVAL FOR EACH LOCATION BEFORE SUCH WORK IS BEGUN.
   d. DO NOT USE EXPLOSIVES.
5. REMOVING AND DISMANTLING ITEMS ON OR NEAR HISTORIC SURFACES
   a. USE ONLY DISMANTLING TOOLS AND PROCEDURES WITHIN 300 MM (12 INCHES) OF HISTORIC SURFACES. DO NOT USE PRY BAR. PROTECT HISTORIC SURFACE FROM CONTACT WITH OR DAMAGE BY TOOLS.
   b. UNFASTEN ITEMS TO BE REMOVED IN THE OPPOSITE ORDER FROM WHICH THEY WERE INSTALLED.
   c. SUPPORT EACH ITEM AS IT BECOMES LOOSENED TO PREVENT STRESS AND DAMAGE TO THE HISTORIC SURFACE.
   d. DISMANTLE ANCHORAGES.

G. INTERIOR WALLS:

1. INTERIOR WALLS INDICATED AS DASHED IN THE DRAWING ARE TO BE REMOVED ENTIRELY.

2. PLASTER OR WOOD PANELED FACE OF HOLLOW CLAY TILE OR HOLLOW GYPSUM TILE WALLS SHALL BE RETAINED AT LOCATIONS SHOWN ON DRAWINGS. WHERE EXISTING CORRIDOR WALLS ARE SHOWN TO BE RETAINED, EXISTING FURRING OR NON-HISTORIC FINISHES SHALL BE REMOVED. NOTIFY THE ARCHITECT IF ADDITIONAL HISTORIC HOLLOW CLAY TILE WALLS ARE LOCATED AND NOT DOCUMENTED ON THE DEMO PLANS.

H. TRIMWORK/MOLDING:

WHERE (E) HISTORIC TRIM (CEILING, WAINSCOT AND/OR BASE MOLDING) IS LOCATED ON WALLS AND COLUMNS TO BE REMOVED. DISMANTLED AND SALVAGE MOLDING FOR RELOCATION AND REHABILITATION.

I. COLUMNS:

REMOVE ALL NON-HISTORIC FURRING AND/OR FINISHES AT ALL COLUMNS, UNO.

J. INTERIOR FACE OF EXTERIOR WALLS:

REMOVE ALL LOOSE PLASTER AT INSIDE FACE OF EXTERIOR WALLS.

K. EXTERIOR WALLS:

NOT USED

L. WINDOWS AND DOORS:

1. ALL ORIGINAL/HISTORIC EXISTING WOOD AND/OR STEEL WINDOW FRAMES AND SASHES TO BE RETAINED AND TO BE PROTECTED DURING CONSTRUCTION.

2. ALL NON-ORIGINAL EXISTING WINDOWS TO BE REMOVED, UNO.

3. ALL ORIGINAL/HISTORIC DOORS, FRAMES AND DOOR HARDWARE TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION. ALL ORIGINAL/HISTORIC DOORS AND DOOR HARDWARE TO BE REMOVED SHALL BE SALVAGED AND STORED SECURELY IN A DESIGNATED STORAGE ROOM ON SITE.

M. CEILINGS:

1. ANY EXISTING DETAILED / HISTORIC PLASTER FINISH CEILINGS TO BE RETAINED.

2. CARE SHOULD BE TAKEN TO NOT DAMAGE ORIGINAL HISTORIC PLASTER CEILINGS WHEN REMOVING NON-HISTORIC CEILINGS. ALL FLAT PLASTER AND/OR DRYWALL CEILINGS TO REMAIN, UNO.

N. FLOORS:

1. FLOOR TO BE STRIPPED DOWN TO CONCRETE SUBSTRATE, BEAD BLASTED, STAINED & SEALED, EXCEPT AT (E) TERRAZZO FLOORING TO BE RETAINED.

2. LOCATION OF (E) HISTORIC FLOORING AS SHOWN ON DRAWINGS IS APPROXIMATE - ALL (E) HISTORIC FLOORING, WHEREVER IT OCCURS, SHALL BE RETAINED.

3. NON-HISTORIC MATERIALS TO BE REMOVED.

O. STAIRS:

NOT USED

P. LIGHTING:

1. REMOVE ALL NON-HISTORIC LIGHT FIXTURES AND ELECTRICAL CONDUIT.

2. RETAIN AND PROTECT IN PLACE ALL HISTORIC LIGHT FIXTURES, UNO.

Q. FURNITURE, CASEWORK, EQUIPMENT, ETC.

(E) HISTORIC FURNITURE, CASEWORK, EQUIPMENT AND/OR BUILDING ELEMENTS TO BE RETAINED, UNO. PROTECT DURING CONSTRUCTION.

R. STRUCTURAL:

1. REMOVAL OF STRUCTURAL FRAMING SUBJECT TO REVIEW BY STRUCT.ENGINEER PRIOR TO DEMOLITION.

S. MECHANICAL, PLUMBING, ELECTRICAL:

1. REMOVE ALL EXISTING AND THEIR COMPONENTS, WHETHER NOTES ON THESE DRAWINGS OR NOT, EXCEPT AS SPECIFICALLY NOTED ON MEP DRAWINGS, INCLUDING BUT NOT LIMITED TO ALL DUCTS, SHAFTS, CONDUITS, PANELS, RISERS, HANGERS, CONNECTIONS, AND EQUIPMENT (INCLUDING ALL EQUIPMENT ON ROOF)

2. CAP ALL OPEN ENDS OF ABANDONED PLUMBING AND SEAL ALL BUILDING PENETRATIONS AS REQUIRED. VERIFY WITH APPLICABLE SUBCONTRACTORS PRIOR TO PROCEEDING WITH DEMOLITION.

CITY STAMPS

OMGIVNING
architecture / interiors

1301 N. BROADWAY
LOS ANGELES, CA 90012

VETERANS BUILDING

112 W CABRILLO BLVD, SANTA BARBARA, CA 93101

100% CONSTRUCTION DOCUMENTS

SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101

LICENSED ARCHITECT
KARIN LILJEGREN
C - 28158
03.31.27
Renewal Date
STATE OF CALIFORNIA

REVISIONS:

10.24.25

HISTORIC GENERAL NOTES

G030

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GENERAL NOTES

1. THE WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODE, AND ALL OTHER ORDINANCES, CODES, AND REGULATIONS LISTED IN THE SPECIFICATIONS OR ON THE DRAWINGS, AND REQUIRED BY LOCAL BUILDING AUTHORITIES. THE GOVERNING CODES, RULES, AND REGULATIONS ARE COLLECTIVELY REFERRED TO AS "THE CODE". CONTRACTOR SHALL REPORT ANY INCONSISTENCIES, CONFLICTS OR OMISSIONS HE MAY DISCOVER TO THE ARCHITECT FOR INTERPRETATION PRIOR TO PERFORMING THE WORK.

2. CONSTRUCTION SHALL COMPLY WITH PERTINENT HEALTH AND SAFETY REGULATIONS FOR REQUIRED METHODS PROTECTING PUBLIC AND CONSTRUCTION WORKER'S HEALTH AND SAFETY DURING THE CONSTRUCTION PERIOD.

3. BEFORE ORDERING ANY MATERIAL, OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR CORRECTNESS OF SAME.

4. DIMENSIONS SHALL BE AS INDICATED ON THE DRAWINGS. CLARIFICATIONS, IF REQUIRED, SHALL BE OBTAINED FROM THE ARCHITECT. THE DRAWING SHALL NOT BE SCALED.

5. ALL ITEMS MARKED N.I.C. ON THE SPECIFICATIONS AND DRAWINGS MEANS NOT IN CONTRACT.

6. DO NOT MAKE ANY SUBSTITUTIONS WITHOUT PERMISSION OF THE ARCHITECT OR THE OWNER.

7. WORK INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS AS N.I.C., OR BY SEPARATE CONTRACTORS, IS NOT PART OF THIS CONTRACT. CONTRACTOR SHALL COOPERATE FULLY WITH ALL SEPARATE CONTRACTORS EMPLOYED BY THE OWNER.

8. THE CLIENT, ARCHITECT, CONSULTANTS, AND ALL INSPECTORS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE JOB SITE AT ALL TIMES DURING NORMAL WORKING HOURS.

9. WINDOW AND DOOR DIMENSIONS FOR PREFABRICATED WINDOW AND DOOR UNITS HAVE BEEN ROUNDED TO THE NEAREST INCH ON THE DRAWINGS. SPECIFIC DIMENSIONS BY MANUFACTURERS MAY VARY FROM THE DRAWINGS.

10. THE CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF ALL FLOOR, ROOF, AND WALL OPENINGS WITH ALL APPLICABLE DRAWINGS.

11. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK OF THE CONTRACT.

12. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHODS OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND/OR ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES TO THE CONSTRUCTION PROCEDURES.

13. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND/OR ENGINEER DURING THE CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH IS FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND/OR ENGINEER, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING GENERAL CONFORMANCE WITH CONTRACT DOCUMENTS, BUT DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

14. IN THE EVENT OF CONFLICTING REQUIREMENTS BETWEEN ITEMS ON THE DRAWING OR BETWEEN ITEMS IN THE SPECIFICATIONS, OR BETWEEN ITEMS ON THE DRAWINGS AND IN THE SPECIFICATIONS, THE MORE STRINGENT OR COSTLY SHALL GOVERN, UNLESS DECIDED OTHERWISE BY THE ARCHITECT.

GENERAL DEMOLITION NOTES

A. ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.

B. NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED.

C. THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALL FOR A HEIGHT OF MORE THAN 25 FEET.

D. CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.

E. APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.

GENERAL COMMERCIAL NOTES (PC/STR/Corr.Lst.15 01/01/2020)

PART I: GENERAL REQUIREMENTS

A. PERMIT APPLICATIONS

3. Arts Development and School fees are applicable to this project, as required by Section 107.4.6.

6. Obtain separate permit for the following items:

a. Retaining walls or block fence walls
b. Grading work
c. Block walls
d. Signs
e. Swimming pools
f. Fire sprinkler systems
g. A separate structure
h. Electrical, Mechanical, Plumbing work
i. Shoring
j. Demolition

B. CLEARANCES

6. Provide temporary shoring plans for excavations removing the lateral support of public way or an existing building. Excavations adjacent to a public way require Public Works approval prior to permit issuance.

7. Soil/Foundation/Geology report(s) must be approved by the Grading Section. Provide a copy of the approved report and Department approval letter. Show compliance with the report's requirements and approval letter's conditions.

8. Building projections into public properties must comply with Chapter 32. Note: "Temporary pedestrian protection shall be provided as required by Section 3306. Obtain Public Works' approval. (3201.3, 3202.3.1, 3306)

9. Fire lane access is required where any part of the building is 150ft from the edge of an improved street or approved fire lane. Obtain clearance from the Hydrants and Access Unit of the Fire Department. (LAMC 57.09.03)

12. Low Impact Development (LID) Signoff from Watershed Protection Division, Bureau of Sanitation, Department of Public Works is required for:

a. New construction
b. Addition (> 500 sq. ft. of impervious area) Re-grading of parking lots (> 500 sq. ft.)
c. Re-grading of parking lots (> 500 sq. ft.)
d. Impervious pads > 500 sq. ft. (i.e. Equipment pads Ord. 181,899)

PART II ZONING:

18. Parking site and turning areas within 15' of a property line shall be enclosed with a 5'-9" high wall. (12.21A6(d), (e), (f)) A solid concrete or masonry of 6" thick construction is required for parking areas of over 4 cars. A 3' high wall is required where parking is within 15' of the sidewalk. (12.21A6(d), (e), (f)

19. Automobiles are not permitted to back onto a public street or sidewalk." 12.21A5(i)1.

22. Provide a 10'x10' visibility triangle from property lines and maintain clear from 2.5' to 10' above curb. (12.21C7)

28. Double striping of stalls shall be per Section 12.21A.5(l).

PART III: BUILDING CODE

A. GENERAL REQUIREMENTS

1. The following nonstructural products shall comply with an approved ICC evaluation report or Los Angeles City Research Report.

Deck Coating
Exterior Siding
Fire Rated Assemblies
Damp proofing material behind basement walls
Others such as _
Roofing Materials
Sound/Thermal Insulation
Skylights

2. Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating (research report not required). (2405.5)

3. Notes:
a. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
b. An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping." (Per Ordinance 170,158) (Includes Commercial additions and TI work over $10,000.) (Separate plumbing permit is required.)
c. Provide ultra flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
d. A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

D. SPECIAL USE OR AREAS

3. Within the live entertainment facilities and except for restrooms, the premises must be configured so that there is an unobstructed view of all interior areas to which any patron is permitted access. There shall be no entertainment booths, rooms or cubicles. Visibility shall not be blocked or obscured by doors, curtains, drapes, partitions or room dividers of any kind. Partitions of any kind, including drapes made of opaque or other material, are not permitted. Nothing in this subsection precludes the installation of columns which are essential for the structural integrity of the building. (LAMC 103.102.1)

E. FIRE-RESISTANCE RATED CONSTRUCTION

2. Fire rated assemblies shall be per Table 721.1(1), generic assemblies of Gypsum Handbook, have LARR approval or ICC approval.

4. Provide complete analysis for protected and unprotected exterior wall openings per section 705 and Equation 7-2. Openings are not allowed when the fire separation distances less than 3. (705.8)

a. Door openings in exterior walls must be protected with (3/4-hour) or (1 1/2 hour) fire assemblies (not permitted). (716.5)
b. Window openings in exterior walls must be protected with (3/4-hour) or (1 1/2 hour) fire assemblies (not permitted). (716.6)

5. Provide (__) hour(s) fire-resistance rating for exterior walls for (_____) occupancy, and building Type (_____) or (____) feet from property line or assumed property line. Provide complete details per Section 703.3. (T601, T602, 705.5)

6. Projections beyond the exterior wall must comply with Table 705.2.

7. Fire Wall complies with Section 706 including but not limited to:
a. Fire Rating shall be (___) hr per Table 706.4
b. Fire walls must remain structurally stable in the event of collapse of construction on either side during a fire. Joists supported by the fire walls shall be spliced and not continuous (plywood membrane may be continuous), or provide double fire walls, or provide justification for any other method used. (706.2)
c. Shall be noncombustible material, except in Type V construction per 706.3
d. Shall have horizontal continuity per 706.5
e. Shall extend vertically from the foundation to a point 30 inches above the roof per 706.6
f. The area of each opening in Fire Walls is limited to 156 sf. Total width of the openings is limited to 25 percent of the wall length in the story under consideration. (706.8)
g. All openings in fire walls shall be protected with fire assemblies having a fire-resistive rating of (1-1/2) (3) hours. (Table 716.5)
h. Ducts and air transfer openings through Fire Walls should be avoided. If allowed, duct and air transfer opening penetrations shall be protected as required in Section 717. Dampers are required. (717.5)

8. A complete (____)-hour separation is required between Group (___) and Group (___) Occupancies. Separation walls must provide fire barriers complying with Section 707. Horizontal assemblieshall comply with Section 711. Openings in the separation wall shall have (___) hour fire assemblies. (508.4.4, T 508.4, 711)

9. Fire barriers and horizontal assemblies separating single occupancies into different fire areas shall be (_____) hour fire rated per Table 707.3.10

10. Areas of each opening in fire barrier are limited 156 sf. Total width is limited to 25 percent of the wall length in the story under consideration. (707.6)

11. Elevator lobby is required at each floor where an elevator enclosure connects more than 2- stories, unless the provided the building is sprinklered with 903.3.1.1. or 903.3.1.2 and it is not a high-rise. (3006.1)

12. Provide (_____) hour rated Fire Partition at walls separating tenant spaces (_____) and common areas, corridors, and elevator lobbies. (708.1, 708.3)

13. Fire barrier at vertical occupancy separations must have continuity and must extend through underfloor area, attic areas, and suspended ceiling areas (707.5)

14. Opening protectives shall be per section Tables 716.1(2) and 716.1(3). Doors shall be (___) hour fire rated and windows shall be (___)hour fire rated (716.2.3)

15. Openings through a floor/ ceiling assembly shall be protected by (1) / (2) hour shaft enclosure. The shaft enclosure shall be constructed of fire barriers and horizontal assemblies. (713)

16. Section 712.1.9 permits two floors to be open to each other when 6 conditions are met. If not, the atrium provision shall be utilized for open two story spaces. See additional corrections for atrium.

17. Penetrations in walls requiring protected openings must be firestopped with an approved material in accordance with Section 714.4. Space between penetrating materials (described below) must be designed to prevent the movement of hot flame or gases:
a. Steel, Copper or ferrous pipes or conduits may penetrate concrete or masonry walls where the penetrating item is a maximum 6- inch diameter and the area of the opening through the wall does not exceed 144 square inches. (714.4.1)
b. Membrane penetrations of maximum 2- hr fire- resistance rated wall and partitions by steel electrical outlet boxes not exceeding 16 square inches are permitted provided openings do not exceed 100 square inches for any 100 square feet of wall area. Outlet boxes on opposite sides of walls or partitions must be separated by a horizontal distance of 24 inches. (714.4.1)
c. Where walls are penetrated by other materials or where larger openings are required than permitted in (b) above, they must be qualified by tests conducted in accordance with Section 713.4.1.2.

18. Smoke and fire dampers must be installed in the following locations per Sections 717.5
a. Duct penetrations of fire walls. (717.5.1)
b. Duct penetrations of fire barriers, except exit enclosures and exit passageways where they are not allowed to penetrate. (717.5.2)
c. Ducts penetrating shafts. (717.5.3)
d. Ducts penetrating fire partitions and fire-rated corridor walls. See exception for steel ducts with no openings into corridor. (717.5.4)
e. Ducts penetrating smoke barriers. (717.5.5)
f. Ducts penetrating horizontal assemblies. (717.6)
g. Ducts penetrating smoke partitions. (717.5.7)
h. Ducts penetrating horizontal assemblies. (717.6)

19. Draft stop location notes:
a. In buildings used for other than residential occupancies, draft stops must be installed in wood frame floor construction containing concealed space. Such draft stops must be installed so that the area of the concealed space does not exceed (1,000) square feet (718.3.3).
b. In buildings used for other than residential occupancies, draft stops must be installed in the attic (mansards) (overhangs) (false fronts set out from walls) (similar concealed spaces) formed by combustible construction. Such draft stops must be installed so that the area of the concealed space does not exceed (3000) square feet (718.4.3).
c. Draft-stopping materials must not be less than 1/2-inch gypsum board, 3/8-inch plywood, 3/8-inch particle board or other materials approved by the building department. Draft-stopping must be adequately supported. (718.3.1)

20. Draft stops shall be provided within attics, mansards, overhangs and similar concealed spaces formed of combustible construction, unless the building is sprinklered with NFPA13 sprinkler system (3,000 sf between draft stops) (718.4)

21. Draft stop shall be provided within a concealed floor-ceiling assembly formed of combustible construction, unless the building is sprinklered with NFPA 13 sprinkler system (1,000 sf between draft stops) (718.3)

22. Horizontal occupancy separation must be supported with a structural system having equivalent fire-resistive protection. (711.2.3)

23. Fire blocking must be provided in accordance with Section 718.2 at the following locations:
a. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels.
b. In concealed spaces of stud walls and partitions, including furred spaces, at 10-foot intervals along the length of the wall.
c. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
d. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the wall under the stairs is unfinished.
e. In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels, with noncombustible materials.

25. S2 Occupancy within a Type I construction garage requires (____) hour separation (minimum floor assembly for S2 occupancy from (_____) ocupancy, but not less than required per T508.4. See details 509.4, 508.3.3, T508.4. A (_____) rated self-closing door between the garage and (_____) is required (406.4.5)

26. Occupancy garage shall comply with the followings:
a. Concrete or similar non-combustible and non-absorbent floor, or asphalt surface at ground level only. (406.4.5)
b. Sloped floor to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. (406.2.4)
c. Floor system designed for uniform or concentrated loads per table 1607.4.
d. Minimum headroom of 7ft (406.2.2)
e. Vehicle barriers not less than 2 feet 9 inches high placed at the end of drive lanes, and at the end of parking spaces where the difference in adjacent floor elevation is greater than 1 foot. (406.4.2)
f. Vehicle barriers shall be designed/detailed in accordance with Section 1607.9.

F. INTERIOR FINISHES

1. Interior finish materials applied to wall and ceilings shall be tested as specified in Section 803.1.3. Specify the classifications per Table 803.13 and Section 803.3.

2. The flame-spread rating of paneling materials on the walls of the corridor, lobby and exit enclosure must be identified on plans. (T-803.13)

G. FIRE PROTECTION

1. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. (903.2)

3. Building with floor areas over 1500 sf shall be sprinklered where 20 sq. ft. of opening for every 50 ft of wall length is not provided. (903.2.11.1(2))

4. This building must be equipped with an automatic fire extinguishing system, complying with (NFPA- 13/ NFPA-13R); The Sprinkler System shall be approved by Plumbing Div. prior to installation. (903.2)

5. Class I, II or III standpipe (dry, wet, combination) are required in this building.(905.3)

6. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5.

7. Provide hard-wired smoke detectors with a battery back up in each sleeping room and at a point centrally located in the corridor or area giving access to each sleeping area. (907.2.10.2)

8. Provide automatic sprinkler system at top of rubbish and linen chutes and in their terminal room (903.2.11.2)

9. Waste and linen collection rooms over 100 square feet shall provide 1 hour separation or provide automatic fire- extinguishing system or classify room with occupancy comply with separation per 509.4 (T508.2, T508.4, T509)

10. Smoke and heat vents, or mechanical smoke removal systems shall be provided except where areas of buildings are equipped with early suppression fast response sprinklers. Show on plans. (910.2)

11. Smoke and heat vents shall be installed in the roofs of one story building or portions thereof occupied for the uses set forth in Section 910.2.1 thru 910.2.2

H. MEANS OF EGRESS

1. Exterior exit stairs, balconies and ramps shall be located at least 10 ft from adjacent lot lines and from other buildings on the same lot (1027.5)

2. All stairways shall be built of materials consistent with the types permitted for the type of construction of the building, except that wood handrails shall be permitted for all types of construction. (1011.7)

12. All exit doors shall comply with Section 1008.1
a. Clear width of each door opening shall be min. 32" or per Sec. 1005.1, whichever is greater
b. Min. door height of 6'-8"
c. Shall be capable of opening 90 degrees.
d. The maximum width of a swinging door leaf shall be 48" nominal.
e. Exit door shall be side-hinged swinging type

8. Two exits are required from each space or toy. (1006.3.3)
a. Occupant load > 49, (A, B, E, F, M, U)
b. Occupant load > 10, (R)
c. Occupant load > 29, (S)
d. Common path of egress > 75 ft.
e. Common path of egress > 100 ft. (B, F, S) sprinklered building (T1006.21)

10. Where two or more exits are required, no one exit can exceed 50% of the required egress width. (1005.5)

12. All exit doors shall comply with Section 1010.1
a. Clear width of each door opeing shall be min. 32" or per Sec. 1005.3.2, whichever is greater
b. Min. door height of 6 feet - 8 feet
c. Shall be capable of opening 90 degrees
d. The maximum width of a swinging door leaf shall be 48" nominal
e. Exit door shall be side-hinged swinging type.

13. Doors serving an area that has an occupant load of 50 or more shall swing these doors in the direction of egress travel. (1010.1.2.1)

14. The exit path shall be identified by exit signs conforming to the requirements of Section 1013. Exit signs shall be readily visible from any direction of approach. Exit signs shall be located as necessary to clearly indicate the direction of egress travel. No point shall be more than 100 feet from the nearest visible sign. (1013.1)

15. All required exits shall be maintained until arrival at grade or the public way. (1005.4)

16. If Changes of elevation less than 12 inches, provide sloped surface. If slope is greater than 5%, ramps shall comply with Section 1012 (1003.5)

17. Provide a 1 hour fire rated corridor in accordance with Table 1020.1
a. Occupant load > 30
b. Occupant load > 10

18. Rated corridor construction and protected openings shall be in accordance to Section 708 for fire partitions. Protection to be of a 20 min. doors and 45 min. for other openings. (1020.1)

19. Provide a min. corridor width of 44 inches or per Sec. 1005.1, which ever is greater. (1020.2)

20. Revolving doors used for egress purposes shall be accompanied by a side-hinged swinging egress door located max. 10ft along the same wall. (1010.1.4.1)

22. Thresholds at doorways shall not exceed 0.50" in height. 0.75 inches in height. 0.75" in height for sliding doors serving dwelling units. (1010.1.7)

23. Floors or landings on each side of doors to have the same elevation. Landings shall be level except for exterior landings (max. 2% slope) (1010.1.5)

24. Landing width at doors must have a minimum clear dimension of doors served. Min. length of such landings is ( ) 44" ( ) 36". (1010.1.6)

25. Doors shall not project more than 7" into the required corridor width or at landings when fully opened. And not more than 50% in any position. (1010.1.6)

26. Dead end corridors must not exceed 20 feet in non-sprinklered, and 50 feet for sprinklered bldg. (1020.4)

27. Detail all stairways to comply with Section 1011
a. Rise: 7" max. Run (tread): 11" min. (1011.5)
b. Rise: 7.75" max. Run (tread): 10" for stairs within dwelling units.(1011.5.2)
c. Headroom clearance: 6'-8." (1011.2)
d. Width: (___) 44" (___) 36" (48" between hand rails for accessible stairs). (1011.2)
e. Landing width: Same as stairway served (1011.6)
f. Landing length: Same as width, max. 48" (1009.8)
g. Provide a landings at every 12ft. of vertical rise at stairways. (1011.8)
h. Handrail height: 34-38", max 4" openings (1014.2)
i. Handgrip portion of handrail shall not be less than 1.25" and not greater than 2" in cross-section for circular type. 4"- 6.25"perimeter for other shapes. (1014.3)
j. A minimum 1.5 inches handrail clearance from adjacent wall. (1014.7)
k. Handrail extension of 12" beyond the top and bottom riser. (1014.6)
l. 1-hour fire rated construction for the enclosed usable space under the stairs. (1011.7.3)
m. Curved stairways: (1011.9)
n. Spiral stairways: (1011.12)

28. Provide 42" high guards at Decks; Landings; Balconies and Walkways where there a vertical drop of more than 30 inches. (1013.2)

29. For glass handrails and guards, the panels and their support system shall be designed to withstand the loads specified in Chapter 16. A safety factor of four shall be used. The minimum nominal thickness of the glass shall be 1/4 inch. (2407, 1015.2.1)

30. The means of egress system must have a clear ceiling height of 7-6". (1003.2)

32. Provide min. 48" plus width of door when doors are placed in series. (1008.1.8)

33. Provide a barrier in the exit enclosureat (_____) to prevent entry into the basement level. (1023.8)

34. Building has an exit enclosure connecting more than 3-stories. Provide an approved stairway sign indicating the floor level, terminus of the top and bottom of the stair and the identification number of the stair. It shall be located approximately 5 ft. above the floor landing and be readily visible when the stair doors are in an open or closed position. (1023.9)

35. Open space under exterior stairways shall not be used for any purpose. (1011.7.4)

36. Provide floor-level exit signs in all interior corridors of Group A, E, I, R-1 and R-4 occupancies. (1013.7)

37. The exit passageway may only be used as a means of egress. Provide a 1-hour fire-resistance rating or of the same rating required for any connecting exit enclosure. Walls, floors and ceilings shall be constructed as fire barriers in accordance with Section 707 (1024.1 & 1024.3)

38. Opening into exit passageways shall be limited to those necessary for egress from normally occupied spaces. Elevators not allowed. Openings and penetrations shall comply with Section 716. (1024.5)

39. Spiral stairways shall not serve as required exit for an area exceeding 250 sf and serves not more than 5 occupants. (1011.10)

40. In buildings located four or more stories in height above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper 4:12 (33%). (1011.12)

41. Vertical exit enclosures: (1023)
a. Connecting 4-stories more: provide 2-hour fire-resistance rating construction (fire barrier);
b. Connecting up to 3-stories: provide 1-hour fire-resistance rating construction (fire barrier);
c. All openings to be protected in accordance to Section 716. No openings other than exit doorways and exterior wall openings are permitted. 1023.4)

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100% CONSTRUCTION DOCUMENTS

SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101

LICENSED ARCHITECT
KARIN LILJEGREN
C - 28158
03.31.27
Renewal Date
STATE OF CALIFORNIA

REVISIONS:

10.24.25

GENERAL NOTES

G031

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GENERAL COMMERCIAL NOTES (PC/STR/Corr.Lst.15 01/01/2020)

42. Accessible Means of Egress: (1009) **Not required in existing buildings.**
    a. In buildings where a required accessible floor is four or more stories above or below the level of exit discharge, egress elevator shall be provided, read exceptions. (1009.2.1)
    b. Provide 48" clear width between handrails. (1009.3)
    c. Platform lifts not allowed as part of accessible means of egress. (1009.5)
    d. Max force to operate doors is limited to 15-lb.
    e. Show location and dimension of area of refuge. (1009.6)
        i) Size: (2) 30"x48" or 1/200, whichever is greater
        ii) Separation from other space by a smoke barrier (detail construction per Section 709)
        iii) Note: Two-way communication required;
        iv) Signage on door of area of refuge
        v) Exterior area of refuge to comply with Section 1009.7

43. Egress through intervening space is not allowed to go through
    a. Different tenant space or dwelling units
    b. A more hazardous occupancy
    c. Commercial kitchens
    d. Storage rooms, closets or similar spaces

45. Horizontal exits: (1026)
    a. Horizontal exits shall have a 2 hour fire barrier or a fire wall in accordance to Section 706.
    b. Provide self-closing or automatic closing doors;
    c. Not allowed as the only exit from a space;
    d. Cannot exceed 50% of total exits required;
    e. Provide clear summary for the refuge area. Show capacity for a minimum of 3 sq. ft. for each combined occupant to be accommodated therein.

47. One openable window with an openable area of not less than 5.7 sq. ft., minimum clear 24" height and 20" width, and a sill height not over 44" above the floor is required in all bedrooms below the fourth story and basement. (1030)

53. Area of refuge can not project into egress path of travel

55. For High-rise buildings, provide smoke-proof or pressurized exit enclosures for buildings required to comply with Section 403 or 405 (1023.11)

56. Notes:
    a. Exit signs shall be internally or externally illuminated
    b. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
    c. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702. (1013.5)
    d. Exit signs shall be illuminated at all times. (1013.3)
    e. Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1013.6.3)
    f. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. See 1010.9.3 for exceptions.
    g. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor
    h. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
    i. All egress door operation shall also comply with Section 1010.1.9 - 1010.1.9.12
    j. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.
    k. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface
    l. The power supply for means of egress illumination shall normally be provided by the premises electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas:
    i. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress
    ii. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits;
    iii. Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
    iv. Interior exit discharge elements, as permitted in Section 1028.1, in buildings required to have two or more exits.
    v. Exterior landings, as required by Section 1010.1.6, for exit discharge doorways in buildings required to have two or more exits.

57. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.

58. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle (6 lux) average and a minimum at any point of 0.06 foot-candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.

I. INTERIOR ENVIRONMENT

2. Provide shower and locker facilities as required by Section 6307

3. All shower compartments, regardless of shape, shall have a minimum finished interior area of not less than 1024 square inches (0.66 m2) and shall be capable of encompassing a 30 inch (0.76 m) circle. The minimum area and dimensions shall be maintained to a point 70 inches (1.8 m) above the shower drain outlet. (1210.2.3, LAPC 408.6)

5. Toilet room floors shall have a smooth, hard non-absorbent surface such as Portland cement, ceramic tile or other approved material that extends upward onto the walls at least 4" (1209.2.1)

6. Walls within 2 feet (610 mm) of the front and sides of urinals and water closets shall have a smooth, hard non-absorbent surface of Portland cement, concrete, ceramic tile or other smooth, hard non-absorbent surface to a height of 4 feet (1219 mm), and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (1209.2.2)

7. Cement, fiber-cement or glass mat gypsum backers in compliance with ASTM C1178, C1288 or C1325 shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas. Water-resistance gypsum backing board shall be used as a base for tile in water closet compartment walls when installed in accordance with GA-216 or ASTM C840. Regular gypsum wallboard is permitted under tile or wall panels in other wall and ceiling areas when installed in accordance with GA-216 or ASTM C840. Water-resistant gypsum board shall not be used in the following locations: Section 2509.3
    a. Over a vapor retarder.
    b. In areas subject to continuous high humidity, such as saunas, steam rooms or gang shower rooms
    c. On ceilings where frame spacing exceeds 12 inches O.C. for 1/2 inch thick and more than 16 inches O.C. for 5/8 inch thick.

8. Show the location, on plans, of any room(s) that will be used for compact storage (movable files) Rooms that are used for compact storage must comply with the following requirements
    a. The clear space below the sprinklers shall be a minimum of 18 inches between the top of the storage and the ceiling sprinkler detector.
    b. The minimum design live load for compact storage rooms shall be 125 psf.

9. One elevator in buildings four or more stories above or below grade plane shall be of such a size to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services. See 3002.4a for exceptions. (3002.4)10.

10. One baby diaper changing station shall be provided in men's and women's restrooms, or one changing station shall be provided in a gender neutral (unisex) restroom since the use of the space or building is open to the public and the cost of construction for new building or alterations to existing buildings is $10,000 or greater. (AB-1127)

11. Note:
    a. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1204.1 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level. (1204.1 and 1204.3)

J. BUILDING ENVELOPE

1. A fire retardant roof covering is required. Provide a comoplete description on plans. Class A roof covering is required for all buildings located in a Very High Fire Hazard Severity Zone. (1505.1, 7207.4)

2. Roof slope(s), drain(s) and overflow drain(s) or scuppers on the roof plan.
    a. Size the roof drains and overflow drains according to Chapter 11 of the LAPC. (1502)
    b. The roof drain and overflow drain must be independent lines to a yard box.
    c. Roof drainage is not permitted to flow over public property.
    d. Overflow scuppers shall be designed in accordance to Table 1101.11.2.1 of the LAPC
    e. Show roof elevation to provide a minimum 1/4in per foot roof slope for drainage or design to support accumulated water.
    f. Site drainage: Show on plans how concentrated drainage to be conveyed to the street via non-erosive devices (7013.10)

3. Provide access to all mechanical equipment located on the roof.

4. Penthouse shall satisfy the requirements of Section 1510

5. Skylights set at an angle of less than 45 degrees from the horizontal plane shall be mounted at least 4 inches above the plane of the roof on a curb constructed as required for the frame. Except for R3 occupancies, skylights without a curb shall be permitted on roofs with a minimum slope of 14 degrees (three units vertical in 12 units horizontal) (Section 2405.4). Glass skylights shall comply with Section 2405. Plastic skylights shall comply with Section 2610. (2405.4)

6. Provide anti-graffiti finish at the first 9 feet, measured from grade, at exterior walls and doors. (LAMC 91.6306)

7. Guardrails at the floor and roof openings, occupied roofs and balconies or porches more than 30" above grade are required. Guardrails shall be 42" in height, have intermediate rails or balusters spaced at 4" maximum. It shall be designed as per Section 1607.8 and 1015.

9. Provide a weep screed for stucco at the foundation plate line a minimum of 4 inches above the earth or 2 inches above paved areas. Weep screeds shall be of a type which will allow trapped water to drain to the exterior of the building. (Show these dimensions on a foundation detail drawing) (Section 2512.1.2)

10. Each pane of safety glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation, the manufacturer or installer and the safety glazing standard. The following shall be considered specific hazardous locations for the purposed of safety glazing. Glazing in: Section 2406
    a. Swing doors.
    b. Fixed and sliding panels of sliding door assemblies and panels in sliding and bi-fold closet door assemblies.
    c. Storm doors.
    d. Unframed swinging doors.
    e. Doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers.
    f. Fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within 24 inches (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1,525 mm) above the walking surface. Read code for exceptions.
    g. Fixed or operable panel, other than described in items e and f, which meets all of the following conditions (read code for exception with special installation)
        i) Exposed area of an individual pane greater than 9 square feet (0.84 m2)
        ii) Exposed bottom edge less than 18 inches (457 mm) above the floor.
        iii) Exposed top edge greater than 36 inches (914mm) above the floor.
        iv) One or more walking surfaces within 36 inches (914 mm) horizontally of the plane of the glazing.
    h. Guards and railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.
    i. Walls and fences enclosing indoor and outdoor swimming pools and spas where all of the following conditions are present:
        i) The bottom edge of the glazing is less than 60 inches (1,525 mm) above a walking surface on the pool or spa side of the glazing.
        ii) The glazing is within 60 inches (1,525 mm) of a swimming pool or spa waters edge.
    j. Adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface; when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface (read code for exception with special installation).
    k. Adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread (read cide fir exception with special installation).

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GENERAL NOTES (CONT)

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COMMERCIAL ACCESSIBILITY NOTES

P/BC 2020-143 01/01/2020)

A. APPLICATION AND ADMINISTRATION

1. Public accommodations shall maintain in operable working condition those features of facilities and equipment that are required to be accessible to and useable by persons with disabilities. Isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted. **§11B-108**

B. BUILDING BLOCKS

FLOOR OR GROUND SURFACES

1. Floor and ground surfaces shall be stable, firm, and slip resistant. **§11B-302.1**

2. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be ½ inch maximum. **§11B-302.2, Figure 11B-302.2**

CHANGES IN LEVEL

3. Vertical changes in level for floor or ground surfaces may be ¼ inch high maximum and without edge treatment. Changes in level greater than ¼ inch and not exceeding ½ inch in height shall be beveled with a slope not steeper than 1:2. **§11B-303, Figures 11B-303.2 & 11B-303.3**

4. Changes in level greater than ½ inch in height shall be ramped and shall comply with the requirements of 11B-405 Ramps or 11B-406 Curb Ramps as applicable. **§11B-303**

5. Abrupt changes in level exceeding 4 inches in a vertical dimension between walks, sidewalks or other pedestrian ways and adjacent surfaces or features shall be identified by warning curbs at least 6 inches in height above the walk or sidewalk surface or by guards or handrails with a guide rail centered 2 inches minimum and 4 inches maximum above the surface of the walk or sidewalk. These requirements do not apply between a walk or sidewalk and an adjacent street or driveway. **§11B-303.5**

TURNING SPACE

6. Circular turning spaces shall be a space of 60 inches diameter minimum and may include knee and toe clearance complying with 11B-306 Knee and Toe Clearance. **§11B-304.3.1**

7. T-Shaped turning spaces shall be a T-shaped space within a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. **§11B-304.3.2, Figure 11B-304.3.2**

KNEE AND TOE CLEARANCE

8. For lavatories and built-in dining and work surfaces required to be accessible, toe clearance shall be provided that is 30 inches in width and 9 inches in height above the finish floor or ground for a depth of 19 inches minimum. **§11B-306.2.1**

9. Toe clearance shall extend 19 inches maximum under lavatories for toilet and bathing facilities and 25 inches maximum under other elements. **§11B-306.2.2**

10. At lavatories in toilet and bathing facilities, knee clearance shall be provided that is 30 inches in width for a depth of 11 inches at 9 inches above the finish floor or ground and for a depth of 8 inches at 27 inches above the finish floor or ground increasing to 29 inches high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. **§11B-306.3.3, Figure 11B-306.3(c)**

11. At dining and work surfaces required to be accessible, knee clearance shall be provided that is 30 inches in width at 27 inches above the finish floor or ground for a depth of at least 19 inches. **§11B-306.3**

PROTRUDING OBJECTS

12. Except for handrails, objects with leading edges more than 27 inches and less than 80 inches above the finish floor or ground shall protrude no more than 4 inches horizontally into the circulation path. Handrails may protrude 4½ inches maximum. **§11B-307.2, Figure 11B-307.2**

13. Freestanding objects mounted on posts or pylons shall overhang circulation paths no more than 12 inches when located from 27 to 80 inches above the finish floor or ground. **§11B-307.3, Figure 11B-307.3(a)**

14. Protruding objects shall not reduce the clear width required for accessible routes. **§11B-307.5**

15. Lowest edge of a sign or other obstruction, when mounted between posts or pylons separated with a clear distance greater than 12 inches, shall be less than 27 inches or more than 80 inches above the finish floor or ground. **§11B-307.3, Figure 11B-307.3(b)**

16. Vertical clearance shall be at least 80 inches high on circulation paths except at door closers and door stops, which may be 78 inches minimum above the finish floor or ground. **§11B-307.4**

17. Guardrails or other barriers with a leading edge located 27 inches maximum above the finish floor or ground shall be provided where the vertical clearance on circulation paths is less than 80 inches high. **§11B-307.4, Figure 11B-307.4**

18. Where a guy support is used within either the width of a circulation path or 24 inches maximum outside of a circulation path, a vertical guy brace, sidewalk guy or similar device shall be used to prevent a hazard or an overhead obstruction. **§11B-307.4.1, Figure 11B-307.4.1**

REACH RANGES

19. Electrical controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. **§11B-308.1.1**

20. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. **§11B-308.1.2.**

21. High forward reach that is unobstructed shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground. **§11B-308.2.1, Figure 11B-308.2.1**

22. High forward reach shall be 48 inches maximum where the reach depth is 20 inches or less and 44 inches maximum where the reach depth exceeds 20 inches. High forward reach shall not exceed 25 inches in depth. **§11B-308.2.2, Figure 11B-308.2.2**

23. High side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor where the side reach is unobstructed or the depth of any obstruction does not exceed 10 inches. **§11B-308.3.1, Figure 11B-308.3.1**

24. High side reach shall be 46 inches maximum above the finish floor or ground where the high side reach is over an obstruction more than 10 inches but not more than 24 inches in depth. **§11B-308.3.2, Figure 11B-308.3.2**

25. Obstructions for high side reach shall not exceed 34 inches in height and 24 inches in depth. **§11B-308.3.2, Figure 11B-308.3.2**

26. Obstructed high side reach for the top of washing machines and clothes dryers shall be permitted to be 36 inches maximum above the finish floor. **§11B-308.3.2**

27. Obstructed high side reach for the operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs. **§11B-308.3.2**

OPERABLE PARTS

28. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Force required to activate operable parts shall be 5 pounds maximum. **§11B-309.4**

C. ACCESSIBLE ROUTES

DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

1. Detectable warning surfaces shall be yellow and approximate FS 33538 of Federal Standard 595C. **§11B-705.1.1.3.1**

2. Detectable warning surfaces shall provide a 70 percent minimum visual contrast with adjacent walking surfaces. Contrast in percent shall be determined by:

Contrast percent = [(B1-B2)/B1] x 100 where
B1 = light reflectance value (LRV) of the lighter area and
B2 = light reflectance value (LRV) of the darker area
§11B-705.1.1.3.2 (See exception)

DOORS, DOORWAYS, AND GATES

3. Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5 Doors, Doorways, and Gates. **§11B-206.5**

4. Doors, doorways and gates that are part of an accessible route shall comply with 11B-404 Doors, Doorways, and Gates. **§11B-404.1**

5. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches. **§11B-404.2.3**

6. Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1. **§11B-404.2.4.1**

7. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 11B-404.2.4.2. **§11B-404.2.4.2**

8. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side an interior doorway, or within 24 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door or gate. **§11B-404.2.4.3**

9. Thresholds, if provided at doorways, shall be ½ inch high maximum. Raised thresholds and changes in level at doorways shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. **§11B-404.2.5**

10. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-309.4 Operation. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. **§11B-404.2.7**

11. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: **§11B-404.2.9**
   a. Interior hinged doors and gates: 5 pounds maximum.
   b. Sliding or folding doors: 5 pounds maximum.
   c. Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds.
   d. Exterior hinged doors: 5 pounds maximum.

12. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. **§11B-404.2.10**

RAMPS

13. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). **§11B-405.2**

14. Cross slope of ramp runs shall not be steeper than 1:48 (2.083%). **§11B-405.3**

15. Floor or ground surfaces of ramp runs shall comply with 11B-302 Floor or Ground Surfaces. Changes in level other than the running slope and cross slope are not permitted on ramp runs. **§11B-405.4**

16. The clear width of a ramp run shall be 48 inches minimum. **§11B-405.5**

17. The rise for any ramp run shall be 30 inches maximum. **§11B-405.6**

18. Ramps shall have landings at the top and the bottom of each ramp run. **§11B-405.7**

19. Landings shall comply with 11B-302 Floor or Ground Surfaces. Changes in level are not permitted. **§11B-405.7.1**

20. The landing clear width shall be at least as wide as the widest ramp run leading to the landing. **§11B-405.7.2**

21. Top landings shall be 60 inches wide minimum. **§11B-405.7.2.1**

22. The landing clear length shall be 60 inches long minimum. **§11B-405.7.3**

23. Bottom landings shall extend 72 inches minimum in the direction of ramp run. **§11B-405.7.3.1**

24. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. **§11B-405.7.4**

25. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 11B-404.2.4 and 11B-404.3.2 shall be permitted to overlap the required landing area. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches. Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches. **§11B-405.7.5**

26. Ramp runs shall have compliant handrails per 11B-505 Handrails. **§11B-405.8**

27. Edge protection complying with 11B-405.9.2 Curb or Barrier shall be provided on each side of ramp runs and at each side of ramp landings. **§11B-405.9 (See exceptions)**

28. A curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. **§11B-405.9.2**29. Landings subject to wet conditions shall be designed to prevent the accumulation of water. **§11B-405.10**

HANDRAILS

30. Handrails shall be provided on both sides of stairs and ramps. **§11B-505.2**

31. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. **§11B-505.3**

32. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. **§11B-505.4**

33. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1½ inches minimum. Handrails may be located in a recess if the recess is 3 inches maximum deep and 18 inches minimum clear above the top of the handrail. **§11B-505.5**

34. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1½ inches minimum below the bottom of the handrail-gripping surface. **§11B-505.6**

35. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1¼ inches minimum and 2 inches maximum. **§11B-505.7.1**

36. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6¼ inches maximum, and a cross-section dimension of 2¼ inches maximum. **§11B-505.7.2**

37. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with Section 11B-505.10 Handrail Extensions. **§11B-505.10**

38. Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. **§ 11B-505.10.1**

39. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. **§11B-505.10.2**

40. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The horizontal extension of a handrail shall be 12 inches long minimum and a height equal to that of the sloping portion of the handrail as measured above the stair nosings. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. **§11B-505.10.3**

STAIRWAYS

41. A stair is defined as a change in elevation, consisting of one or more risers. **§11B-202**

42. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches high minimum and 7 inches high maximum. Treads shall be 11 inches deep minimum. Curved stairways with winder treads are permitted at stairs which are not part of a required means of egress. (See exception) **§11B-504.2**

43. Open risers are not permitted. **§11B-504.3 (See exceptions)**

44. Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement. **§11B-504.4.1**

45. The radius of curvature at the leading edge of the tread shall be ½ inch maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1¼ inches maximum over the tread below. **§11B-504.5 (See exception for existing buildings)**

46. Stairs shall have handrails complying with Section 11B-505 Handrails. **§11B-504.6**

47. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water. **§11B-504.7**

48. Floor identification signs required by Chapter 10, Section 1022.9 complying with Sections 11B-703.1 Signs General, 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.5 Visual Characters shall be located at the landing of each floor level, placed adjacent to the door on the latch side, in all enclosed stairways in buildings two or more stories in height to identify the floor level. At the exit discharge level, the sign shall include a raised five pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same as the height of the raised characters. **§11B-504.8**

CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS

49. Perpendicular ramp runs shall have a running slope not steeper than 1:12 (8.33%). **§ 11B-406.2.1**

50. For perpendicular ramps, where provided, curb ramp flares shall not be steeper than 1:10. **§11B-406.2, Figure 11B-406.2.2**

51. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). **§11B-406.3.1, Figure 11B-406.3.2**

52. A turning space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum (2.083%). **§11B-406.3.2**

53. Blended transition ramps hall have a running slope not steeper than 1:20 (5%). **§11B-406.4.1**

54. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides. **§11B-406.5.1**

55. The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches minimum. **§11B-406.5.2**56. Landings shall be provided at the tops of curb ramps and blended transitions (parallel curb ramps shall not be required to comply). The landing clear length shall be 48 inches minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 (2.083%) maximum. **§11B-406.5.3**

57. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush. **§11B-406.5.6**

58. The cross slope of curb ramps and blended transitions shall be 1:48 (2.083%) maximum. **§11B-406.5.7**

59. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20 (5%). The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level. **§ 11B-406.5.8**

60. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. **§11B-406.5.9**

61. Curb ramps and blended transitions shall have detectable warnings complying with 11B-705 Detectable Warnings. **§11B-406.5.12**

62. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches wide minimum. Where curb ramps are provided, they shall comply with 11B-406 Curb Ramps, Blended Transitions and Islands. Landings complying with 11B-406.5.3 Landings and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with 11B-705 Detectable Warnings and Detectable Directional Texture. **§11B-406.6, Figure 11B-406.6**

D. GENERAL SITE AND BUILDING ELEMENTS

1. Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces. **§11B-208.1**

2. Where passenger loading zones, drop-off zones, and/or bus stops are provided, accessible passenger loading zones, drop-off zones, and/or bus stops are required.

3. Where Electric vehicle charging stations (EVCS) are provided, they shall comply with Section 11B-812 as required by Section 11B-228.3.

4. EVCS complying with Section 11B-812 that serve a particular building or facility shall be located on an accessible route to an entrance complying with Section 11B-206.4. Where EVCS do not serve a particular building or facility, EVCS complying with Section 11B-812 shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility.

E. PLUMBING FIXTURES AND FACILITIES

DRINKING FOUNTAINS

1. Drinking fountains shall comply with Sections 11B-307 Protruding Objects and 11B-602 General Requirements. **§11B-602.1**

2. Units shall have a clear floor or ground space complying with Section 11B-305 Clear Floor or Ground Space positioned for a forward approach and centered on the unit. Knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. **§11B-602.2**

3. Spout outlets shall be 36 inches maximum above the finish floor or ground. **§11B-602.4**

4. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. **§11B-602.5**

5. The spout shall provide a flow of water 4 inches high minimum and shall be located 5 inches maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. **§11B-602.6**

6. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. **§11B-602.7**

7. Wall and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. **§11B-602.8**

8. All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within such a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply with Section 11B-305.7 Maneuvering Clearance. When used, wing walls or barriers shall protect horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface. **§11B-602.9**

TOILET AND BATHING ROOM CLEARANCES

9. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches. §11B-213.2.1

10. Mirrors located above the lavatories or countertops shall be installed within the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above the lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground. **§ 11B-603.3**

11. Coat hooks shall be located within one of the reach ranges specified in Section 11B-308. Shelves shall be located 40 inches minimum and 48 inches maximum above the finish floor. Medicine cabinets shall be located with a usable shelf no higher than 44 inches maximum above the finish floor. **§11B-603.4**

12. Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches maximum above the finish floor. Baby changing stations are not required to comply with Section 11B-603.5 (See exception) **§11B-603.5**

WATER CLOSETS AND TOILET COMPARTMENTS

13. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309.4 Operation except they shall be located 44 inches maximum above the floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with Section 11B-604.8.2 Ambulatory Accessible Compartments. **§11B-604.6**

14. Toilet paper dispensers shall comply with Section 11B-309.4 Operation and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches minimum above the finish floor and shall not be located behind the grab bars. Dispensers shall not be of a type that control delivery or that does not allow continuous paper flow. **§11B-604.7**

15. Sanitary napkin disposal units, if provided, shall comply with Section 11B-209.4 and shall be wall mounted and located on the sidewall between the rear wall of the toilet and the toilet paper dispenser, adjacent to the toilet paper dispenser. The disposal unit shall be located below the grab bar with the opening of the disposal unit 19 inches minimum (483mm) above the floor finish. **§11B-604.7.2**

16. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13½ inches deep minimum measured from the outer face of the urinal rim to the back of the fixture. **§11B-605.2**

17. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309 Operable Parts except that the flush control shall be mounted at a maximum height of 44 inches above the finish floor. **§11B-605.4**

18. For lavatories and sinks, a clear floor space complying with Section 11B-305 Clear Floor or Ground Surfaces, positioned for a forward approach, and knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. §11B-606.2
18. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground. **§11B-606.3**

19. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground **§11B-606.3**

SIGNS RELATED TO TOILETS AND BATHING FACILITIES

20. Entrances leading to toilet rooms and bathing rooms complying with 11B-603 Toilet and Bathing Rooms shall be identified by a geometric symbol complying with 11B-703.7.2.6 Toilet and Bathing Room Geometric Symbols. Where existing toilet rooms or bathing rooms do not comply with 11B-603 Toilet and Bathing Rooms, directional signs indicating the location of the nearest compliant toilet room or bathing room within the facility shall be provided. Signs shall comply with 11B-703.5 Visual Characters and shall include the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA. Where existing toilet rooms or bathing rooms do not comply with 11B-603 Toilet and Bathing Rooms, the toilet rooms or bathing rooms complying with 11B-603 Toilet and Bathing Rooms shall be identified by the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA. Where clustered single user toilet rooms or bathing facilities are permitted to use exceptions to 11B-213.2 Toilet and Bathing Rooms, toilet rooms or bathing facilities complying with 11B-603 Toilet and Bathing Rooms shall be identified by the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA unless all toilet rooms and bathing facilities comply with 11B-603 Toilet and Bathing Rooms. Existing buildings that have been remodeled to provide specific toilet rooms or bathing rooms for public use that comply with these building standards shall have the location of and the directions to these rooms posted in or near the building lobby or entrance on a sign complying with 11B-703.5 Visual Characters, including the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA. **§11B-216.8**

21. Pictograms shall comply with the following:
   a. Pictograms shall have a field height of 6 inches minimum. Characters and Braille shall not be located in the pictogram field. **§11B-703.6.1**
   b. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field. **§11B-703.6.2**
   c. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.4 Installation Height and Location. **§11B-703.6.3**
   d. The installation height and location of Pictogram signs shall be per **§ 11B-703.4.1.**

22. Symbols shall comply with the following:
   a. Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying with 11B-703.7.2.6 Toilet and Bathing Facilities Geometric Symbols. The symbol shall be mounted at 58 inches minimum and 60 inches maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided, the symbol shall be mounted within 1 inch of the vertical centerline of the door. **§11B-703.7.2.6 (See exception)**

   b. A triangle symbol shall be located at entrances to men's toilet and bathing facilities and it shall be identified by an equilateral triangle, ¼ inch thick with edges 12 inches long and a vertex pointing upward. The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background. **§11B-703.7.2.6.1**

   c. A circle symbol shall be located at entrances to women's toilet and bathing facilities and it shall be identified by a circle, ¼ inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. **§11B-703.7.2.6.2**

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112 CABRILLO BLVD
SANTA BARBARA, CA 93101

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KARIN LILJEGREN
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03.31.27
Renewal Date
STATE OF CALIFORNIA

REVISIONS:

10.24.25

ACCESSIBILITY NOTES

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d. A combined circle and triangle symbol shall be located at entrance to unisex toilet and bathing facilities and it shall be identified by a circle, ¼ inch thick and 12 inches in diameter with a ¼ inch thick triangle with a vertex pointing upward superimposed on the circle and within the 12-inch diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. **§11B-703.7.2.6.3**

WASHING MACHINE AND CLOTHES DRYERS

22. Washing machines and clothes dryer's operable parts must comply with Section 11B-309 Operable Parts. **§11B-611.3**

23. Top loading machines shall have the door to the laundry compartment located 36 inches maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches minim and 36 inches maximum above the finish floor. **§11B-611.4**

F. COMMUNICATION ELEMENTS AND FEATURES

FIRE ALARM SYSTEMS

1. Where fire alarm systems and carbon monoxide alarm systems provide audible alarm coverage, alarms shall comply with 11B-215 Fire Alarm Systems. **§11B-215.1 (See exception)**

2. Alarms in public use areas and common use areas shall comply with 702 Chapter 9, Section 907.5.2.3.1. **§11B-215.2**

3. Where employee work areas have audible alarm coverage, the wiring system shall be designed so that visible alarms complying with 702 Chapter 9, Section 907.5.2.3.2 can be integrated into the alarm system. **§11B-215.3**

4. Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition), and Chapter 9, Sections 907.5.2.1 and 907.5.2.3. **§11B-702.1**

ASSISTIVE LISTENING SYSTEMS

5. Assistive listening systems shall be provided in assembly areas, including conference and meeting rooms, used for the purpose of entertainment, educational or civic gatherings, or similar purposes. **§202, §11B-219.2**

Note: Assembly areas include, but are not limited to, classrooms, lecture halls, courtrooms, public meeting rooms, public hearing rooms, legislative chambers, motion picture houses, auditoria, theaters, playhouses, dinner theaters, concert halls, centers for the performing arts, amphitheaters, arenas, stadiums, grandstands, or convention centers. §202, §11B-219.2

6. Assistive listening system shall provide an amplification system utilizing transmitters, receivers, and coupling devices to bypass the acoustical space between a sound source and a listener by means of induction loop, radio frequency, infrared, or direct-wired equipment. **§202**

7. Where a building contains more than one assembly area under one management, the total number of required receivers may be calculated using the total number of seats in the assembly areas provided that all receivers are usable with all systems. **§11B-219.3 (See exception)**

8. Twenty-five percent minimum of receivers provided for assistive listening systems, but no fewer than two, shall be hearing-aid compatible except when all seats in an assembly area are served by means of an induction loop. **§11B-219.3**

9. When assistive-listening systems are limited to specific areas or seats, such areas or seats shall be within a 50-foot viewing distance of the stage or playing area and shall have a complete view of the stage or playing area. **§11B-219.4**

10. Permanently installed assistive-listening systems are required in areas if (1) they have fixed seating and (2a) they accommodate at least 50 persons or (2b) they have audio-amplification systems, except those used exclusively for paging and/or background music. **§11B-219.2, §11B-219.5**

11. Portable assistive-listening systems may serve more than one conference or meeting rooms if an adequate number of electrical outlets or other supplementary wiring is provided and permanently installed systems are not required. **§11B-219.5**

12. Receivers required for use with an assistive listening system shall include a 1/8 inch standard mono jack. **§11B-706.2**

13. Receivers required to be hearing aid compatible shall interface with telecoils in hearing aids through the provision of neck loops. **§11B-706.3**

14. Assistive listening systems shall be capable of providing a sound pressure level from 110 – 118 dB with a dynamic range on the volume control of 50 dB. **§11B-706.4**

15. Signal-to-noise ratio for internally generated noise in assistive listening systems shall be 18 dB minimum. **§11B-706.5**

16. Peak clipping shall not exceed 18 dB of clipping relative to the peaks of speech. **§11B-706.6**

TWO-WAY COMMUNICATION SYSTEMS

17. Two-way communication systems that are provided to gain admittance to a building or facility or to restricted areas within a building or facility shall provide both audible and visual signals. Handset cords, if provided, shall be 29 inches long minimum. **§11B-230.1, § 11B-708**

18. Common use or public use system interface of communications systems between a residential dwelling unit and a site, building, or floor entrance shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface. **§11B-708.4.1**

19. Residential dwelling unit system interface of communications systems between a residential dwelling unit and a site, building, or floor entrance shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface. **§11B-708.4.2**

TELEPHONES

20. Where coin-operated public pay telephones, coin less public pay telephones, public closed-circuit telephones, public courtesy phones, or other types of public telephones are provided, public telephones shall be provided in accordance with 11B-217 Telephones for each type of public telephone provided. For purposes of this section, a bank of telephones shall be considered to be two or more adjacent telephones. **§11B-217.1**

21. Except drive-up only public telephones, where public telephones are provided, wheelchair accessible telephones complying with 11B-704.2 shall be provided in accordance with Table 11B-217.2. **§11B-217.2**

22. All public telephones shall have volume controls complying with 11B-704.3. **§11B-217.3**

23. TTYs complying with 11B-704.4 shall be provided in accordance with 11B-217.4.

24. Where a bank of telephones in the interior of a building consists of three or more public pay telephones, at least one public pay telephone at the bank shall be provided with a shelf and an electrical outlet in accordance with 11B-704.5. **§11B-217.5 (See exception)**

SIGNS

1. Except building directories, menus, seat and row designations in assembly areas, occupant names, building addresses, and company names and logos, new or altered signs shall be provided in accordance with 11B-216 Signs and shall comply with 11B-703 Signs. The addition of or replacement of signs shall not trigger any additional path of travel requirements. **§11B-216.1**

2. In parking facilities, signs provided solely for the operation of vehicles shall not be required to comply with 11B-216.2 Designations, 11B-216.3 Directional and Informational Signs, and 11B-216.6 through 11B-216.12.

3. Temporary, 7 days or less, signs shall not be required to comply with 11B-216 Signs.

5. Interior and exterior signs identifying permanent rooms and spaces shall comply with 11B-703.1 General, 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.5 Visual Characters. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with 11B-703.6 Pictograms and shall have text descriptors complying with 11B-703.2 and 11B-703.5. **§11B-216.2 (See exception)**

6. Signs that provide direction to or information about interior and exterior spaces and facilities of the site shall comply with 11B-703.5 Visual Characters. **§11B-216.3**

7. Signs for means of egress shall comply with 11B-216.4 Means of Egress:

a. Signs required by Chapter 10, Section 1011.4 at doors to Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying comply with 11B-703.1 General, 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.5 Visual Characters. **§11B-216.4.2**

b. Signs required by section 1003.2.13.5.4 of the International Building Code (2000 edition) or section 1007.6.4 of the International Building Code (2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1) Chapter 10, Section 1007.11 to provide instructions in areas of refuge shall comply with 11B-703.5 Visual Characters. Signs required by Chapter 10, Section 1007.9 at doors to areas of refuge and exterior areas for assisted rescue shall comply with 11B-703.1 General, 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.5 Visual Characters and include an International Symbol of Accessibility (ISA) complying with 11B-703.7.2.1 ISA. **§11B-216.4.2**

c. Signs required by section 1003.2.13.6 of the International Building Code (2000 edition) or section 1007.7 of the International Building Code (2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1) Chapter 10, Section 1007.10 to provide directions to accessible means of egress shall comply with 11B-703.5 Visual Characters. **§11B-216.4.3**

d. Signs required by Chapter 10, Section 1008.1.9.7, item 5.1 at doors with delayed egress locks shall comply with 11B-703.1 General, 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.5 Visual Characters. **§11B-216.4.4**

8. Signs identifying parking spaces and signs within parking facilities shall comply with Section 11B-216.5. **§11B-216.5**

9. In existing buildings and facilities where not all entrances comply with 11B-404 Doors, Doorways, and Gates, compliant entrances shall be identified by the International Symbol of Accessibility (ISA) complying with 11B-703.7.2.1 ISA. Directional signs complying with 11B-703.5 Visual Characters that indicate the location of the nearest entrance complying with 11B-404 shall be provided at entrances that do not comply with 11B-404 Doors, Doorways, and Gates. Directional signs complying with 11B-703.5 Visual Characters, including the ISA complying with 11B-703.7.2.1 ISA, indicating the accessible route to the nearest accessible entrance shall be provided at junctions when the accessible route diverges from the regular circulation path. **§11B-216.6 (See exceptions)**

10. Where existing elevators do not comply with 11B-407 Elevators, compliant elevators shall be clearly identified with the International Symbol of Accessibility (ISA) complying with 11B-703.7.2.1 ISA. Existing buildings that have been remodeled to provide specific elevators for public use that comply with these building standards shall have the location of and the directions to these elevators posted in the building lobby on a sign complying with 11B-703.5 Visual Characters, including the ISA complying with 11B-703.7.2.1 ISA. **§ 11B-216.7**

11. Doorways leading to toilet rooms and bathing rooms complying with 11B-603 Toilet and Bathing Rooms shall be identified by a geometric symbol complying with 11B-703.7.2.6 Toilet and Bathing Room Geometric Symbols. Where existing toilet rooms or bathing rooms do not comply with 11B-603 Toilet and Bathing Rooms, directional signs indicating the location of the nearest compliant toilet room or bathing room within the facility shall be provided. Signs shall comply with 11B-703.5 Visual Characters and shall include the International Symbol of Accessibility (ISA) complying with 11B-703.7.2.1 ISA. **§11B-216.8**

12. Where existing toilet rooms or bathing rooms do not comply with 11B-603 Toilet and Bathing Rooms, the toilet rooms or bathing rooms complying with Section 11B-603 Toilet and Bathing Rooms shall be identified by the International Symbol of Accessibility (ISA) complying with 11B-703.7.2.1 ISA. **§11B-216.8**

13. Where clustered single user toilet rooms or bathing facilities are permitted to use exceptions to 11B-213.2 Toilet and Bathing Rooms, toilet rooms or bathing facilities complying with 11B-603 Toilet and Bathing Rooms shall be identified by the International Symbol of Accessibility (ISA) complying with 11B-703.7.2.1 ISA unless all toilet rooms and bathing facilities comply with 11B-603 Toilet and Bathing Rooms. **§11B-216.8**

14. Existing buildings that have been remodeled to provide specific toilet rooms or bathing rooms for public use that comply with these building standards shall have the location of and the directions to these rooms posted in or near the building lobby or entrance on a sign complying with 11B-703.5 Visual Characters, including the International Symbol of Accessibility (ISA) complying with 11B-703.7.2.1 ISA. **§11B-216.8**

15. Identification and directional signs for public TTYs shall be provided in accordance with 11B-216.9 TTYs. **§11B-216.9**

a. Public TTYs shall be identified by the International Symbol of TTY complying with 11B-703.7.2.2 International Symbol of TTY. **§11B-216.9.1**

b. Directional signs indicating the location of the nearest public TTY shall be provided at all banks of public pay telephones not containing a public TTY. In addition, where signs provide direction to public pay telephones, they shall also provide direction to public TTYs. If a facility has no banks of telephones, the directional signage shall be provided at the entrance or in a building directory. Directional signs shall comply with 11B-703.5 and shall include the International Symbol of TTY complying with 11B-703.7.2.2. **§11B-216.9.2**

16. Each assembly area required by 11B-219 Assistive Listening Systems to provide assistive listening systems shall provide signs informing patrons of the availability of the assistive listening system. The sign shall include wording that states "Assistive-Listening System Available" and shall be posted in a prominent place at or near the assembly area entrance. Assistive listening signs shall comply with 11B-703.5 Visual Characters and shall include the International Symbol of Access for Hearing Loss complying with 11B-703.7.2.4 Assistive Listening Systems. **§11B-216.10 (See exception)**

17. Signs identifying the type of access provided on amusement rides shall be provided at entries to queues and waiting lines. In addition, where accessible unload areas also serve as accessible load areas, signs indicating the location of the accessible load and unload areas shall be provided at entries to queues and waiting lines. Signs shall comply with 11B-703.5 Visual Characters and shall include the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA. **§11B-216.12 (See exception)**

18. Where Cleaner Air Symbols are provided, they shall comply with 11B-216.13 Cleaner Air Symbol.

19. Signs shall comply with 11B-703 Signs. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. **§11B-703.1**

a. Signs as specified in Section 11B-703 Signs, or in other sections of this code, when included in the construction of new buildings or facilities, or when included, altered or replaced due to additions, alterations or renovations to existing buildings or facilities, and when a permit is required, shall comply with 11B-703.1.1.1 Plan Review and 11B-703.1.1.2 Inspection. **§11B-703.1.1**

b. Plans, specifications or other information indicating compliance with these regulations shall be submitted to the enforcing agency for review and approval. **§11B-703.1.1**

c. Signs and identification devices shall be field inspected after installation and approved by the enforcing agency prior to the issuance of a final certificate of occupancy per Chapter 1, Division II, Section 111, or final approval where no certificate of occupancy is issued. The inspection shall include, but not be limited to, verification that Braille dots and cells are properly spaced and the size, proportion and type of raised characters are in compliance with these regulations. **§11B-703.1.1**

20. Raised characters shall comply with 11B-703.2 Raised Characters and shall be duplicated in Braille complying with 11B-703.3 Braille. Raised characters shall be installed in accordance with 11B-703.4 Installation Height and Location. **§11B-703.2**

a. Raised characters shall be 1/32 inch minimum above their background. **§11B-703.2.1**

b. Characters shall be uppercase. **§11B-703.2.2**

c. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. **§11B-703.2.3**

d. Characters shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I". **§11B-703.2.4**

e. Character height measured vertically from the baseline of the character shall be 5/8 inch minimum and 2 inches maximum based on the height of the uppercase letter "I". **§11B-703.2.5**

f. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character. **§11B-703.2.6**

g. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum. **§11B-703.2.7**

h. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height. **§11B-703.2.8**

i. Text shall be in a horizontal format. **§11B-703.2.9**

24. Braille shall be contracted (Grade 2) and shall comply with 11B-703.3 Braille and 11B-703.4 Installation Height and Location. **§11B-703.3**

a. Braille dots shall have a domed or rounded shape and shall comply with Table 11B-703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual etters of the alphabet, initials, and acronyms. **§11B-703.3.1**

b. Braille shall be positioned below the corresponding text in a horizontal format, flush left or centered. If text is multi-lined, Braille shall be placed below the entire text. Braille shall be separated 3/8 inch minimum and 1/2 inch maximum from any other tactile characters and 3/8 inch minimum from raised borders and decorative elements. **§11B-703.3.2 (See exception)**

21. Signs with tactile characters shall comply with 11B-703.4 Installation Height and Location. **§11B-703.4**

a. Tactile characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character Braille cells and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character line of raised characters. **§11B-703.4.1 (See exception)**

b. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. Where provided, signs identifying permanent rooms and spaces shall be located at the entrance to, and outside o the room or space. Where provided, signs identifying exits shall be located at the exit door when approache in the direction of egress travel.

Exception to b: In alterations where sign installation locations identified in Section 11B-703.4.2 are obstructed or otherwise unavailable for sign installation, signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices. **§11B-703.4.2 (with exception)**

22. Visual characters shall comply with the following, except where visual characters comply with 11B-703.2 Raised Characters and are accompanied by Braille complying with 11B-703.3 Braille, they shall not be required to comply with 11B-703.5.2 through 11B-703.5.6, 11B-703.5.8 and 11B-703.5.9:

a. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background. **§11B-703.5.1**

b. Characters shall be uppercase or lowercase or a combination of both. **§11B-703.5.2**

c. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. **§11B-703.5.3**

d. Characters shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I". **§11B-703.5.4**

e. Minimum character height shall comply with Table 11B-703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I". **§11B-703.5.5 (See exception)**

f. Visual characters shall be 40 inches minimum above the finish floor or ground. **§11B-703.5.6 (See exceptions)**

g. Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 20 percent maximum of the height of the character. **§11B-703.5.7**

h. Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height. **§11B-703.5.8**

i. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height. **§11B-703.5.9**

j. Text shall be in a horizontal format. **§11B-703.5.10**

23. Pictograms shall comply with the following:

a. Pictograms shall have a field height of 6 inches minimum. Characters and Braille shall not be located in the pictogram field. **§11B-703.6.1**

b. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field. **§11B-703.6.2**

c. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.4 Installation Height and Location. **§11B-703.6.3**

24. Symbols shall comply with the following:

g. Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying with 11B-703.7.2.6 Toilet and Bathing Facilities Geometric Symbols. The symbol shall be mounted at 58 inches minimum and 60 inches maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided the symbol shall be mounted within 1 inch of the vertical centerline of the door. **§11B-703.7.2.6 (See exception)**

h. Men's toilet and bathing facilities shall be identified by an equilateral triangle, ¼ inch thick with edges 12 inches long and a vertex pointing upward. The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background. **§11B-703.7.2.6.1**

i. Women's toilet and bathing facilities shall be identified by a circle, ¼ inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. **§11B-703.7.2.6.2**

j. Unisex toilet and bathing facilities shall be identified by a circle, ¼ inch thick and 12 inches in diameter with a ¼ inch thick triangle with a vertex pointing upward superimposed on the circle and within the 12-inch diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. **§11B-703.7.2.6.3**

25. Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background. **§11B-703.7.1**

26. Symbols shall comply with the following:

a. The International Symbol of Accessibility shall comply with Figure 11B-703.7.2.1 ISA. The symbol shall consist of a white figure on a blue background. The color blue shall approximate FS 15090 in Federal Standard 595C. **§11B-703.7.2.1 (See exceptions)**

1. The appropriate enforcement agency may approve other colors provided the symbol contrast is light on dark or dark on light.

2. On the accessibility function button on hall call consoles in a destination-oriented elevator system the International Symbol of Accessibility shall be a white symbol on a black background.

b. The International Symbol of TTY shall comply with Figure 11B-703.7.2.2.

c. Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure 11B-703.7.2.3.

d. Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 11B-703.7.2.4.

e. Rooms, facilities and paths of travel that are accessible to and usable by people who are adversely impacted by airborne chemicals or particulate(s) and/or the use of electrical fixtures and/or devices shall be identified by the Cleaner Air Symbol complying with Figure 11B-703.7.2.5. This symbol is to be used strictly for publicly funded facilities or any facilities leased or rented by state of California, not concessionaires.

f. The symbol, which shall include the text "Cleaner Air" as shown, shall be displayed either as a negative or positive image within a square that is a minimum of 6 inches on each side. The symbol may be shown in black and white or in color. When color is used, it shall be Federal Blue (Color No. 15090 Federal Standard 595B) on white, or white on Federal Blue. There shall be at least a 70-percent color contrast between the background of the sign from the surface that it is mounted on. **§11B-703.7.2.5**

g. Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying with 11B-703.7.2.6 Toilet and Bathing Facilities Geometric Symbols. The symbol shall be mounted at 58 inches minimum and 60 inches maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided the symbol shall be mounted within 1 inch of the vertical centerline of the door. **§11B-703.7.2.6 (See exception)**

h. Men's toilet and bathing facilities shall be identified by an equilateral triangle, ¼ inch thick with edges 12 inches long and a vertex pointing upward. The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background. **§11B-703.7.2.6.1**

i. Women's toilet and bathing facilities shall be identified by a circle, ¼ inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. **§11B-703.7.2.6.2**

j. Unisex toilet and bathing facilities shall be identified by a circle, ¼ inch thick and 12 inches in diameter with a ¼ inch thick triangle with a vertex pointing upward superimposed on the circle and within the 12-inch diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. **§11B-703.7.2.6.3**

k. Edges of signs shall be rounded, chamfered or eased. Corners of signs shall have a minimum radius of ⅛ inch. **§11B-703.7.2.6.4**

TABLE *11B*-703.5.5
VISUAL CHARACTER HEIGHT

HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 inches (*1016* mm) to less than or equal to 70 inches (*1778* mm)	less than 72 inches (*1829* mm)	⅝ inch (*15.9* mm)
	72 inches (*1829* mm) and greater	⅝ inch (*15.9* mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (*1829* mm)
Greater than 70 inches (*1778* mm) to less than or equal to 120 inches (*3048* mm)	less than 180 inches (*4572* mm)	2 inches (51 mm)
	180 inches (*4572* mm) and greater	2 inches (51 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 180 inches (*4572* mm)
greater than 120 inches (*3048* mm)	less than 21 feet (*6401* mm)	3 inches (*76* mm)
	21 feet (*6401* mm) and greater	3 inches (*76* mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (*6401* mm)

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112 CABRILLO BLVD
SANTA BARBARA, CA 93101

LICENSED ARCHITECT
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03.31.27
Renewal Date
STATE OF CALIFORNIA

REVISIONS:

10.24.25

ACCESSIBILITY NOTES (CONT)

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ELEVATORS

1. Elevators provided for passengers shall comply with 11B-407 Elevators. Where multiple elevators are provided, each elevator shall comply with 11B-407 Elevators; (See exceptions). **§11B-206.2**

2. Where elements of existing elevators are altered, the same element shall also be altered in all elevators that are programmed to respond to the same hall call control as the altered elevator and shall comply with the requirements of 11B-407 Elevators for the altered element. **§11B-206.6.1**

Exception: Where a group of existing elevators are altered into a destination-oriented elevator system, or where elements of existing destination-oriented elevators are altered, the same elements shall also be altered in all elevators that are programmed to respond to the same call console or group of call consoles and shall comply with the requirements of Section 11B-411 for the altered elements.

3. Elevators shall comply with 11B-407 Elevators and with ASME A17.1. They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic. When the only elevators provided for use by the public and employees are combination passenger and freight elevators, they shall comply with 11B-407 Elevators and with ASME A17.1. **§11B-407.1, §11B-407.1.1**

4. Where elevator call buttons or keypads are provided, they shall comply with 11B-407.2.1 Call Controls and 11B-309.4 Operation. **§11B-407.2.1**

5. Call buttons and keypads shall be located within one of the reach ranges specified in 11B-308 Reach Ranges, measured to the centerline of the highest operable part. **§11B-407.2.1.1**

6. Call buttons shall have square shoulders, be 3/4 inch minimum in the smallest dimension and shall be raised ¼ inch plus or minus 1/32 inch above the surrounding surface. The buttons shall be activated by a mechanical motion that is detectable. **§11B-407.2.1.2**

7. A clear floor or ground space complying with 11B-305 Clear Floor or Ground Surface shall be provided at call controls. **§11B-407.2.1.3**

8. Except for destination-oriented elevators, the call button that designates the up direction shall be located above the call button that designates the down direction. **§11B-407.2.1.4**

9. Except at destination-oriented elevators, visible signal fixtures shall be centered at 72 inches minimum above the finish floor or ground. The visible signal elements shall be a minimum 2 1/2 inches high by 2 1/2 inches wides. Signals shall be visible from the floor area adjacent to the hall call button. **§11B-407.2.2.2, Figure 11B-407.2.2.2**

10. Floor designations complying with 11B-703.2 Raised Characters and 11B-703.4.1 Height Above Finish Floor or Ground shall be provided on both jambs of elevator hoistway entrances. Floor designations shall be provided in both raised characters and Braille. Raised characters shall be 2 inches high. A raised star, placed to the left of the floor designation, shall be provided on both jambs at the main entry level. The outside diameter of the star shall be 2 inches and all points shall be of equal length. Raised characters, including the star, shall be white on a black background. Braille complying with Section 11B-703.3 Braille shall be placed below the corresponding raised characters and the star. The Braille translation for the star shall be "MAIN". Applied plates are acceptable if they are permanently fixed to the jamb. **§11B-407.2.3.1, Figure 11B-407.2.3.1**

11. Elevator doors shall be the horizontal sliding type. Car gates shall be prohibited. **§11B-407.3.1**

12. Elevator hoistway and car doors shall open and close automatically. **§11B-407.3.2 (See exception)**

13. The width of elevator doors shall comply with Table 11B-407.4.1. **§11B-407.3.6 (See Exception)**

14. Inside dimensions of elevator cars and clear width of elevator doors shall comply with Table 11B-407.4.1. **§11B-407.4.1 (see exception)**

15. Floor surfaces in elevator cars shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. **§11B-407.4.2**

16. The clearance between the car platform sill and the edge of any hoistway landing shall be 1 1/4 inch maximum. **§11B-407.4.3**

17. Elevator car controls shall be located within one of the reach ranges specified in 11B-308 Reach Ranges. **§11B-407.4.6, See exceptions as applicable.**

18. Car control buttons with floor designations shall comply with the following:

a. Buttons shall have square shoulders, be 3/4 inch minimum in their smallest dimension and be raised 1/8 inch plus or minus 1/32 inch above the surrounding surface. **§11B-407.4.6.2.1**
b. Buttons shall be arranged with numbers in ascending order. When two or more columns of buttons are provided they shall read from left to right. **§11B-407.4.6.2.2**
c. Car control buttons shall be illuminated. **§11B-407.4.6.2.3**
d. Car control buttons shall be activated by a mechanical motion that is detectable. **§11B-407.4.6.2.4**

19. Emergency control buttons shall have their centerlines 35 inches minimum above the finish floor. **§11B-407.4.6.4.1**

20. Emergency controls, including the emergency alarm, shall be grouped at the bottom of the panel. **§11B-407.4.6.4.2**

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21. Car control buttons shall comply with the following:

a. Control buttons shall be identified by raised characters or symbols, white on a black background, complying with 11B-703.2 Raised Characters and Braille complying with 11B-703.3 Braille. **§11B-407.4.7.1.1**
b. Raised characters or symbols and Braille designations shall be placed immediately to the left of the control button to which the designations apply. **§11B-407.4.7.1.2**
c. The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with raised symbols and Braille as shown in Table 11B-407.4.7.1.3. **§11B-407.4.7.1.3, Table 11B-407.4.7.1.3**
d. Buttons with floor designations shall be provided with visible indicators to show that a call has been registered, the visible indication shall extinguish when the car arrives at the designated floor. **§11B-407.4.7.1.4**
e. A minimum clear space of 3/8 inch or other suitable means of separation shall be provided between rows of control buttons. **§11B-407.4.7.1.5**

22. Keypads shall be identified by characters complying with 11B-703.5 Visual Characters and shall be centered on the corresponding keypad button. The number five key shall have a single raised dot. The dot shall be 0.118 inch to 0.120 inch base diameter and in other aspects comply with Table 11B-703.3.1. **§11B-407.4.7.2**

23. Audible and visible car position indicators shall be provided in elevator cars. Characters shall be 1/2 inch high minimum. Indicators shall be located above the car control panel or above the door. **§11B-407.4.8**

24. Emergency two-way communication systems shall comply with 11B-308 Reach Ranges. Raised symbols or characters, white on a black background, and Braille shall be provided adjacent to the device and shall comply with 11B-703.2 Raised Characters and 11B-703.3 Braille. Emergency two-way communication systems between the elevator and a point outside the hoistway shall comply with ASME A17.1. **§11B-407.4.9**

25. Support rails shall be provided on at least one wall of the car and shall comply with the following: **§11B-407.4.10**

a. Clearance between support rails and adjacent surfaces shall be 1 1/2 inches minimum. Top of support rails shall be 31 inches minimum to 33 inches maximum above the floor of the car. The ends of the support rail shall be 6 inches maximum from adjacent walls. **§11B-407.4.10.1**
b. Support rails shall be smooth and any surface adjacent to them shall be free of sharp or abrasive elements. **§11B-407.4.10.2**
c. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds is applied at any point on the support rail, fastener, mounting device, or supporting structure. **§11B-407.4.10.3**

LIMITED USE/LIMITED-APPLICATION ELEVATORS

26. Limited-use/limited-application elevators shall comply with 11B-408 Limited-Use/Limited-Application Elevators and with ASME A17.1. They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic. **§11B-408.1**

27. Elevator call buttons and keypads shall comply with 11B-407.2.1 Call Controls. **§ 11B-408.2**

28. Hall signals shall comply with 11B-407.2.2 Hall Signals. **§11B-408.2.2**

29. Signs at elevator hoistways shall comply with 11B-407.2.3.1 Floor Designation. **§ 11B-408.2.3**

30. Sliding hoistway and car doors shall comply with 11B-407.3.1 through 11B-407.3.3 (Type, Operation, and Reopening Device) and 11B-408.4.1 Car Dimensions and Doors. **§11B-408.3.1**

31. Swinging hoistway doors shall open and close automatically and shall comply with 11B-404 Doors, Doorways, and Gates, 11B-407.3.2 Operation, and 11B-408.3.2 Swinging Doors. **§11B-408.3.2**

32. Swinging doors shall be power-operated and shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition). **§11B-408.3.2.1**

33. Elevator cars shall provide a clear width 42 inches minimum and a clear depth 54 inches minimum. Car doors shall be positioned at the narrow ends of cars and shall provide 32 inches minimum clear width. **§11B-408.4.1, Figure 11B-408.4.1 (See exception)**

34. Floor surfaces in elevator cars shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. **§11B-408.4.2**

35. The platform to hoistway clearance shall comply with 11B-407.4.3 Platform to Hoistway Clearance. **§11B-408.4.3**

36. Elevator car leveling shall comply with 11B-407.4.4 Leveling. **§11B-408.4.4**

37. Elevator car illumination shall comply with 11B-407.4.5 Illumination. **§11B-408.4.5**

38. Control panels shall be centered on a side wall. **§11B-408.4.6**

39. Designations and indicators of car controls shall comply with 11B-407.4.9 Emergency Communication shall be provided. **§11B-408.4.7**

40. Car emergency signaling devices complying with 11B-407.4.9 Emergency Communication shall be provided. **§11B-408.4.8**

PRIVATE RESIDENCE ELEVATORS

41. Private residence elevators that are provided within a residential dwelling unit required to provide mobility features complying with 11B-809.2 through 11B809.4 (Accessible Routes, Kitchen, and Toilet Facilities and Bathing Facilites) shall comply with 11B-409 Private Residence Elevators and ASME A17.1. They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic. **§11B-409.1**

42. Elevator car and hoistway doors and gates shall be power operated and shall comply with ANSI/BHMA A156.19. Power operated doors and gates shall remain open for 20 seconds minimum when activated. **§11B-409.3.1 (See exception)**

43. Elevator car doors or gates shall be positioned at the narrow end of the clear floor spaces required by 11B-409.4.1 Inside Dimensions of Elevator Cars. **§11B-409.3.2**

44. Elevator cars shall provide a clear floor space of 36 inches minimum by 48 inches minimum and shall comply with 11B-305 Clear Floor or Ground Space. **§11B-409.4.1**

45. The clearance between the car platform and the edge of any landing sill shall be 1 1/2 inch maximum. **§11B-409.4.3**

46. Each car shall automatically stop at a floor landing within a tolerance of 1/2 inch under rated loading to zero loading conditions. **§11B-409.4.4**

47. Control buttons shall be 3/4 inch minimum in their small dimension. **§11B-409.4.6.1**

48. Control panels shall be on a side wall, 12 inches minimum from any adjacent wall. **§ 11B-409.4.6.2**

PLATFORM LIFTS

49. Platform lifts shall comply with 11B-410 Platform Lifts. Platform lifts shall be permitted as a component of an accessible route in an existing building or facility or in new construction as follows: **§11B-206.7**

a. Platform lifts shall be permitted to provide accessible routes to performance areas and speakers' platforms. **§11B-206.7.1**
b. Platform lifts shall be permitted to provide an accessible route to comply with the wheelchair space dispersion and line-of-sight requirements of 11B-221 Assembly Areas and 11B-802 Wheelchair Spaces, Companion Seats, Designated Aisle Seats and Semi-Ambulant Seats. **§11B-206.7.2**
c. Platform lifts shall be permitted to provide an accessible route to incidental spaces which are not public use spaces and which are occupied by five persons maximum. **§11B-206.7.3**
d. Platform lifts shall be permitted to provide an accessible route to: jury boxes and witness stands; raised courtroom stations including, judges' benches, clerks' stations, bailiffs' stations, deputy §clerks' stations, and court reporters' stations; and to depressed areas such as the well of a court. **§11B-206.7.4**
e. Platform lifts shall be permitted upon submitting documentation that existing exterior site constraints make use of a ramp or elevator infeasible. **§11B-206.7.5**
f. Platform lifts shall be permitted to connect levels within transient lodging guest rooms required to provide mobility features complying with 11B-806.2 Guest Rooms with Mobility Features or residential dwelling units required to provide mobility features complying with 11B-809.2 through 11B-809.4 and adaptable features complying with Chapter 11A, Division IV. **§11B-206.7.6**
g. Platform lifts shall be permitted to provide accessible routes to load and unload areas serving amusement rides. **§11B-206.7.7**
h. Platform lifts shall be permitted to provide accessible routes to play components or soft contained play structures. **§11B-206.7.8**
i. Platform lifts shall be permitted to provide accessible routes to team or player seating areas serving areas of sport activity. **§11B-206.7.9**

50. For recreational boating facilities and fishing piers and platforms, platform lifts shall be permitted to be used instead of gangways that are part of accessible routes serving recreational boating facilities and fishing piers and platforms. **§11B-206.7.10**

51. Platform lifts shall comply with ASME A18.1 (1999 edition or 2003 edition). Platform lifts shall not be attendant-operated and shall provide unassisted entry and exit from the lift. **§11B-410.1**

52. Floor surfaces in platform lifts shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. **§11B-410.2**

53. Clear floor space in platform lifts shall comply with 11B-305 Clear Floor or Ground Space. **§11B-410.3**

54. The clearance between the platform sill and the edge of any runway landing shall be 1 1/4 inch maximum. **§11B-410.4**

55. Controls for platform lifts shall comply with 11B-309 Operable Parts. **§11B-410.5**

56. Platform lifts shall have low-energy power-operated doors or gates complying with 11B-404.3 Automatic and Power-Assisted Doors and Gates. Doors shall remain open for 20 seconds minimum. End doors and gates shall provide a clear width 32 inches minimum. Side doors and gates shall provide a clear width 42 inches minimum. **§11B-410.6, Figure 11B-410.6 (See exception)**

57. The minimum size of landings at platform lifts shall be 60 inches by 60 inches. **§11B-410.7**

58. A sign complying with 11B-703.5 Visual Characters shall be posted in a conspicuous place at each landing and within the platform enclosure stating "No Freight" and include the International Symbol of Accessibility complying with 11B-703.7.2.1 International Symbol of Accessibility. **§11B-410.8**

59. Destination-oriented elevators shall comply with Section 11B-411 and with ASME A17.1. They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic. **§11B-411.1**

a. In facilities served by destination-oriented elevator systems, floor designations shall be numeric characters only. Floor designations shall be "one" (1) or "zero" (0) at the main entry level and shall increase by one for each successive higher story or level. The initial floor below the main entry level shall be designated "minus one" (-1) and the designation for each successive lower story or level shall decrease by one. Stories or levels shall not be designated by alphabetic characters. **(See exceptions)**
b. Elevator cars shall be designated with a single alphabtic character. (See exception)

60. Elevator landing requirements need to comply with the following: **§11B-411.2.1-§ 11B-411.2.2**

a. Hall consoles including: location, keypads, touch screen, accessibility, function button, display screen, audio output, arrangement, additional features, button requirements, identification of floors served, elevator car assignment.

b. Elevator car identification at car landings including: visible identification, verbal identification, signs on jambs of elevator hoistway entrances (floor designation signs and car designation signs).

61. Elevator door requirements need to comply with: type, operation, reopening device, height, contact, duration, door delay, width. **§11B-411.3**

62. Elevator car requirements need by comply with: **§11B-411.4**

a. Car dimensions
b. Floor surfaces
c. Platform to hoistway clearance
d. Leveling
e. Illumination
f. Elevator car controls
g. Designations and indivators of car control buttons
h. Car position indicators
i. Emergency communication
j. Support rail
k. Floor destination indicators

TABLE *11B*-407.4.1
ELEVATOR CAR DIMENSIONS

DOOR LOCATION	MINIMUM DIMENSIONS			
	Door clear width	Inside car, side to side	Inside car, back wall to front return	Inside car, back wall to inside face of door
Centered	42 inches (1067 mm)	80 inches (2032 mm)	51 inches (1295 mm)	54 inches (1372 mm)
Side (off-centered)	36 inches (914 mm)[1]	68 inches (1727 mm)	51 inches (1295 mm)	54 inches (1372 mm)
Any	36 inches (914 mm)[1]	54 inches (1372 mm)	80 inches (2032 mm)	80 inches (2032 mm)
Any	36 inches (914 mm)[1]	60 inches (1524 mm)[2]	60 inches (1524 mm)[2]	60 inches (1524 mm)[2]

1. A tolerance of minus 5/8 inch (15.9 mm) is permitted.
2. Other car configurations that provide a turning space complying with *Section 11B-304* with the door closed shall be permitted.

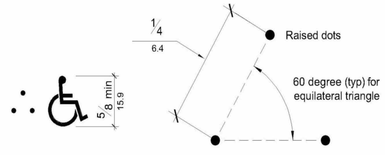


Figure 11B-411.2.1.2.3
Destination-Oriented Elevator Accessibility Function Button Indication

Control Button	Raised Symbol	Braille Message
Emergency Stop		"ST*OP Three Cells
Alarm		AL*AR*M Four Cells
Door Open		OP*EN* Three Cells
Door Close		CLOSE Five Cells
Main Entry Floor		MA*IN* Three Cells
Phone		PH*ONE* Four Cells

TABLE *11B*-407.4.7.1.3
ELEVATOR CONTROL BUTTON IDENTIFICATION

ASSEMBLY (PC/DAD/Corr.Lst.04 01/01/20)

ASSEMBLY AREAS

1. Assembly areas shall provide wheelchair spaces, companion seats, designated aisle seats and semi-ambulant seats complying with 11B-221 and 11B-802. **§11B-221.1**

2. Lawn seating areas and exterior overflow seating areas, where fixed seats are not provided, shall connect to an accessible route. **§11B-221.5**

3. Provide number of wheelchair spaces per Table **§11B-221.2.1.1**

4. In each luxury box, club box, and suite within arenas, stadiums, and grandstands, wheelchair spaces complying with Section 11B-802.1 shall be provided in accordance with Table 11B-221.2.1.1. **§11B-221.2.1.2**

5. In other boxes, the total number of wheelchair spaces required shall be determined in accordance with Table 11B-221.2.1.1. Wheelchair spaces shall be located in not less than 20 percent of all boxes provided. **§11B-221.2.1.3**

6. At least one wheelchair space complying with Section 11B-802.1 shall be provided in team or player seating areas serving areas of sport activity. **§11B-221.2.1.4**

7. In stadium-style movie theaters, the total number of wheelchair spaces required shall be per Table 11B-221.2.1.1. The required wheelchair spaces shall be located on risers or cross-aisles in the stadium section that satisfy at least one of the following criteria: **§11B-221.2.1.5**

a. Located within the rear 60% of the seats provided in the theater; or
b. Located within the area of the theater in which the vertical viewing angles (as measured to the top of the screen) are from the 40th to the 100th percentile of vertical viewing angles for all seats as ranked from the seats in the first row (1st percentile) to seats in the back row (100th percentile).

8. Wheelchair spaces shall be provided in each specialty seating area that provides spectators with distinct services or amenities that generally are not available to other spectators. The number of wheelchair spaces provided in specialty seating areas shall be included in, rather than be in addition to, the total number of wheelchair spaces required by Table 11B-221.2.1.1. **§11B-221.2.1.6**

9. Wheelchair spaces shall be an integral part of the seating plan. **§11B-221.2.2**

10. Wheelchair spaces shall provide lines of sight complying with 11B-802.2 Lines of Sight and be dispersed horizontally and vertically. **§11B-221.2.3, §11B-221.2.3.1, §11B-221.2.3.2**

11. Provide section(s) to show that lines of sight to the screen, performance area, or playing field for spectators in wheelchair spaces comply with 11B-802.2 Lines of Sight.

12. At least one companion seat complying with 11B-802.3 Companion Seats shall be provided immediately adjacent to each wheelchair space required by 11B-221.2.1 Number and Location. **§11B-221.3**

13. In row seating, companion seats shall be located to provide shoulder alignment with adjacent wheelchair spaces. **§11B-802.3.1**

14. Companion seats shall be equivalent in size, quality, comfort, and amenities to the seating in the immediate area. Companion seats shall be permitted to be moveable. **§11B-802.3.2**

15. At least 5 percent of the total number of aisle seats provided shall comply with the following Section 11B-802.4 and shall be the aisle seats located closest to accessible routes. **§11B-221.4**

a. Where armrests are provided on seating in the area, show folding or retractable armrests on the aisle side of designated aisle seats. **§11B-802.4.1**
b. Each designated aisle seat shall be identified by the International Symbol of Accessibility complying with Section 11B-703.7.2.1.
c. Signage complying with Section 11B-703.5 shall be posted at the ticket office notifying patrons of their availability. **§11B-802.4.2**

16. At least 1 percent of the total number of seats, and no fewer than two, shall be semi-ambulant seats with at least 24 inches clear leg space between the front of the seat to the nearest obstruction or the back of the seat in front. **§11B-221.6 & §11B-802.5**

TABLE *11B*-221.2.1.1§
NUMBER OF WHEELCHAIR SPACES IN ASSEMBLY AREAS

NUMBER OF SEATS	MINIMUM NUMBER OF REQUIRED WHEELCHAIR SPACES
4 to 25	1
26 to 50	2
51 to 150	4
151 to 300	5
301 to 500	6
501 to 5000	6, plus 1 for each *100*, or fraction thereof, between 501 through 5000
5001 and over	46, plus 1 for each 200, or fraction thereof, over 5000

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LOS ANGELES, CA 90012

VETERANS BUILDING

112 W CABRILLO BLVD, SANTA BARBARA, CA 93101

100% CONSTRUCTION DOCUMENTS

SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101

LICENSED ARCHITECT
KARIN LILJEGREN
C - 28158
03.31.27
Renewal Date
STATE OF CALIFORNIA

REVISIONS:

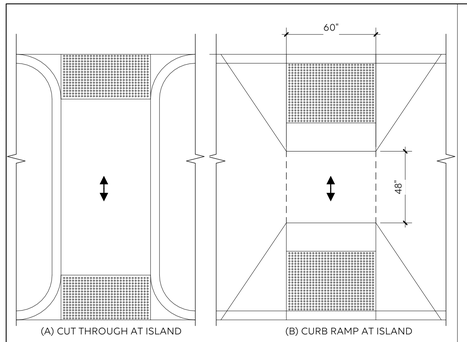
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ACCESSIBILITY NOTES (CONT)

CITY STAMPS

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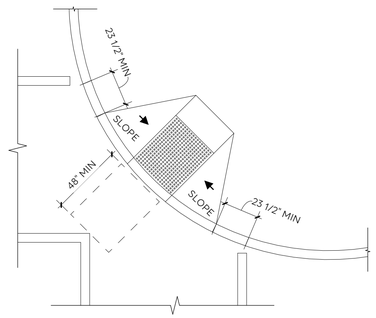
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11B-406.6 ISLANDS IN CROSSINGS

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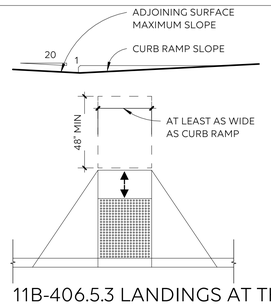
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11B-406.5.10 DIAGONAL OR CORNER TYPE CURB RAMPS

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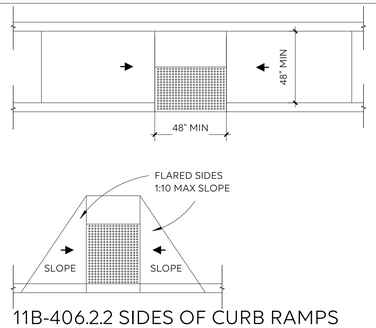
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11B-406.5.3 LANDINGS AT THE TOP OF CURB RAMPS AND 11B-406.5.8 COUNTER SLOPE OF SURFACES ADJUCENT TO CURB RAMPS

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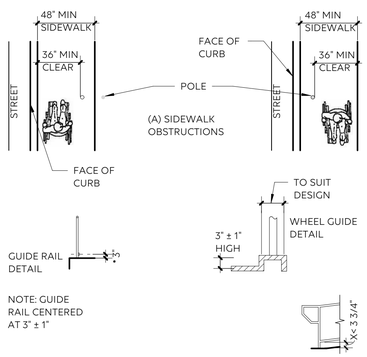
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11B-406.2.2 SIDES OF CURB RAMPS AND 11B-406.3.2 PARCELL CURB RAMPS

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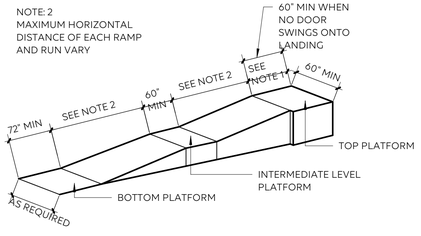
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11B-405.9.2-CURBS OR BARRIER, 11B-505.10.1 TOP & BOTTOM EXTENSION AT RAMPS

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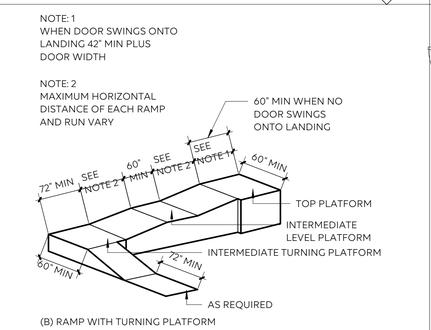
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11B-405.7-RAMP DIMS-STRAIGHT RUN

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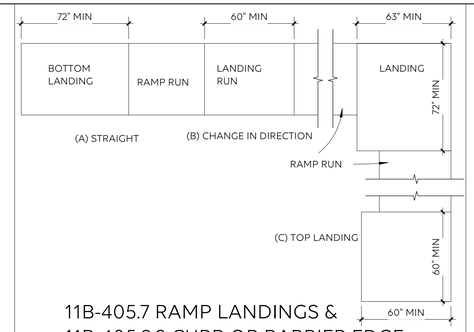


(B) RAMP WITH TURNING PLATFORM

11B-405.7-RAMP DIMS-TURNING PLATFORM

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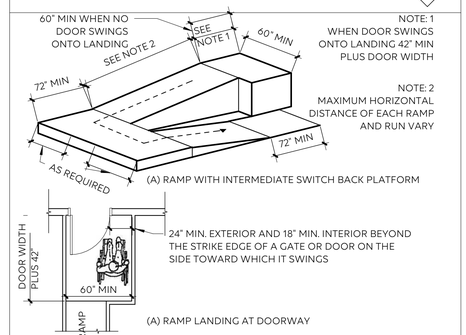
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11B-405.7 RAMP LANDINGS & 11B-405.9.2 CURB OR BARRIER EDGE PROTECTION

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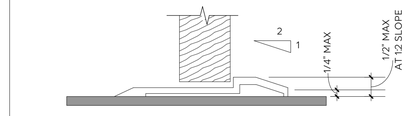
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11B-405.7 & 11B-405.7.5-RAMP LANDING AND DOORWAY

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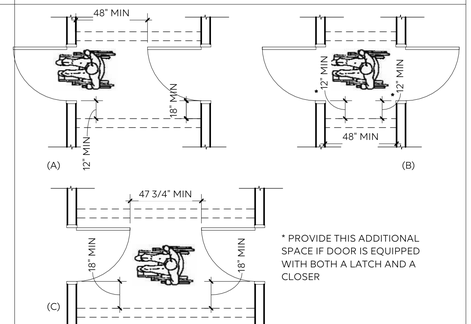


IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH HIGH MAXIMUM. RAISED THRESHOLD AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTION 11B-302 AND 11B-303

11B-404.2.5 DOOR THRESHOLD

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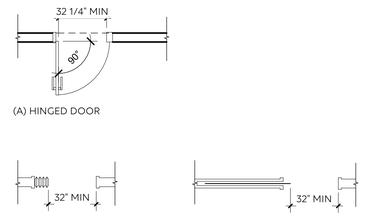
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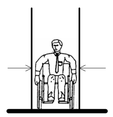


11B-404.2.6-DOORS IN SERIES & GATES IN SERIES

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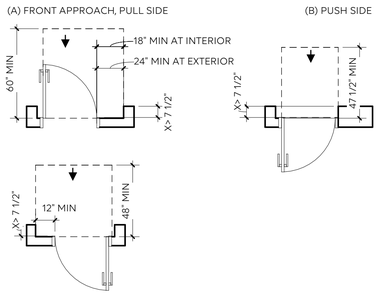
AN ADULT SIZE WHEELCHAIR AVERAGES 27 INCHES IN WIDTH. THE REQUIRED 32 INCH CLEAR OPENING ALLOWS 2-1/2 INCHES ON EACH SIDE FOR HANDS

(C) PASSAGE CLEARANCE

11B-404.2.3-CLEAR WIDTH OF DOORWAYS

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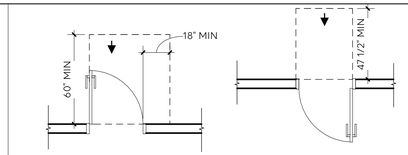
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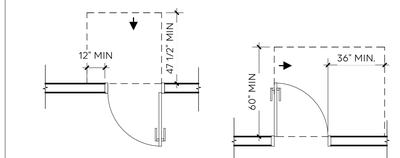


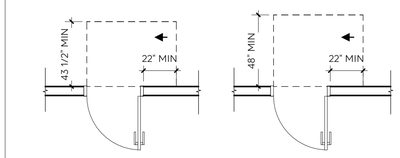
11B-404.2.4.3 MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES

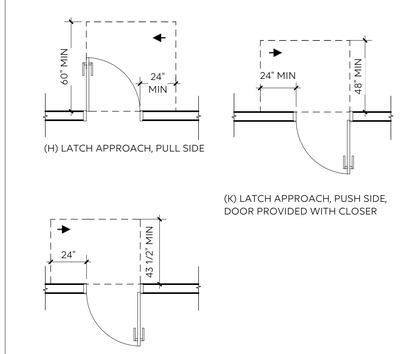
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11B-404.2.4.1-MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

NTS

2

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INFORMATION BULLETIN / PUBLIC - BUILDING CODE
REFERENCE NO.: LABC
SEC.11B-406,705 EFFECTIVE: 01/01/2017
DOCUMENT NO.: P/BC 2017-090
PREVIOUSLY ISSUED AS: P/BC 2014-090

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VETERANS BUILDING

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100% CONSTRUCTION DOCUMENTS

SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101

LICENSED ARCHITECT
KARIN LILJEGREN
C - 28158
03.31.27
Renewal Date
STATE OF CALIFORNIA

REVISIONS:

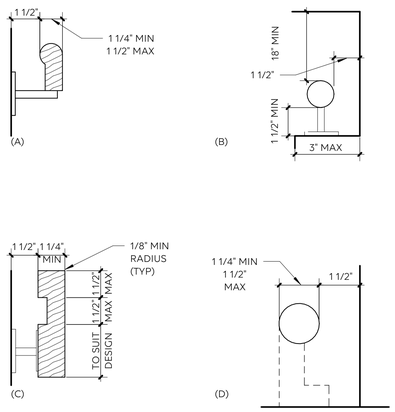
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ACCESSIBILITY DETAILS (CBC 11B)

G040
(Not All Details Apply)

CITY STAMPS

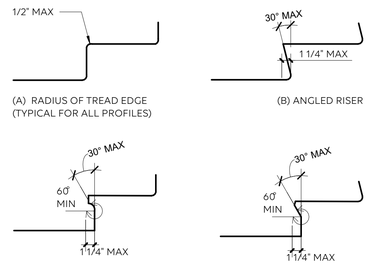
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11B-505.5 & 11B-505.6 & 11B-505.7-STAIR HANDRAIL CLEARANCES_XXX

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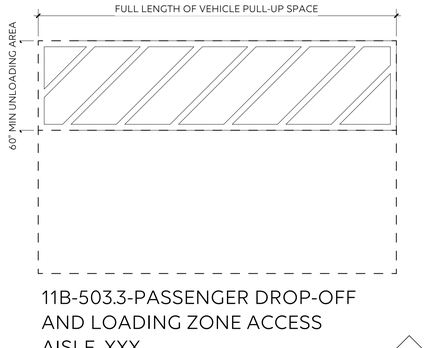
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11B-504.5 STAIR NOSINGS_XXX

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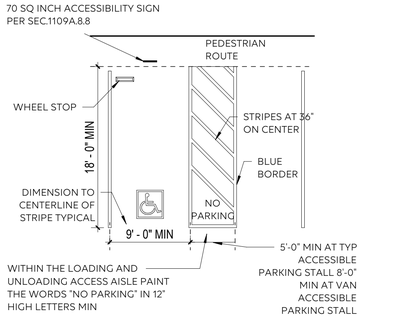
16



11B-503.3-PASSENGER DROP-OFF AND LOADING ZONE ACCESS AISLE_XXX

NTS

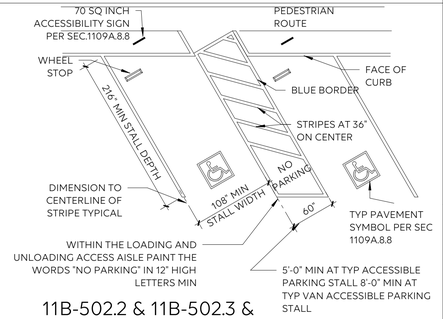
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11B-502.2 & 11B-502.3 & 11B-502.3.3-SINGLE PARKING STALL_XXX

NTS

11

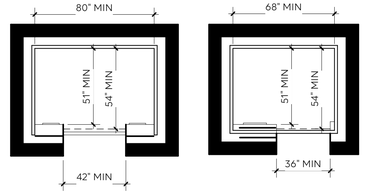


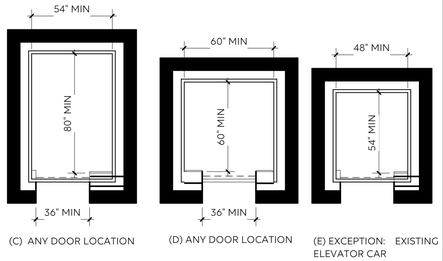
11B-502.2 & 11B-502.3 & 11B-502.3.3-ANGLED PARKING SPACES_XXX

NTS

10

MINIMUM DIMENSIONS				
DOOR LOCATION	DOOR CLEAR WIDTH	INSIDE CAR, SIDE TO SIDE	INSIDE CAR, BACK WALL TO FRONT RETURN	INSIDE CAR, BACK WALL TO INSIDE FACE OF DOOR
Centered	42 inches	80 inches	51 inches	54 inches
Side (off-centered)	36 inches	68 inches	51 inches	54 inches
Any	36 inches	54 inches	80 inches	80 inches
Any	36 inches	60 inches	60 inches	60 inches





11B-407.4.1-MIN.- DIMS. OF ELEVATOR CARS_XXX

NTS

7

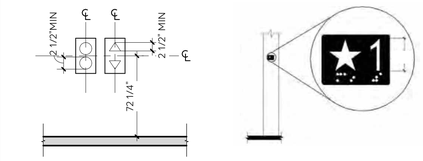
Control Button	Raised Symbol	Braille Message
Emergency Stop		"ST"OP Three Cells
Alarm		AL"AR"M Four Cells
Door Open		OP"EN" Three Cells
Door Close		CLOSE Five Cells
Main Entry Floor		MA"IN" Three Cells
Phone		PH"ONE" Four Cells

TABLE *11B-407.4.7.1.3*
ELEVATOR CONTROL BUTTON IDENTIFICATION

11B-407.4.7.1.3-ELEVATOR CONTROL BUTTON IDENTIFICATION_XXX

1/8" = 1'-0"

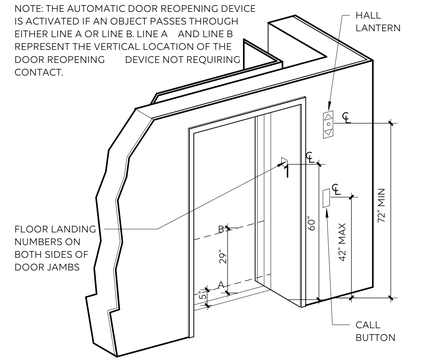
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11B-407.2.2.2 VISIBLE HALL SIGNALS 11B-407.2.3.1 FLOOR DESIGNATIONS ON JAMBS OF ELEVATOR HOITWAY ENTRANCE_XXX

NTS

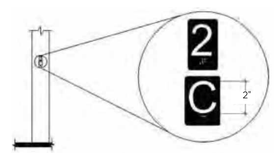
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11B-407.2.1- HOISTWAY AND ELEVATOR ENTRY_XXX

NTS

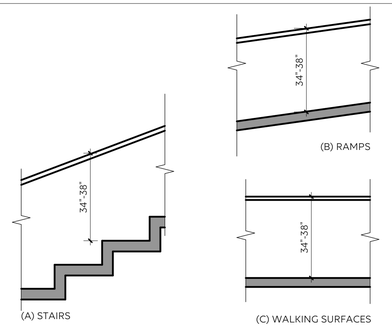
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11B-407.2.3.2 CAR DESIGNATIONS ON JAMBS OF DESTINATION-ORIENTED ELEVATOR HOSTWAY ENTRANCES_XXX

NTS

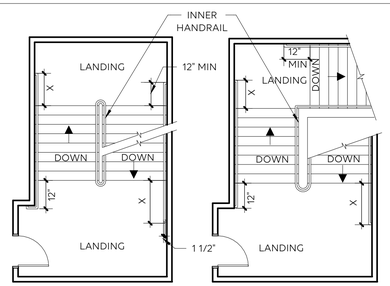
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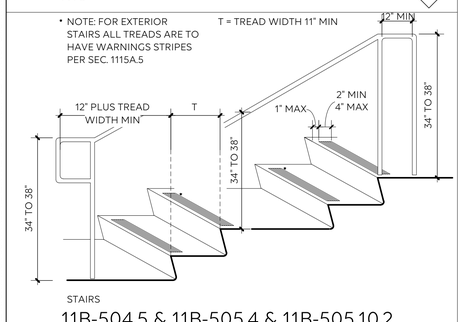


11B-505.4 HANDRAIL HEIGHT_XXX

NTS

18

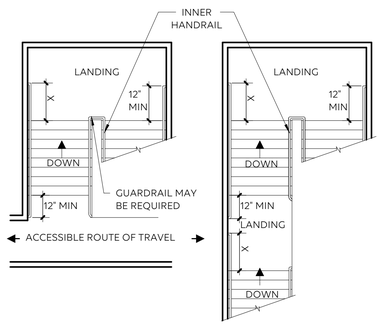




11B-504.5 & 11B-505.4 & 11B-505.10.2 & 11B-505.10.3-WARNING STRIPING, STAIRS AND HANDRAIL_XXX

NTS

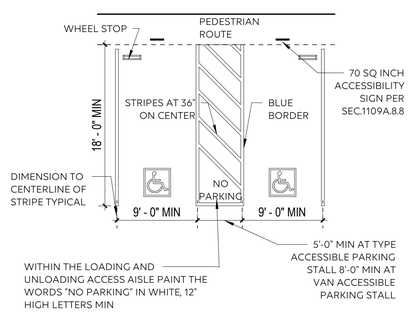
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11B-504-STAIRWAYS_XXX

NTS

13



11B-502.2 & 11-B-502.3 & 11B-502.3.3-VEHICLE PARKING SPACES_XXX

NTS

9

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SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101

LICENSED ARCHITECT
MARK LILJEGREN
C - 28158
03.31.27
Renewal Date
STATE OF CALIFORNIA

REVISIONS:

10.24.25

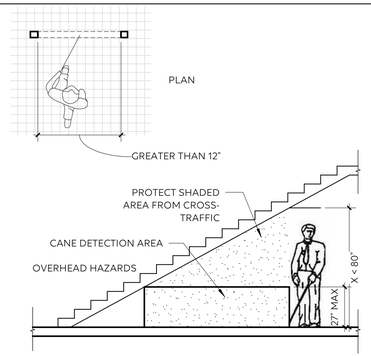
ACCESSIBILITY DETAILS (CBC 11B)

G041
(Not All Details Apply)

CITY STAMPS

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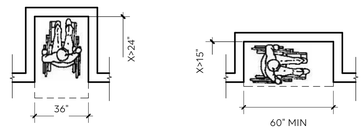
11B-307.4-VERTICAL CLEARANCE

NTS

20

NOTE: ALCOVES SHALL BE 36 INCHES WIDE MIN. WHERE THE DEPTH EXCEEDS 24 INCHES.

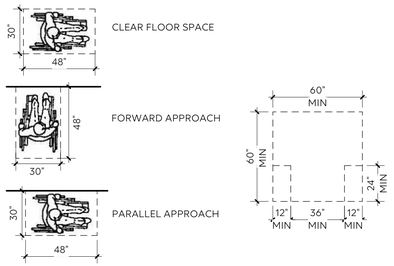
NOTE: ALCOVES SHALL BE 60 INCHES WIDE MIN. WHERE THE DEPTH EXCEEDS 15 INCHES.



11B-305.7.1 & 11B-305.7.2-MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD & PARALLEL APPROACH

NTS

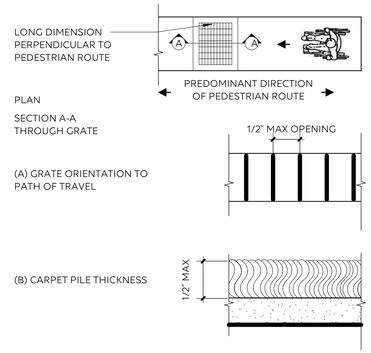
16



11B-304.3.2 T-SHAPED TURNING SPACE, 11B-305.3 CLEAR FLOOR OR GROUND SPACE &
11B-305.5-POSITION OF CLEAR FLOOR OR GROUND SPACE

NTS

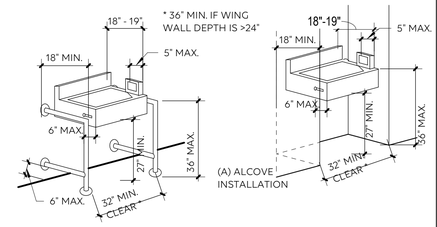
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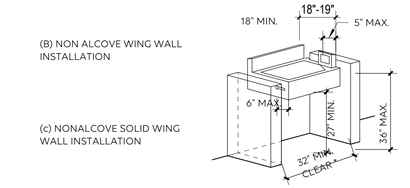


11B-302.2 CARPET PILE HEIGHT
11B-302.3-GRATE / CARPET THICKNESS

NTS

7

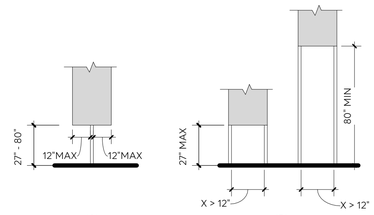




11B-602-DRINKING FOUNTAINS1_XXX

NTS

3

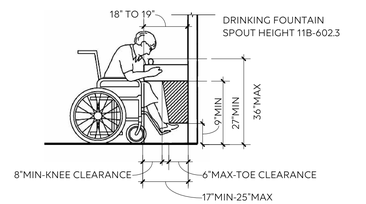


NOTE: WHERE SIGNS OR OTHER OBJECTS ARE MOUNTED ON POSTS OR PYLONS, AND THEIR BOTTOM EDGES ARE LESS THAN 80 INCHES. ABOVE THE FLOOR OR GROUND SURFACE, THE EDGES OF SUCH SIGNS AND OBJECTS SHALL BE ROUNDED OR EASED AND THE CORNERS SHALL HAVE A MIN. RADIUS OF 1/8 INCH.

11B-307.3- POST MOUNTED PROTRUDING OBJECTS

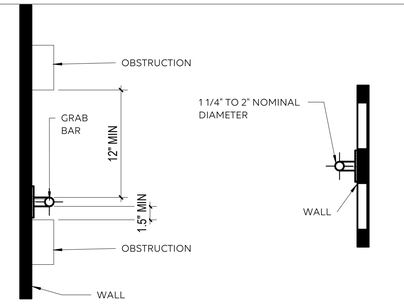
NTS

19



EQUIPMENT PERMITTED IN SHADED AREA

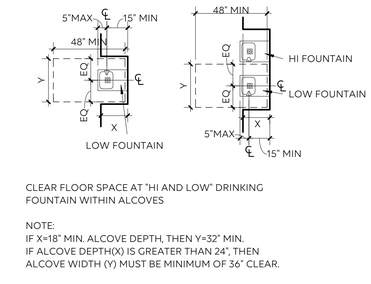
SPOUT HEIGHT AND KNEE CLEARANCE AT DRINKING FOUNTAINS



11B-609.3-OBSTRUCTION AT GRAB BARS

NTS

10



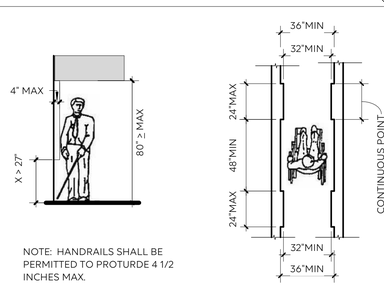
CLEAR FLOOR SPACE AT "HI AND LOW" DRINKING FOUNTAIN WITHIN ALCOVES

NOTE:
IF X=18" MIN. ALCOVE DEPTH, THEN Y=32" MIN.
IF ALCOVE DEPTH(X) IS GREATER THAN 24", THEN ALCOVE WIDTH (Y) MUST BE MINIMUM OF 36" CLEAR.

11B-602.5 DRINKING FOUNTAIN SPOUT LOCATION

NTS

6

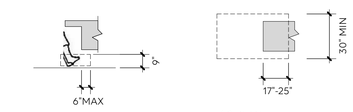


NOTE: HANDRAILS SHALL BE PERMITTED TO PROTURDE 4 1/2 INCHES MAX.

11B-307.2- LIMITS OF PROTRUDING OBJECTS & 11B-403.5.1- CLEAR WIDTH OF ACCESSIBLE ROUTE

NTS

18



NOTE: SPACE EXTENDING GREATER THAN 6 INCHES BEYOND THE AVAILABLE KNEE CLEARANCE AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL NOT BE CONSIDERED TOE CLEARANCE.

NOTE: TOE CLEARANCE SHALL EXTEND 19 INCHES MIN. UNDER SINKS, BUILT-IN DINING AND WORK SUFACES REQUIRED TO BE ACCESSIBLE

11B-306.2-TOE CLEARANCES

NTS

14

11B-302.3 ELONGATED OPENINGS IN FLOORS OR GROUND SURFACES
11B-303.2 & 11B-303.3-CHANGES IN LEVEL

NTS

9

11B-602-DRINKING FOUNTAINS CONT._XXX

NTS

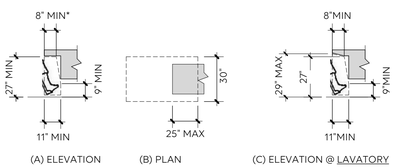
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11B-505.7.2-NON-CIRCULAR CROSS SECTIONS_XXX

NTS

2

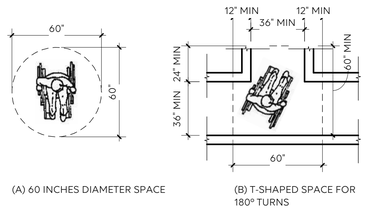


*NOTE: AT DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, KNEE CLEARANCE SHALL EXTEND 19 INCHES DEEP MIN. AT 27 IN. ABOVE THE FINISH FLOOR

11B-306.3-KNEE CLEARANCES

NTS

17



11B-304.3.2 WHEELCHAIR TURNING SPACE

NTS

13

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LICENSED ARCHITECT
KARIN LILJEGREN
C - 28158
03.31.27
Renewal Date
STATE OF CALIFORNIA

REVISIONS:

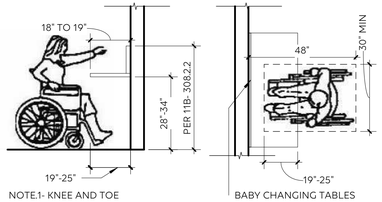
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ACCESSIBILITY DETAILS (CBC 11B)

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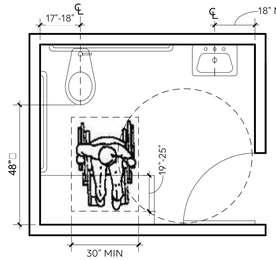
CITY STAMPS

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NOTE.1- KNEE AND TOE CLEARANCE PER 11B-306

BABY CHANGING TABLES



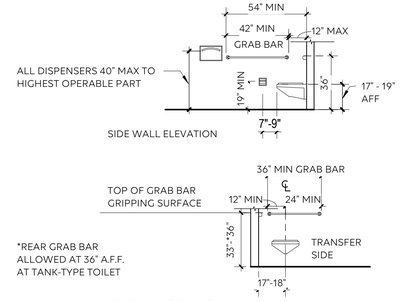
NOTE:
- BABY CHANGING TABLES CAN BE LOCATED IN A UNISEX (SINGLE-USER AND FAMILY) RESTROOMS.
- BABY CHANGING TABLES WHEN DEPLOYED SHALL NOT OBSTRUCT THE REQUIRED WIDTH OF AN ACCESSIBLE ROUTE (11B-226.4)
- BABY CHANGING TABLES CAN BE LOCATED IN A COMMON USE AREA OF A MULTIPLE ACCOMMODATION TOILET FACILITY. WHEN DEPLOYED IT SHALL NOT OBSTRUCT THE REQUIRED WIDTH OF AN ACCESSIBLE ROUTE. (11B-226.4)
- BABY CHANGING TABLES SHALL NOT BE LOCATED IN AN ACCESSIBLE TOILET COMPARTMENTS WITHIN A MULTIPLE ACCOMMODATION TOILET FACILITY.

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11B-306-BABY CHANGING TABLES

19

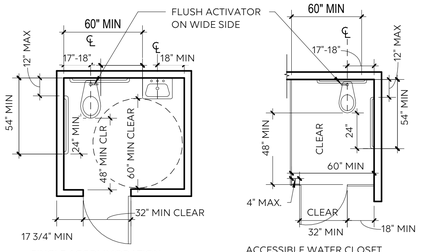
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11B-604.5.1 & 11B-604.5.2 & 11B-604.7-RESTROOM ELEVATIONS

16

NTS

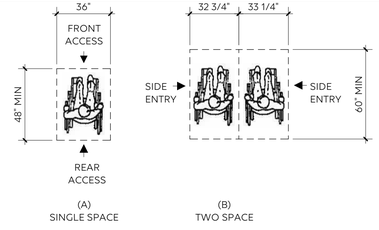


SUGGESTED MIN CLEAR INSIDE DIMENSION OF 7.5' X 7.5' NOTE: DOORS CANNOT SWING INTO THE REQUIRED CLEAR FLOOR SPACE OF ANY FIXTURE. SECTION 1115B.3.1.2/1115B.3.2.2

11B-604.2-RESTROOMS

12

NTS



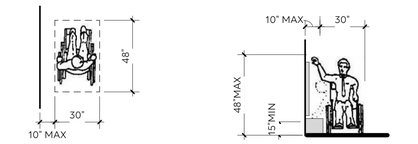
NOTE: EACH INDIVIDUAL SEATING POSITION HAS AN EGRESS ROUTE WHICH DOES NOT CROSS THROUGH OTHER SEATING POSITIONS.

THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

11B-802.1.2 & 11-B-802.1.3-WIDTH & DEPTH OF WHEELCHAIR SPACES

8

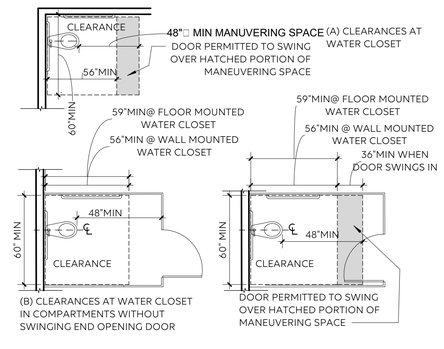
NTS



11B-308.3.1-UNOBSTRUCTED SIDE REACH & 11B-308.3.2-OBSTRUCTED HIGH SIDE REACH

3

NTS

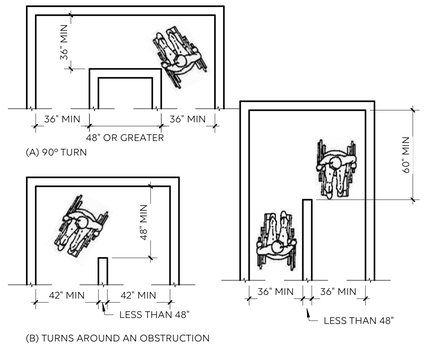


(B) CLEARANCES AT WATER CLOSET IN COMPARTMENTS WITHOUT SWINGING END OPENING DOOR

11B-604.3.1 & 1B-604.8.1.1.3 - MANEUVERING SPACE WITH END-OPENING DOOR

14

NTS

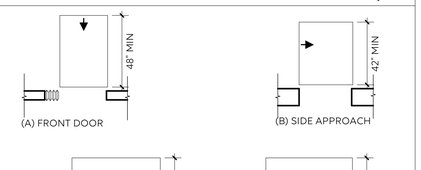


(B) TURNS AROUND AN OBSTRUCTION

11B-403.5.2-CLEAR WIDTH AT TURN

10

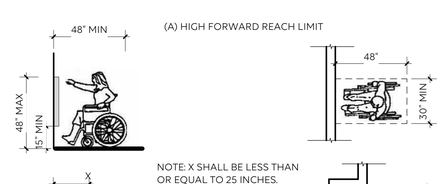
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11B-404.2.4.2 MANEUVERING CLEARANCE AT DOORWAYS WITHOUT DOORS, GATES AND FOLDING DOORS

7

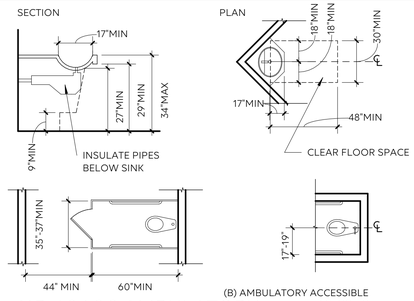
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11B-308.2.1 & 11B-308.2.2-FORWARD REACH

2

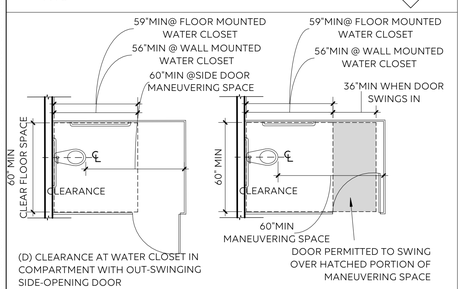
NTS



11B-604.8.2 AMBULATORY ACCESSIBLE TOILET COMPARTMENT & 11B-606-LAVATORY CRN

18

NTS



(D) CLEARANCE AT WATER CLOSET IN COMPARTMENT WITH OUT-SWINGING SIDE-OPENING DOOR

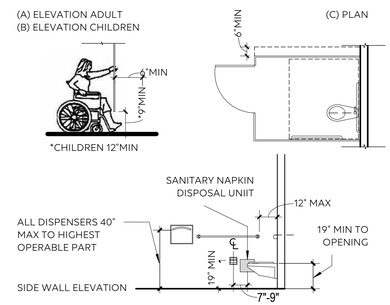
NOTE - SEE SECTION 1115B.3.1 ITEM 4.5 FOR COMPARTMENT DOOR MANEUVERING SPACE REQUIREMENTS

(E) CLEARANCE AT WATER CLOSET IN COMPARTMENT WITH IN-SWINGING SIDE-OPENING DOOR

11B-604.8.1.1.2-MANEUVERING SPACE WITH SIDE-OPENING DOOR

17

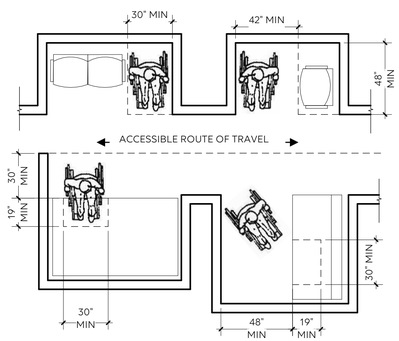
NTS



11B-604.7.2 DISPOSAL UNIT LOCATION & 11B-604.8.1.4 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

13

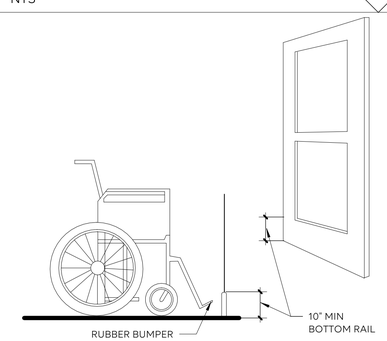
NTS



11B-403.5.1 SEE CLEAR WIDTH AND EXCEPTIONS REQUIREMENTS

9

NTS



11B-404.2.4.1-LEVEL MANEUVERING CLEARANCE AT DOORS

6

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11B-404.2.1-DOOR CONSTRUCTION

5

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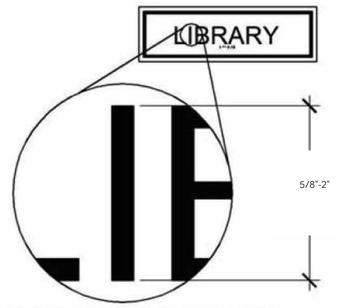
REVISIONS:

10.24.25

ACCESSIBILITY DETAILS (CBC 11B)

G043
(Not All Details Apply)

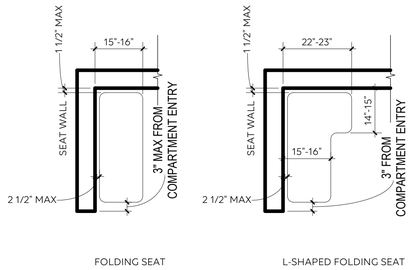
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11B-703.2.5 HEIGHT OF RAISED CHARACTERS

NTS

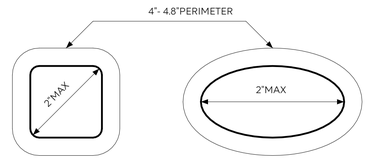
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11B-610 & 11B-610.3.1 & 610.3.2-SHOWER SEATS

NTS

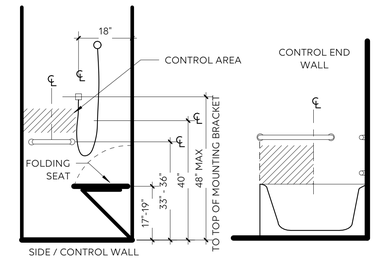
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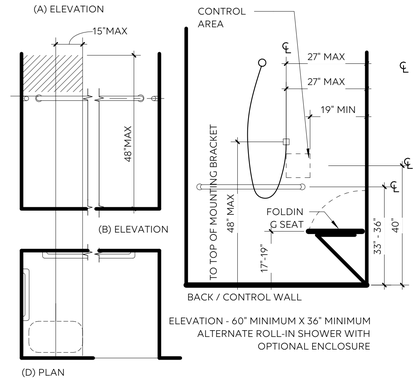
11B-609.2.1 & 609.2.2 -TYPICAL GRAB BAR SECTION

NTS

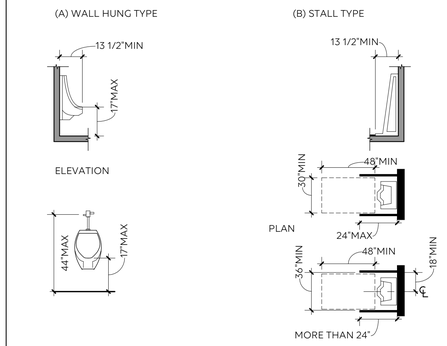
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ELEVATION - 60" MINIMUM X 36" ALTERNATE ROLL-IN SHOWER



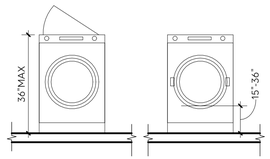
ELEVATION - 60" MINIMUM X 36" MINIMUM ALTERNATE ROLL-IN SHOWER WITH OPTIONAL ENCLOSURE



11B-605.2- URINAL CLEARANCES

NTS

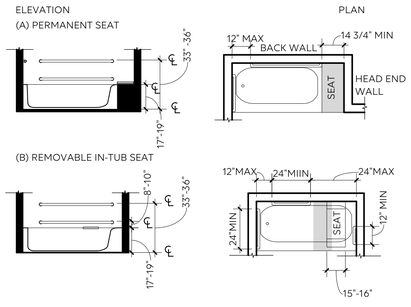
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11B-611B.4- HEIGHT OF LAUNDRY COMPARTMENT OPENING

NTS

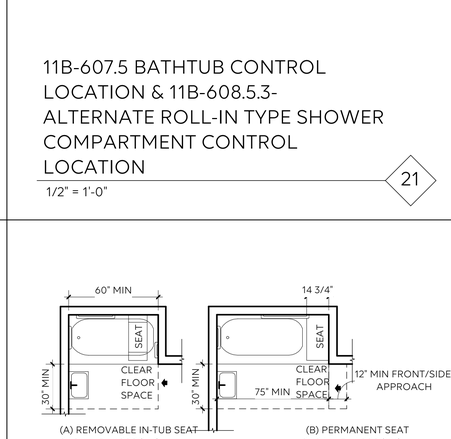
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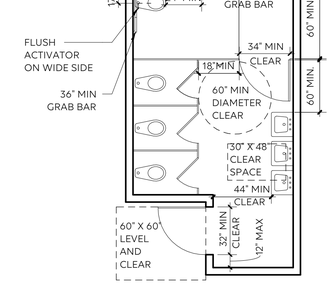


11B-607.4.1 & 11B-607.4.2-GRAB BARS AT BATHTUBS CONT. & 11B-610.2-BATHTUB SEATS

NTS

12

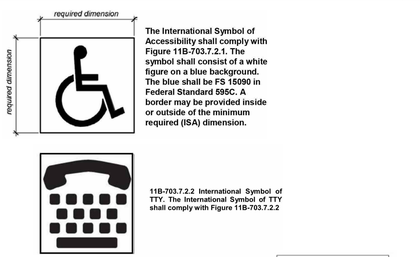




11B-604.8.1.1.2-MULT. ACCOMODATION TOILET

NTS

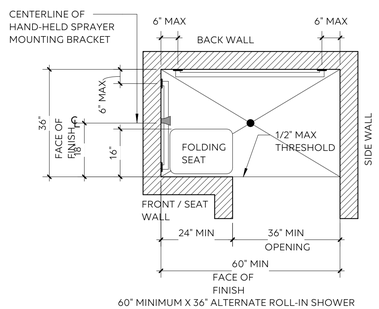
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11B-703.7.2.1 & 11B-703.7.2.2 & 11B-703.7.2.3 & 11B-703.7.2.4 -INTERNATIONAL SYMBOLS & 11B-703.2.6.4 EDGES AND VERTICES ON GEOMETRIC SYMBOL_XXX

NTS

3

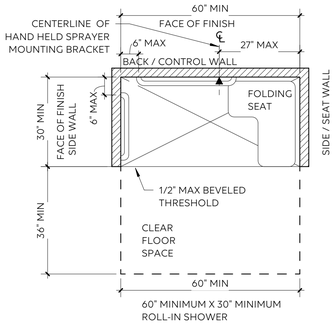


60" MINIMUM X 36" ALTERNATE ROLL-IN SHOWER

11B-608.2.3 & 11B-608.3.3-ALT. ROLL-IN TYPE SHOWER COMPARTMENT SIZE & CLEARANCE

NTS

23

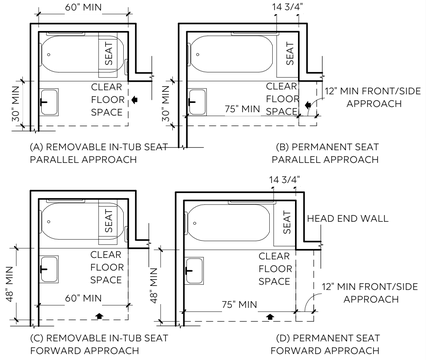


60" MINIMUM X 30" MINIMUM ROLL-IN SHOWER

11B-608.2.2 & 11B-608.3.2-STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE & CLR.

NTS

22



11B-607.2-CLEARANCE FOR BATHTUBS

NTS

11

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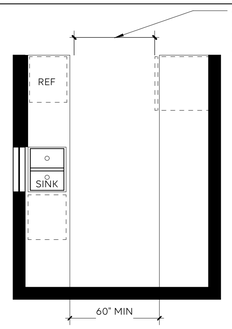
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ACCESSIBILITY DETAILS (CBC 11B)

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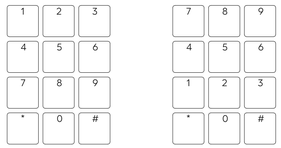
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(A)

11B-804.2.2-U-SHAPED KITCHENS

NTS 16



(A) 12-KEY ASCENDING

(B) 12-KEY DESCENDING

11B-707.6.2- NUMERIC KEY LAYOUT

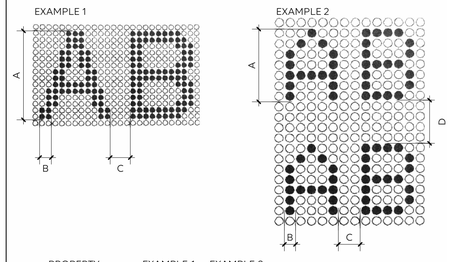
NTS 12

EXHIBIT - A
DOOR SYMBOL (REQUIRED BY CBC)



EXHIBIT - B
DESIGNATION SIGN ON WALL

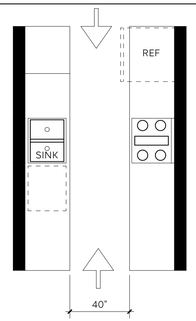




PROPERTY	EXAMPLE-1	EXAMPLE-2
A- CHARACTER HEIGHT	14 PIXELS	7 PIXELS
B- STROKE HEIGHT	2 PIXELS	1 PIXELS
C- CHARACTER SPACING	3 PIXELS	2 PIXELS
D- LINE SPACING		4 PIXELS

11B-703.8.5 LOW RESOLUTION VMS CHARACTERS_XXX

NTS 3



11B-804.2.1-PASS THROUGH KITCHENS

NTS 15

TABLE 11B-703.3.1
BRAILLE DIMENSIONS

MEASUREMENT RANGE	MINIMUM IN INCHES MAXIMUM IN INCHES
Dot base diameter	0.059 – 0.063
Distance between two dots in the same cell	0.100
Distance between corresponding dots in adjacent cells	0.300
Dot height	0.025 – 0.037
Distance between corresponding dots from one cell directly below	0.395 – 0.400

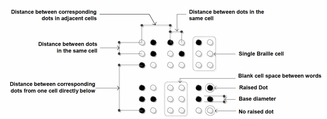
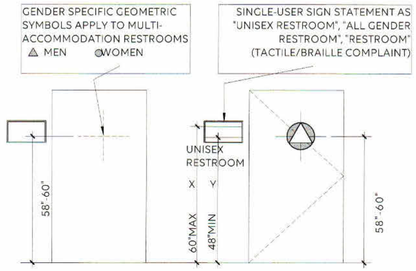
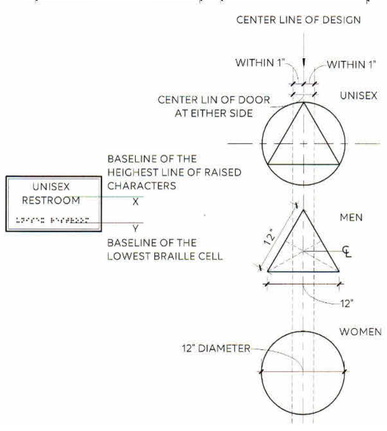


FIGURE 11B-703.3.1
BRAILLE MEASUREMENT

11B-703.3.1- BRAILLE MEASUREMENT

NTS 11



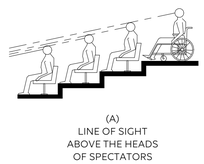


P/BC-2017- TOILETS & BATHING FACILITIES GEOMETRIC SYMBOLS & TACTILE/ RAISED CHARACTER & GD-11 BRAILLE SIGN & 11B-703.4.1 HIEHGT ABOVE FINISH FLOOR OR GROUND_XXX

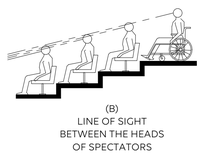
NTS 5

11B705.1 SIZE AND SPACING OF TRUNCATED DOMES & 11B-705.2 DETECTABLE DIRECTIONAL TEXTURE

NTS 2



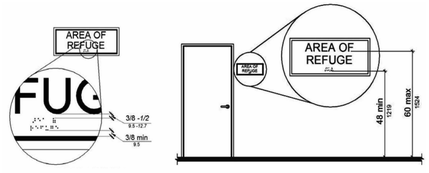
(A) LINE OF SIGHT ABOVE THE HEADS OF SPECTATORS



(B) LINE OF SIGHT BETWEEN THE HEADS OF SPECTATORS

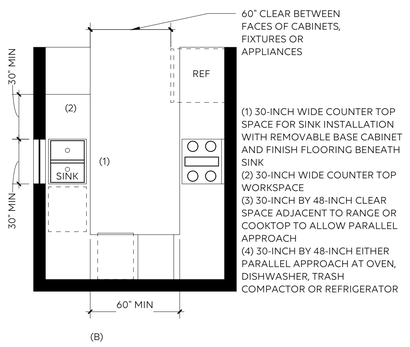
11B-802.2.1.1 & 11B-802.2.1.2-LINES OF SIGHT OVER & BETWEEN THE HEADS OF SEATED SPECTATORS

NTS 14



11B-703.3.2-POSITION OF BRAILLE & 11B-703.4.1-HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND

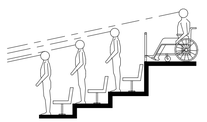
NTS 10



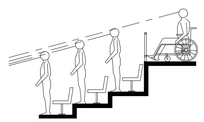
(B)

11B-804.2.2-U-SHAPED KITCHENS (CONT.)

NTS 17



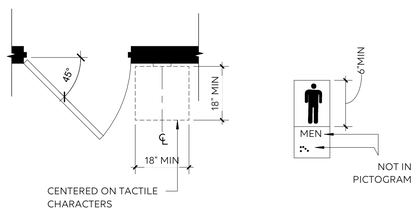
(A) LINE OF SIGHT ABOVE THE HEADS OF STANDING SPECTATORS



(B) LINE OF SIGHT BETWEEN THE HEADS OF STANDING SPECTATORS

11B-802.2.2.1. & 11B-802.2.2.2-LINES OF SIGHT OVER & BETWEEN THE HEADS OF STANDING SPECTATORS

NTS 13



11B-703.4.2-LOCATION OF TACTILE SIGNS AT DOORS & 11B-703.6.1 PICTOGRAM FIELD

NTS 9

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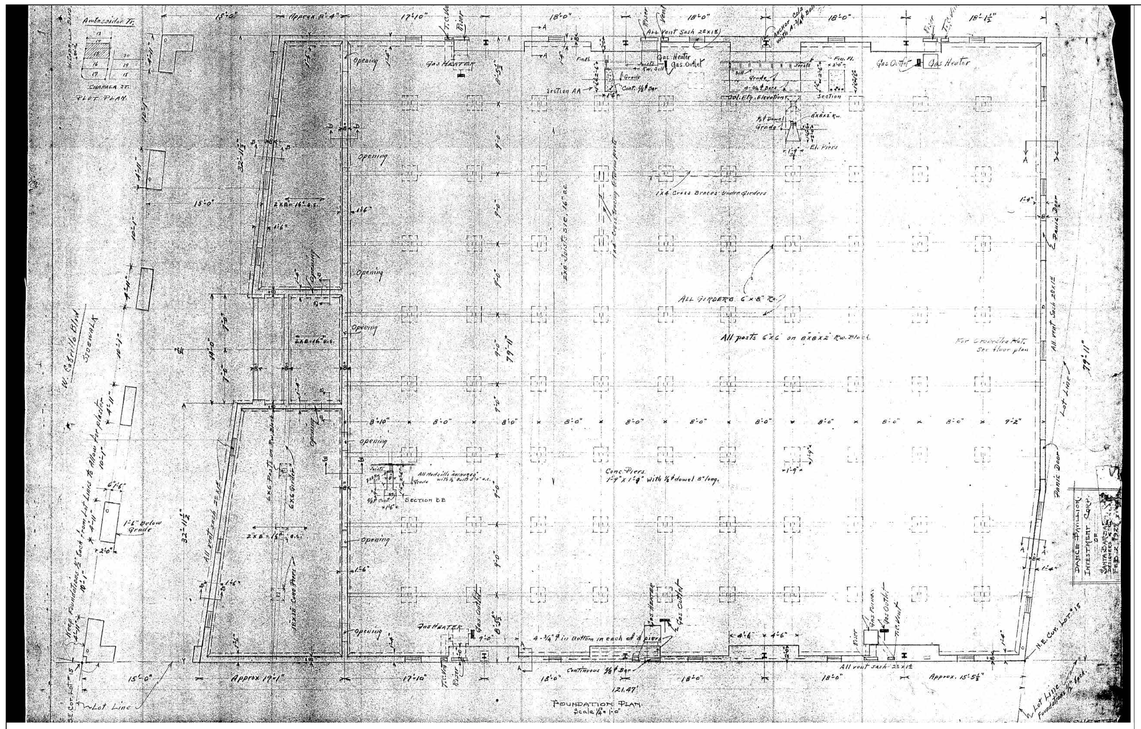
ACCESSIBILITY DETAILS (CBC 11B)

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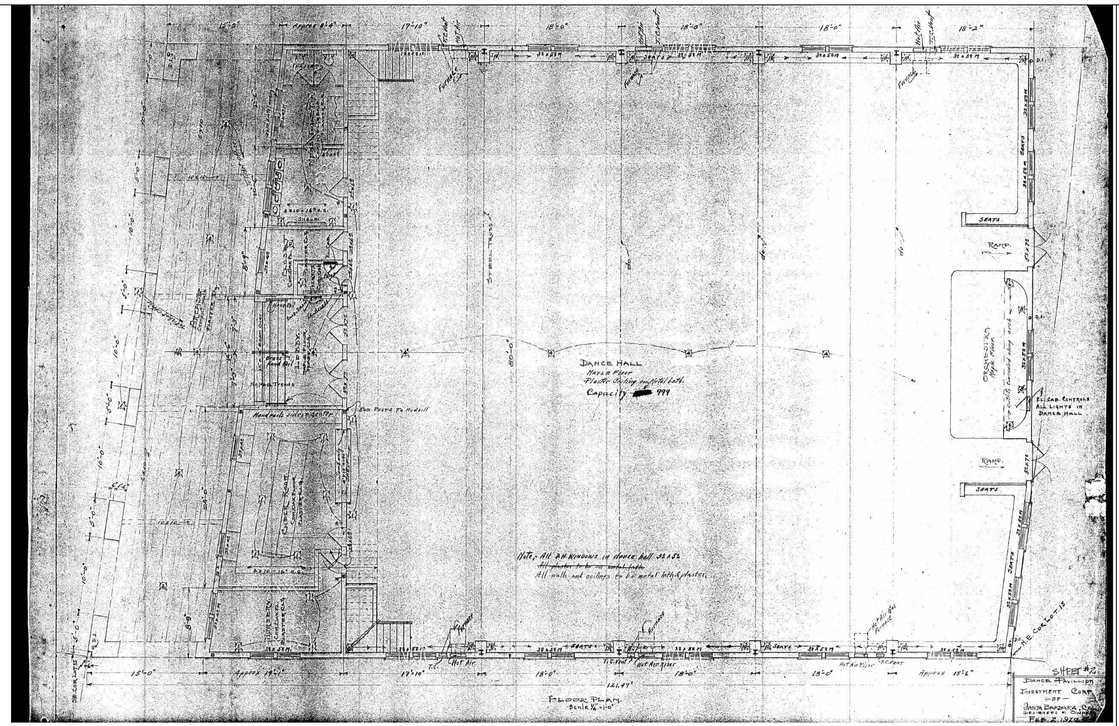
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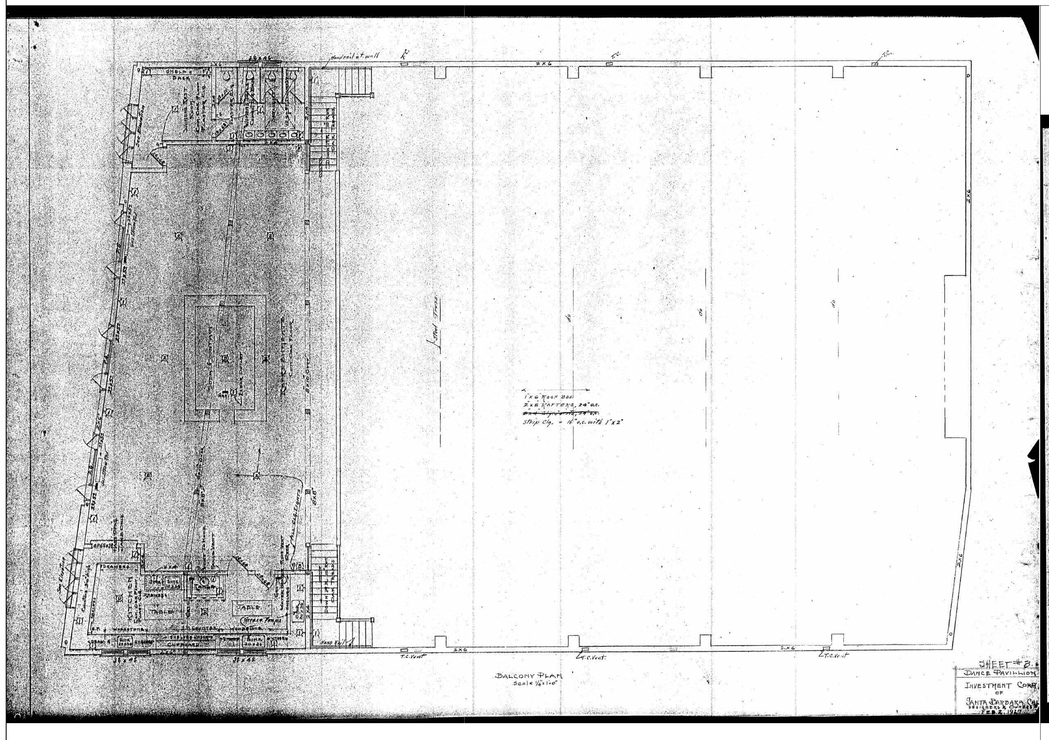
FEB 2, 1927: FOUNDATION PLAN
NTS

1



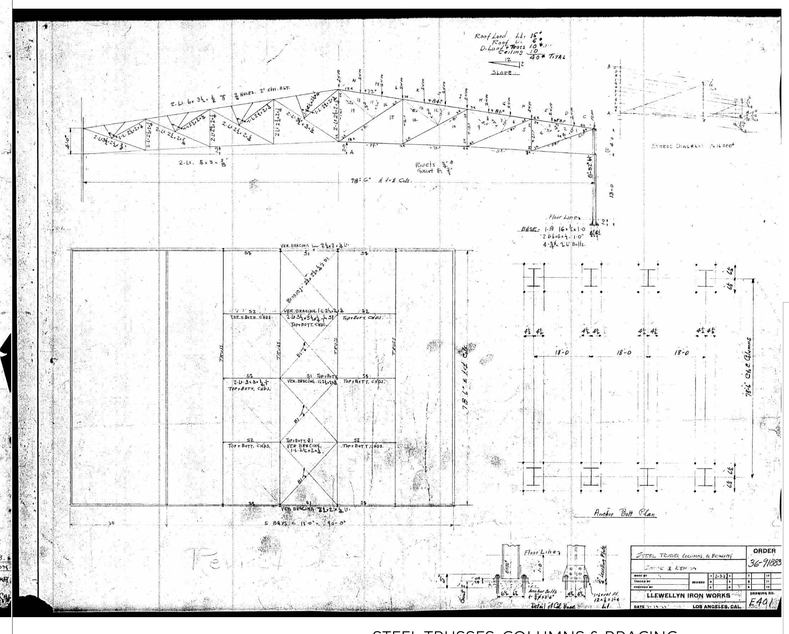
FEB 2, 1927: FLOOR PLAN
NTS

2



FEB 2, 1927: BALCONY PLAN
NTS

3



STEEL TRUSSES, COLUMNS & BRACING DETAILS
NTS

4

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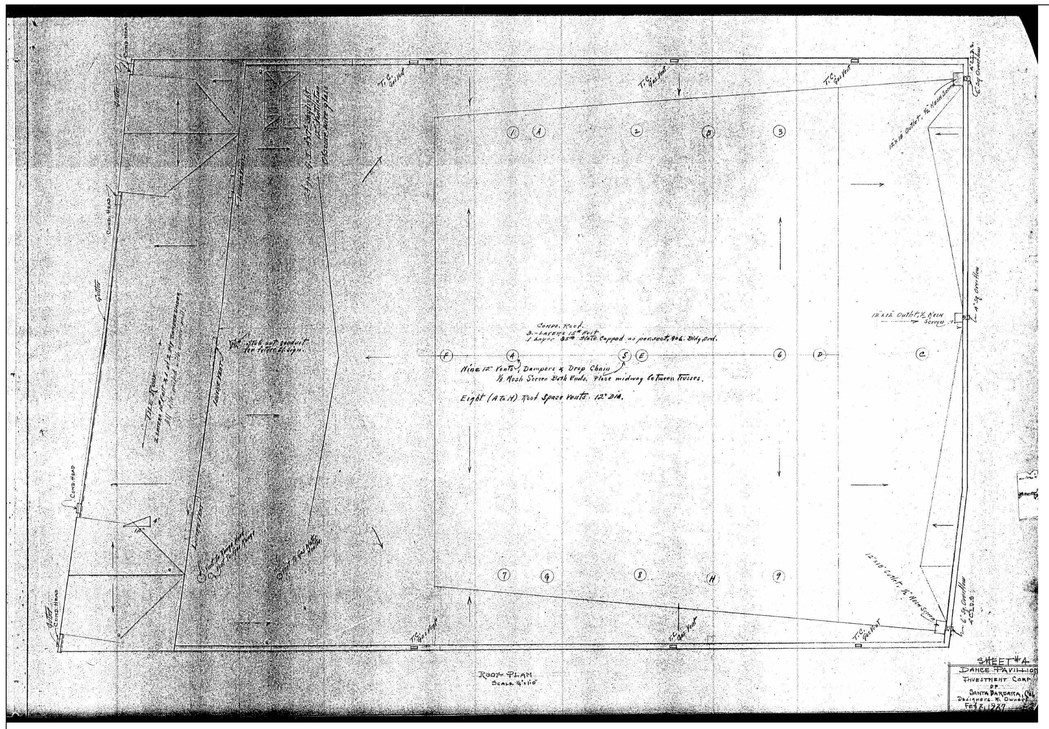
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HISTORIC DRAWINGS

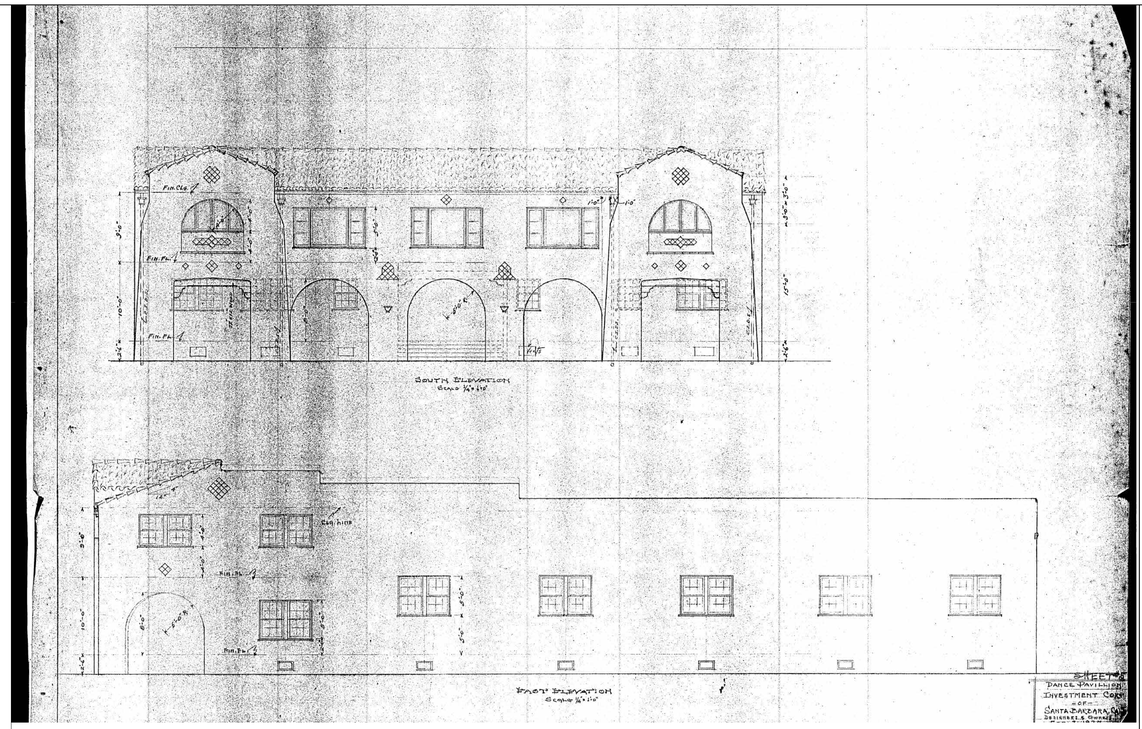
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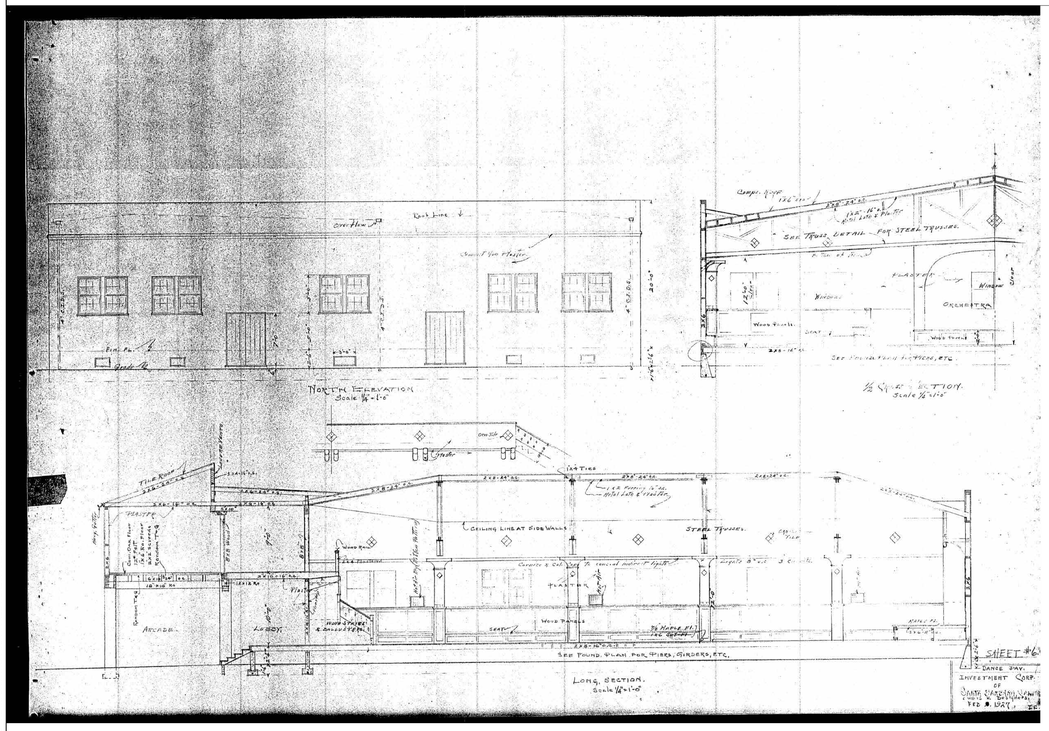
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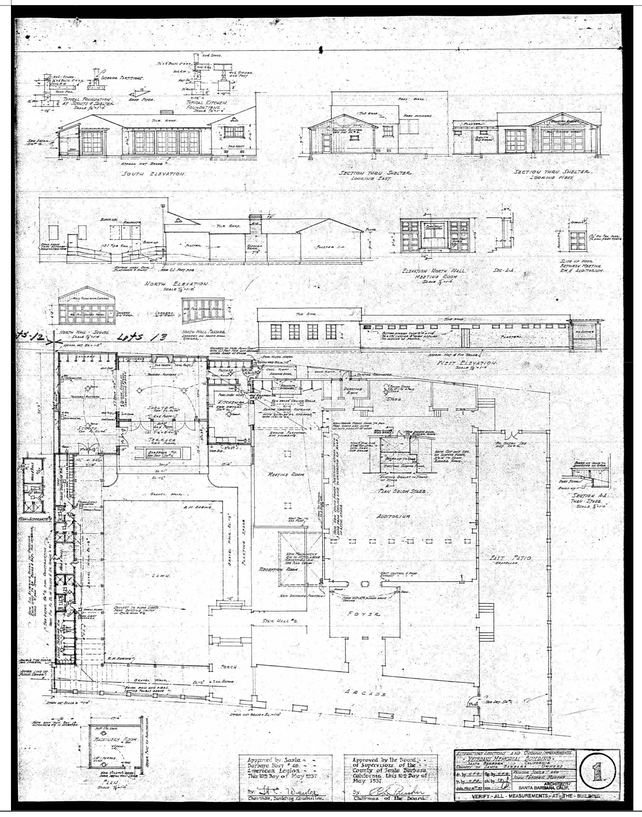
FEB 2, 1927: ROOF PLAN
NTS
1



FEB 2, 1927: SOUTH / EAST ELEVATIONS
NTS
2



FEB 2, 1927: NORTH ELEVATION + SECTIONS
NTS
3



MAY 10, 1937: PLAN, ELEVATIONS & SECTIONS
NTS
4

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1301 N. BROADWAY
LOS ANGELES, CA 90012

VETERANS BUILDING

112 W CABRILLO BLVD, SANTA BARBARA, CA 93101

100% CONSTRUCTION DOCUMENTS

SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101

LICENSED ARCHITECT
KARIN LILJEGREN
C - 28158
03.31.27
Renewal Date
STATE OF CALIFORNIA

REVISIONS:

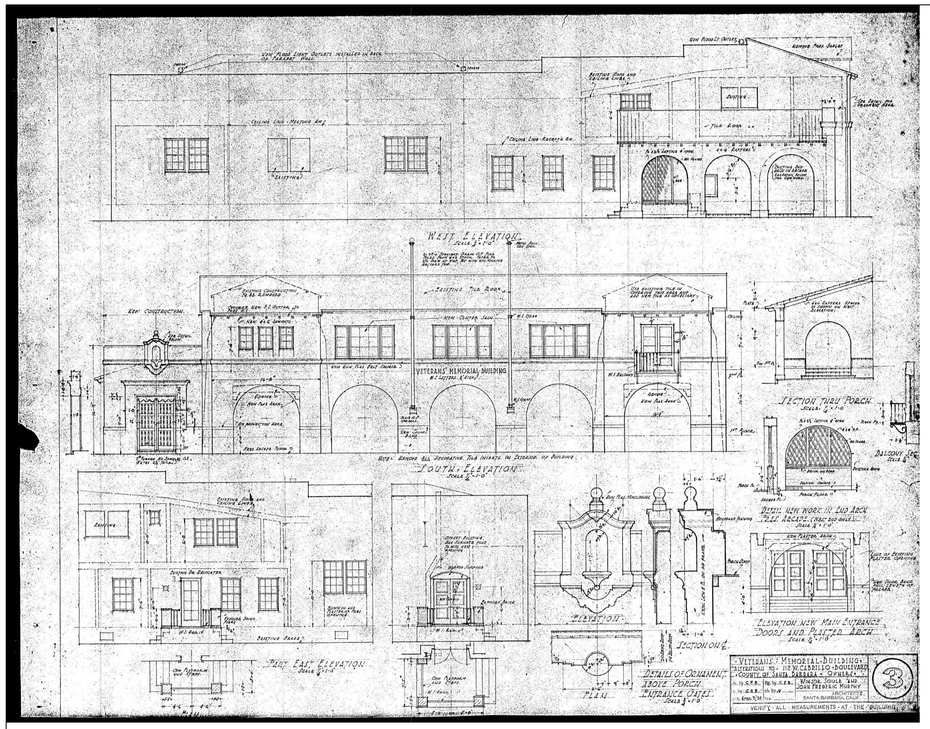
10.24.25

HISTORIC DRAWINGS

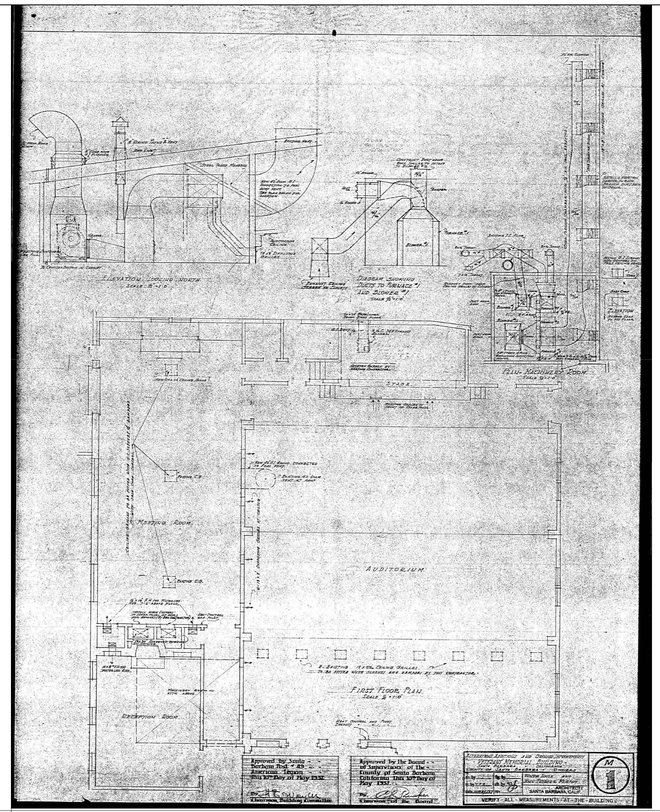
G052

CITY STAMPS

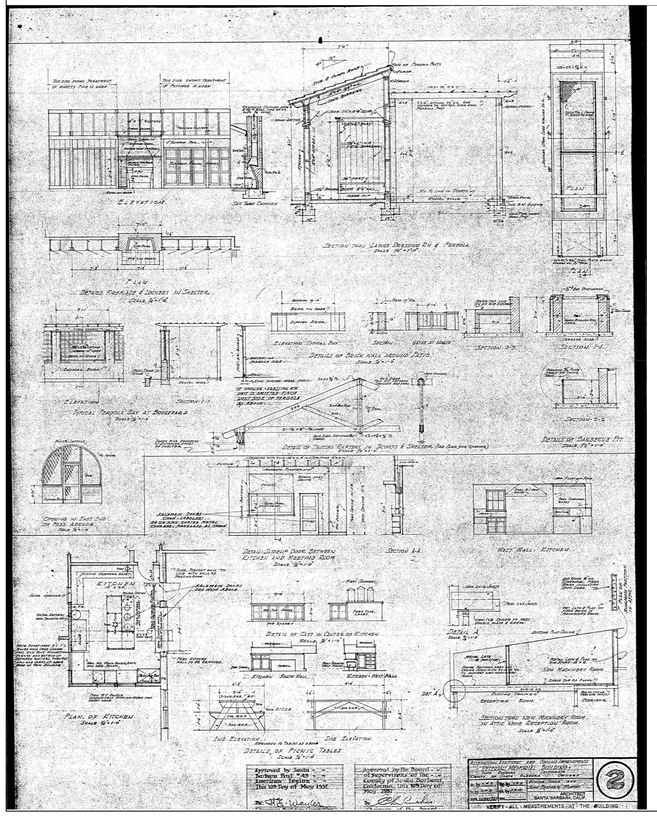
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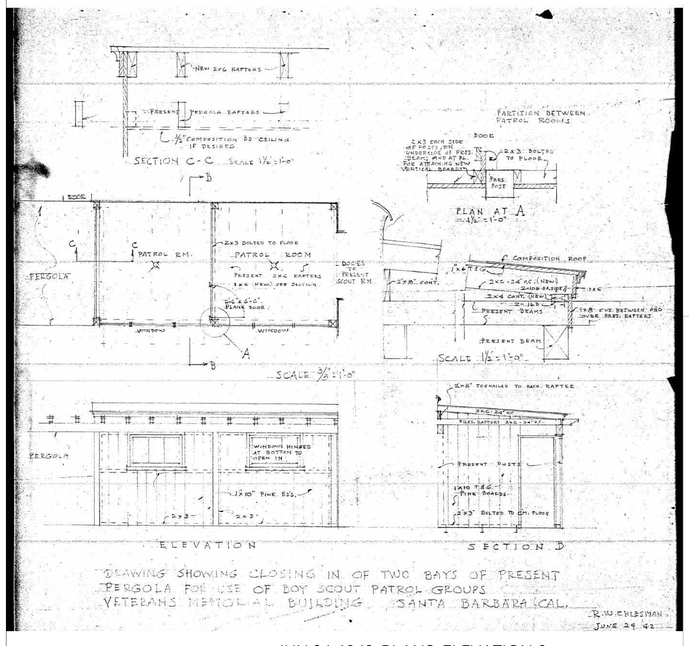
APR 3, 1935: ELEVATIONS & DETAILS
NTS
1



MAY 10, 1937: PLANS & ELEVATIONS
NTS
2



MAY 10, 1937: DETAILS
NTS
3



JUN 24, 1942: PLANS, ELEVATION & SECTIONS
NTS
4

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LICENSED ARCHITECT
KARIN LILJEGREN
C - 28158
03.31.27
Renewal Date
STATE OF CALIFORNIA

REVISIONS:

10.24.25

HISTORIC DRAWING

CITY STAMPS

G053

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

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

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

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.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN
SECTION 5.101 GENERAL
5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

ELECTRIC VEHICLE (EV). [BSC-CG, HCD] An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats and the like, are not included.

ELECTRIC VEHICLE (EV) CAPABLE SPACE. [BSC-CG, DSA-SS and HCD] A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.

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

ELECTRIC VEHICLE CHARGING SPACE (EV SPACE). [HCD] A space intended for future installation of EV charging equipment and charging of electric vehicles.

ELECTRIC VEHICLE CHARGING STATION (EVCS). [BSC-CG, DSA-SS, HCD] One or more electric vehicle charging spaces served by EVSE or receptacle(s).

ELECTRIC VEHICLE (EV) READY SPACE. [HCD] A vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted; to accommodate EV charging, terminating in a receptacle or a charger.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).[BSC-CG, DSA-SS and HCD] The conductors, including the ungrounded, grounded and equipment grounding conductors and the electric vehicle connectors, attachment plugs, personnel protection system, and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES
5.105.1 Scope. [BSC-CG] Effective July 1, 2024, alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of the existing building(s) is not eligible to meet compliance with Section 5.105.2.

5.105.2 Reuse of existing building. An alteration or addition to an existing building shall maintain at a minimum 45 percent combined of the existing building's primary structural elements (foundations; columns, beams, walls, and floors; and lateral elements) and existing building enclosure (roof framing, wall framing and exterior finishes). Window assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that are remediated as part of the project shall not be included in the calculation.

5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.105.2.

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

5.105.3 Deconstruction (Reserved).

Y | N/A | RESPON. PARTY

CONTRACTOR

SECTION 5.106 SITE DEVELOPMENT
5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

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

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

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

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

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

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

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

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] [BSC-CG] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 Electric vehicle charging stations (EVCS)– Power allocation method and associated Table 5.106.5.3.6 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

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

Y | N/A | RESPON. PARTY

TABLE 5.106.5.3.1

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

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

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

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

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

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

5.106.5.3.2.2 The installation of two low power Level 2 EV charging receptacles shall be permitted to reduce the minimum number of required EV capable spaces without EVSE in Table 5.106.5.3.1 by one.

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

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

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.4 Accessible electric vehicle charging station (EVCS). When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

5.106.5.3.5 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

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

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

TABLE 5.106.5.3.6

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

1. Level 2 EVSE @ 6.6 kVA minimum.
2. At least one Level 2 EVSE shall be provided.
3. Maximum allowed kVA to be utilized for EV capable spaces is 75 percent.
4. If EV capable spaces are utilized, they shall meet the requirements of Section 5.106.5.3.1 EV capable spaces.

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

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

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

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

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

Y | N/A | RESPON. PARTY

5.106.5.5 Electric vehicle (EV) charging: medium-duty and heavy-duty. [N] [BSC-CG] Construction shall comply with Section 5.106.5.5.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores, office buildings, and manufacturing facilities with planned off-street loading spaces shall also comply with Section 5.106.5.5.1 for future installation of medium- and heavy-duty EVSE.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

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

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

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

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.5.1 to accommodate the dedicated branch circuits for the future installation of EVSE.

2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.5.1.

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

4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.5.1.

TABLE 5.106.5.5.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Manufacturing Facilities	10,000 to 50,000	1 or 2	200
	10,000 to 50,000	3 or Greater	400
	Greater than 50,000	1 or Greater	400
Office Buildings	10,000 to 135,000	1 or 2	200
	10,000 to 135,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

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

Exceptions:
1. On a case-by-case basis where compliance with this section has been demonstrated to be not feasible based upon one of the following conditions,and with concurrence by the Division of the State Architect (DSA), compliance with Section 5.106.5.6 shall not be required.
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. The installation of EVCS is impracticable.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.6.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1 and the following requirements:

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

2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.

3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.

4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

TABLE 5.106.5.6.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF REQUIRED EVCS[2]
0-9	0	0
10-25	4	1
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of total spaces[1]	25 percent of EV capable spaces[1]

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

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

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100% CONSTRUCTION DOCUMENTS

SANTA BARBARA COUNTY
112 CABRILLO BLVD
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REVISIONS:

10.24.25

GREEN BUILDING FORMS (NON RESIDENTIAL)

G060

CITY STAMPS

10/24/2025 2:16:54 PM

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.106.5.6.2.1 Reduced number of EV capable spaces. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces indicated in Table 5.106.5.6.1 by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.6.2.2 Multiple connectors. EVSE with multiple vehicle connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.6.1 for each EV capable space is accumulatively supplied to the EVSE.

5.106.5.6.2.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS installed in accordance with Section 5.105.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.6.3 EVCS alternative compliance. In lieu of compliance with Section 5.106.5.6.2, EVCS shall be provided with Level 1, low power Level 2, or Level 2, or any combination of Level 1, low power Level 2 or Level 2 EVSE such that the total power supplied by the combination of EVSE meets the minimum power indicated in Table 5.106.5.6.3, based on the total number of actual parking spaces in each parking facility.

TABLE 5.106.5.6.3

NUMBER OF PARKING SPACES IN A PARKING FACILITY	MINIMUM TOTAL POWER (KVA) REQUIRED FOR EVCS
0-9	0
10-25	7
26-50	14
51-75	20
76-100	27
101-150	40
151-200	60
201 AND OVER	Total required KVA = P × .05 × 6.6 Where P = Parking spaces in facility

5.106.5.6.4 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable spaces required to be provided without EVSE shall not be required.

5.106.5.6.4.1 Alterations of and additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or minimum power indicated in Table 5.106.5.6.3 when the scope of work includes an increase in power supply to an electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS shall be based on the total number of existing and new parking spaces in the parking facility.

5.106.5.6.4.2 Alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5 Requirement to install EVSE. Level 2 EVSE shall be provided in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4-309 to be submitted for plan approval to the Division of the State Architect. When EVSE is installed in existing EV capable spaces, accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

Exception: Projects in which improvements in parking areas consist only of accessibility improvements are not required to comply with Section 5.106.5.6.5.

☐ ☒ **5.106.8 LIGHT POLLUTION REDUCTION. [N].** Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the *California Administrative Code*; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING 4 (G)					
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

☐ ☒ **5.106.8.1 Facing- Backlight**
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See *also California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
   Exception: Additions and alterations not altering the drainage path.

☐ ☒ **5.106.12 SHADE TREES [DSA-SS].** Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade trees plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. *California Energy Code [DSA-SS].* For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.
5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

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

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

TEST. A procedure to determine quantitative performance of a system or equipment

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Gate."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

☐ ☒ **5.407.1 WEATHER PROTECTION.** Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

☐ ☐ CONTRACTOR **5.408.2 UNIVERSAL WASTE. [A]** Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

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

☒ ☐ CONTRACTOR **5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS.** 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.409 LIFE CYCLE ASSESSMENT

5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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1301 N. BROADWAY
LOS ANGELES, CA 90012

VETERANS BUILDING

112 W CABRILLO BLVD, SANTA BARBARA, CA 93101

100% CONSTRUCTION DOCUMENTS

SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101

REVISIONS:

10.24.25

GREEN BUILDING FORMS (NON RESIDENTIAL)

G061

CITY STAMPS

10/24/2025 2:16:55 PM

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

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

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

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

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

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

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

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

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

TABLE 5.409.3
PRODUCT GWP LIMITS

BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY[1]	MAXIMUM ACCEPTABLE GWP VALUE (unfabricated) ($GWP_{allowed}$)	UNIT OF MEASUREMENT
Hot-rolled structural steel sections	1.77	MT CO_2e/MT
Hollow structural sections	3.00	MT CO_2e/MT
Steel plate	2.61	MT CO_2e/MT
Concrete reinforcing steel	1.56	MT CO_2e/MT
Flat glass	2.50	MT CO_2e/MT [4]
Light-density mineral wool board insulation	5.83	kg CO_2e/MT
Heavy-density mineral wool board insulation	14.28	kg CO_2e/MT
Concrete, Ready-Mixed[2], [3]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	450	kg CO_2e/m^3
2500–3499 psi	489	kg CO_2e/m^3
3500–4499 psi	566	kg CO_2e/m^3
4500–5499 psi	661	kg CO_2e/m^3
5500–6499 psi	701	kg CO_2e/m^3
6500 psi and greater	799	kg CO_2e/m^3
Concrete, Lightweight Ready-Mixed[2]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	875	kg CO_2e/m^3
2500–3499 psi	956	kg CO_2e/m^3
3500–4499 psi	1039	kg CO_2e/m^3

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA.
2. For concrete, 175 percent of the National Ready Mixed Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmark values are used for the GWP allowed, except for High Early Strength.
3. Concrete High Early Strength ready-mixed shall be calculated at 130 percent of the ready-mixed concrete GWP allowed values for each product category.
4. The GWP unit for flat glass has been adjusted to correct an error in the express terms. With the revised unit (MT CO2e/MT), reported GWP values will align with industry data as published in the CLF North American Material Baselines (2023).

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

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

For the purposes of this exception, industry-wide EPDs are acceptable.

Exception EQUATION 5.409.3.1

$GWP_x < GWP_{allowed}$
where
$GWP_x = \Sigma\ (GWP_x)(v_x)$
and
$GWP_{allowed} = \Sigma\ (GWP_{allowed})(v_x)$
and
$_x$ = each concrete mix installed in the project
GWP_x = the GWP for concrete mix $_x$ per concrete mix EPD, in kg CO2e/m3
$GWP_{allowed}$ = the GWP potential allowed for concrete mix $_x$ per Table 5.409.3
v_x = the volume of concrete mix $_x$ installed in the project, in m3

5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record shall be provided on the construction documents. Updated EPDs for products used in construction shall be provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

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

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area or room which does not provide heating and/or air conditioning.

Informational Notes:

1. . Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

ENGINEER **5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet.** Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

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

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

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

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

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

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

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

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32º Fahrenheit.

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

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.

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

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

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

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base RÉactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

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

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

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

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

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

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

SECTION 5.503 FIREPLACES

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

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

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

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

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

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, *of California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

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

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

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architecture / interiors

1301 N. BROADWAY
LOS ANGELES, CA 90012

VETERANS BUILDING
112 W CABRILLO BLVD, SANTA BARBARA, CA 93101

100% CONSTRUCTION DOCUMENTS

SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101

REVISIONS:

10.24.25

GREEN BUILDING FORMS (NON RESIDENTIAL)

G062

CITY STAMPS

10/24/2025 2:16:56 PM

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 4 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 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 Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	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:	
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
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

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

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's *Air Toxics Control Measure (ATCM) for Composite Wood* (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. 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 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

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

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

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

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code*, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

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

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

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

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

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

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

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior soundlevels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

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

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

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

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

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

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

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

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

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

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

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

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

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

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

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

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

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

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

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

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

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

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

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

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

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

1. 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.

Notes:

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

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

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

703 VERIFICATIONS

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

Y	N/A	RESPON. PARTY	
☐	☒		
☒	☐	ENGINEER	
☐	☒		
☒	☐	OWNER	
☒	☐	CONTRACTOR	
☒	☐	ENGINEER	
☒	☐	ENGINEER	
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GREEN BUILDING FORMS (NON RESIDENTIAL)

G063

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DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Our mission is to provide the highest level of safety, and to protect public health and the environment from toxic harm.

Fact Sheet, January 2010

Universal Waste Fact Sheet

California's Universal Waste Rule allows individuals and businesses to transport, handle and recycle certain common hazardous wastes, termed universal wastes, in a manner that differs from the requirements for most hazardous wastes. The more relaxed requirements for managing universal wastes were adopted to ensure that they are managed safely and are not disposed of in the trash.

What are Universal Wastes?

Universal wastes are hazardous wastes that are widely produced by households and many different types of businesses. Universal wastes include televisions, computers and other electronic devices as well as batteries, fluorescent lamps, mercury thermostats, and other mercury containing equipment, among others.

The hazardous waste regulations (Cal. Code Regs, tit. 22, div. 4.5, ch. 11 section 66261.9) identify seven categories of hazardous wastes that can be managed as universal wastes. Any unwanted item that falls within one of these waste streams can be handled, transported and recycled following the simple requirements set forth in the universal waste regulations (UWR) (Cal. Code Regs, tit. 22, div. 4.5, ch. 23)

Universal wastes are:

1. Electronic devices: Includes any electronic device that is a hazardous waste (with or without a Cathode Ray Tube (CRT)), including televisions, computer monitors, cell phones, VCRs, computer CPUs and portable DVD players.
2. Batteries: Most household-type batteries, including rechargeable nickel-cadmium batteries, silver button batteries, mercury batteries, alkaline batteries and other batteries that exhibit a characteristic of a hazardous waste
3. Electric lamps: Fluorescent tubes and bulbs, high intensity discharge lamps, sodium vapor lamps and electric lamps that contain added mercury, as well as any other lamp that exhibits a characteristic of a hazardous waste. (e.g., lead).
4. Mercury-containing equipment: Thermostats, mercury switches, mercury thermometers, pressure or vacuum gauges, dilators and weighted tubing, mercury rubber flooring, mercury gas flow regulators, dental amalgams, counterweights, dampers and mercury added novelties such as jewelry, ornaments and footwear.
5. CRTs: The glass picture tubes removed from devices such as televisions and computer monitors.
6. CRT glass: A cathode ray tube that has been accidently broken or processed for recycling.
7. Non-empty aerosol cans

Universal Wastes may not be disposed of in the trash!

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Regulatory Standards for Universal Waste

The UWR has separate requirements for of each of the three types of regulated entities:

1. Universal waste handlers
2. Universal waste transporters
3. Destination Facilities

Universal Waste Handlers

A universal waste handler is a generator of universal waste or the owner or operator of a facility that receives universal waste from another universal waste handler, accumulates universal waste, and sends universal waste to another universal waste handler, a facility that accepts hazardous waste, or a foreign country.

A universal waste handler may be:

1. A person (e.g., a household or business) who generates universal waste but does not accept universal waste from others
2. A person who accepts and accumulates universal waste generated by others at his or her facility
3. A person who accepts universal waste generated by others and conducts certain treatment and recycling activities allowed by the universal waste handler regulations

Management Requirements for Universal Waste Handlers (Cal. Code Regs, tit. 22, sections 66273.30-66273.39; additional requirements for handlers who conduct authorized treatment, Cal. Code Regs, tit. 22, sections 66273.70-.77)

- Do not dispose of universal waste or treat universal waste except as provided for in the regulations
- Notify DTSC and/or obtain an EPA identification number
- Use proper containment—non-leaking, compatible containers
- Segregate universal waste in distinct areas
- Determine if materials generated when handling/recycling are hazardous wastes
- Comply with applicable requirements for hazardous waste
- If applicable, comply with zoning requirements when storing universal wastes
- Have spill kits readily available to deal with accidental spills (mercury-containing devices)
- Use proper labeling and markings
- Accumulate universal waste no longer than one year

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- Provide personnel training to personnel who manage universal waste, or who supervise personnel who manage universal waste and keep training records
- Respond to releases of universal waste or its contents; determine if spill residuals are hazardous waste
- Track shipments by keeping records of what was received and shipped (name, address, quantities) for three years

Universal Waste Transporters

A universal waste transporter is a person engaged in the offsite transportation of universal waste by air, rail, highway or water. A universal waste transporter may be:

1. Universal waste handler carrying universal waste in his or her own vehicle
2. A package shipping service (e.g., US Postal Service; FedEx, UPS)
3. A commercial carrier (e.g., a trucking company, a hauler specializing in universal waste, or the operator of a destination facility that offers a universal waste pick-up service)
   - If you do not own or operate a facility that accepts, generates, accumulates, or stores universal waste, but you pick up and transport universal waste (e.g., electronic devices from office complexes) to a recycling or collection facility, you are a universal waste transporter. Universal waste transporters do not need to notify DTSC or submit annual reports for their transportation activities.
   - Universal waste transporters may store universal waste at a transfer facility for up to 10 days (depending on local zoning). A universal waste transporter who exceeds this limit is considered a universal waste handler and is subject to the handler requirements summarized above.

Destination Facilities

A destination facility is a fully-regulated hazardous waste facility that treats, disposes of, or recycles a specific type of universal waste. Examples of destination facilities are hazardous waste recycling facilities and hazardous waste landfills. A destination facility shall manage the universal waste in accordance with the requirements and conditions in its hazardous waste facility permit, unless authorized by section 66273.60 of title 22 of the California Code of Regulations to manage it pursuant to the reduced requirements applicable to universal waste handlers. A destination facility is required to follow certain rules for shipping universal wastes off-site and for rejecting shipments that contain universal waste and is required to keep records of all shipments received for three years. A facility that only accepts and accumulates universal waste is not a destination facility. Such a facility is regulated as a universal waste handler.

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Households and Conditionally Exempt Small Quantity Universal Waste Generators (CESQUWG)

Two categories of universal waste handlers—households and CESQUWGs—are exempt from most of the requirements of the universal waste regulations provided they comply with certain conditions. Handlers who qualify for these exemptions are not required:

- To obtain an EPA ID number or otherwise notify DTSC;
- To keep records of shipments or provide annual reports to DTSC; or
- To label their universal waste.

A household is defined to include a single detached residence (e.g., a house) or a single unit of a multiple residence unit (e.g., an apartment or condominium). Households that generate hazardous wastes other than universal wastes (e.g., paints and motor oil) can visit DTSC's household hazardous waste Web page (http://www.dtsc.ca.gov/HazardousWaste/UniversalWaste/HHW.cfm) for information on how to properly dispose of them.

A Conditionally Exempt Small Quantity Universal Waste Generator (CESQUWG) is a universal waste generator who produces less than 100 kilograms (220 pounds) of RCRA hazardous waste, including universal waste that is RCRA universal waste and less than 1 kilogram of acutely hazardous waste in a calendar month. (RCRA hazardous waste is hazardous waste that is regulated under the hazardous waste regulations adopted by the U.S. Environmental Protections Agency.)

Pursuant to section 66273.8 of title 22 of the California Code of Regulations, a generator who meets the definition of a household or a CESQUWG is exempt from universal waste handler requirements provided he or she:

1) Does not dispose of universal waste;
2) Relinquishes universal waste only to another universal waste handler, a universal waste transporter, a destination facility, or a curbside household hazardous waste collection program; and
3) Does not conduct treatment of universal waste, except for limited activities enumerated in the regulations (e.g., removing batteries, light bulbs, or mercury switches). This exemption applies only to universal waste generated by the household (e.g. light bulbs, computers, televisions, thermostats, cell phones, etc.), not to universal waste accepted from other people.

Where can I send universal wastes?

A handler may not send universal waste to a municipal solid waste (garbage) landfill or a non-hazardous waste recycling center. All handlers of universal waste must relinquish their universal waste to one of the following:

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1. Another handler (typically a business that specializes in collecting, storing, accumulating and shipping universal wastes). Examples:
   - A household hazardous waste facility
   - A "Take-it-Back Partner" such as a retailer or manufacturer
   - A collection event
2. A universal waste transporter. Examples:
   - A curbside HHW collection program
   - A package service (e.g., postal service, UPS)
   - A destination facility that offers a pick-up service
3. A universal waste destination facility (generally, a facility with a permit to treat, store, or dispose of hazardous waste).

Search engines available to find locations accepting universal waste in your area: E-Recycle.org; Earth911.org; CalRecycle database; DTSC map; HHW list;

For more information, see DTSC's Universal Waste Web page at: http://www.dtsc.ca.gov/HazardousWaste/UniversalWaste/index.cfm

Contact your DTSC regulatory assistance officer at: (800) 728-6942

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UNIVERSAL WASTE FACT SHEET

NTS

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SPECIFICATIONS

DIVISION	SECTION	TITLE	PRODUCT DATA	SHOP DRAWINGS	SAMPLES	MISC.	MOCKUPS
3	03 33 00	Architectural Concrete	For each type of product indicated.		Submit 6 inches by 6 inches minimum size, duplicate concrete panels for selection and approval of concrete mix. Refer to control samples	Design Mixtures: For each concrete mixture. Submit alternate design mixtures when characteristics of materials, Project conditions, weather, test results, or other circumstances warrant adjustments. 1. Mixes shall be designed by a qualified testing laboratory and be sealed and signed by a California registered Professional Engineer. 2. Concrete class. 3. Member types and specific placement locations. 4. Material quantities per cubic yard. 5. Material ingredient certificates of compliance. 6. Coarse and fine aggregate sources, types, sizes, and gradation. 7. Admixture product data and dosage. 8. Design compressive strength, age (in days) required to reach design compressive strength, and compressive strength historic data. 9. Maximum water to cementitious materials ratio. 10. Design slump (or target slump range for self-consolidating mixes) at point of discharge from transit mix truck. 11. Unit weight of freshly mixed and oven-dry concrete. 12. Calculated percent water-soluble chloride ions (Cl) by weight of cement, considering the chloride ion content of all concrete ingredients. 13. Shrinkage historic data or trial batch test sample data, when required herein.	Floor surface flatness and levelness measurements indicating compliance with specified tolerances.
5	05 45 00	Metal Support Assemblies	For each type of metal framing product and accessory indicated, including manufacturer's typical details, ICC report, specifications and installation instructions.				
5	05 50 00	Metal Fabrications	Submit manufacturer's product data for warning strips, paint products, and grout.	Submit shop drawings detailing fabrication and erection of each metal fabrication indicated. Include plans, elevations, sections, and details of metal fabrications and their connections. Show anchorage and accessory items. Provide templates for anchors and bolts specified for installation under other Sections.	Submit 6 inches by 6 inches minimum size of 2B mill finish stainless steel with mirror polished edges. Refer to control samples.		
6	06 20 00	Finish Carpentry	For each type of process and factory-fabricated product. Include construction details, material descriptions, dimensions of individual components and profiles, textures, and colors.		1. For each species and cut of lumber products with non-factory applied finish, with 1/2 of exposed surface finished, 50 sq. in. for lumber. 2. For each finish system and color of lumber and products with factory applied finish, 50 sq. in. for lumber.		
7	09 81 00	Acoustical Insulation	Submit manufacturer's product data describing products.				
7	07 92 00	Joint Sealants	Submit product data from manufacturers for each joint sealant product required.		Samples for verification purposes of each type and color of joint sealant required. Install joint sealant samples in 1/2-inch wide joints formed between two 6 inch long strips of material matching the appearance of exposed surfaces adjacent to joint sealants. 1. Submit samples of all standard colors of sealant which is not paintable.		
8	08 14 16	Flush Wood Doors	Submit product data for each type of door, including details of core and edge construction, trim for openings and louvers, and factory-finishing specifications.	Submit shop drawings indicating location and size of each door referenced to the Architect's door mark and hardware group, elevation of each kind of door, details of construction, and other pertinent data. Samples for verification in the form and size indicated below: a. Corner sections of doors approximately 12 inches square with door faces and edgings representing the typical range of color and grain for each species of veneer and solid lumber required.		Confirm weight does not exceed allowable weight per specified door closer and ADA requirements	
8	08 31 13	Access Doors and Frames	Submit manufacturer's data completely describing products.	Submit drawings showing attachment to framing in each typical condition.	Provide minimum 18 inch long sample of custom wood frame to match custom millwork, refer to control sample		
8	08 71 00	Door Hardware	Submit the final Door Hardware Schedule at earliest possible date, particularly where approval of the Door Hardware Schedule must precede fabrication of other work that is critical in the Project construction schedule. Include Product Data, Samples, Shop Drawings of other work affected by door hardware, and other information essential to the coordinated review of the Door Hardware Schedule.	Details of electrified hinge at closet door, Wiring Diagrams: Upon receipt of approved schedules, submit detailed system wiring diagrams for power, for electrified hardware. Differentiate between manufacturer-installed and field-installed wiring.			
8	08 90 00	Louvers and Vents	Submit manufacturer's product data for each type of product specified.		Sample for verification of finish		
9	09 29 00	Gypsum Board	Submit manufacturer's product data. Include the following: 1. Fire Resistance Data: Include required fire test results for gypsum board systems on partitions and ceilings. 2. Sound Transmission Data: Include certified evidence that installed...				
9	09 30 00	Tiling	Submit manufacturer's product data for each type of product specified.	Submit shop drawings indicating tile patterns and locations and widths of expansion, contraction, control, and isolation joints in tile substrates and finished tile surfaces. 1. Locate precisely each joint and crack in tile substrates by measuring, record measurements on shop drawings, and coordinate them...	Submit samples for initial selection purposes in form of manufacturer's color charts consisting of actual tiles or sections of tile showing full range of colors, textures, and patterns available for each type and composition of tile indicated. Include samples of grout and accessories involving color selection.		
9	09 50 00	Ceilings	Submit manufacturer's product data completely describing products	Show complete ceiling layouts, seismic bracing methods and details of installation, and information required for related work.			
9	09 90 00	Painting and Coating	Submit manufacturer's product data for each paint system specified, including block fillers and primers. 1. Provide manufacturer's technical information including label analysis and instructions for handling, storage, and application of each material proposed for use. 2. List each material and cross reference the specific coating, finish system, and application. Identify each material by the manufacturer's catalog number and general classification.		1. Following the selection of colors and glosses by the Architect, submit samples for the Architect's review. a. Provide 3 samples of each color and each gloss for each material on which the finish is specified to be applied. b. Except as otherwise directed by the Architect, make samples approximately 8 inches by 10 inches in size. c. Provide field mockups for final paint color and texture approval in the form of actual application of the materials on actual surfaces to be painted for approval by the Architect. Areas shall be 10 feet by 10 feet. 2. Revise and resubmit each...		

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SPECIFICATIONS

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SPECIFICATIONS

DIVISION	SECTION	TITLE	PRODUCT DATA	SHOP DRAWINGS	SAMPLES	MISC.	MOCKUPS
9	09 96 23	Graffiti-Resistant Coatings	Submit manufacturer's product data for each coating system specified. 1. Provide the manufacturer's technical information, including label analysis and instructions for handling, storing and applying material proposed for use. 2. List material and cross-reference the specific coating, finish system, and application. Identify material by the manufacturer's catalog number and general classification. 3. Certification by the manufacturer that products supplied comply with local regulations controlling use of volatile organic compounds (VOCs).				Engage an experienced applicator who has successfully completed coating system applications similar in material and extent to those indicated for the Project.
22	22 05 29	Hangers and Supports for Plumbing Systems	Product data, including installation instructions for each type of support and anchor.			Confirm all hangers and support locations are as clean and organized as possible and finished with paint selection to match finish of adjacent wall or structure	
22	22 05 50	Vibration Isolation for Plumbing Piping & Equipment				Ensure reduction of noise from movement of the pipes	
22	22 07 00	Plumbing Insulation	Submit schedule showing manufacturer's product number, k-value, thickness, and furnished accessories for each Plumbing system requiring insulation.		Submit manufacturer's sample of each piping insulation type required, and of each duct and equipment insulation type required if exposed.		
22	22 11 00	Water Distribution Piping & Specialties	Product data for each piping specialty and valve specified.				
22	22 13 00	Sanitary Drainage & Vent Piping & Specialities	Product data for the following products: 1. Drainage piping 2. Drainage piping specialties 3. Floor drains 4. Trench drains 5. Interceptors 6. No-hub fitting restraints		Submit manufacturer's sample of concrete floor drain		
23	23 05 10	Basic Piping Materials and Methods	Submit manufacturer's catalog data for each type of product specified.	Shop drawings for all piping size, location and material for all related components			
23	23 05 29	Hangers and Supports for HVAC Piping and Equipment	Submit manufacturer's catalog data for each type of support and anchor. Submit pipe hanger and support schedule showing Manufacturer's figure number, size, location, and features for each required pipe hanger and support.	Shop drawings for support and anchor, indicating dimensions, required clearances, and locations of components.			
23	23 05 50	Vibration Isolation for HVAC Piping and Equipment	Submittal data shall show type and size isolator proposed.	Shop drawings showing type, location and size for isolator proposed.			
23	23 07 00	HVAC Insulation	Submit manufacturer's technical product data for each type of mechanical insulation. Submit schedule showing manufacturer's product number, kvalue, thickness, and furnished accessories for each mechanical system requiring...		Submit manufacturer's sample of each piping insulation type required, and of each duct and equipment insulation type required. Affix label to sample completely describing product.		
23	23 23 00	Refrigerant Piping	Product data for the following products: 1. Each type valve specified. 2. Each type refrigerant piping specialty specified.	Shop Drawings showing layout of refrigerant piping, specialties, and fittings including, but not necessarily limited to, pipe and tube sizes, valve arrangements and locations, slopes of horizontal runs, wall and floor penetrations, and equipment connection details. Show interface and spatial...			
23	23 31 13	Metal Ducts	Product data including details of construction relative to materials, dimensions of individual components, profiles, and finishes for the following items: 1. Duct Liner. 2. Sealing Materials. 3. Fire-Stopping Materials.	Shop drawings from duct fabrication shop, drawn to a scale not smaller than 1/4 inch equals 1 foot, on drawing sheets same size as the Contract Drawings, detailing: 1. Fabrication, assembly, and installation details, including plans,...			
23	23 33 00	Air Duct Accessories	Submit manufacturer's technical product data for each type of ductwork accessory including dimensions, capacities and materials of construction.	Submit manufacturer's assembly-type shop drawings for each type of ductwork accessory showing interfacing requirements with ductwork, method of fastening or support, and methods of assembly of components			
23	23 37 13	Diffusers, Registers & Grilles	Submit manufacturer's catalog data for each type of product specified.	Shop drawings showing layout, location, size and design of all diffusers, registers and/or grilles	Color Samples for Initial Selection: Manufacturer's color charts showing the full range of colors available for diffusers, registers, and grilles with factory-applied color finishes. Samples for Verification: Provide samples of diffusers, registers, and grilles, in manufacturer's standard sizes, showing the full range of colors. Prepare...	Coordination Drawings: Reflected ceiling plans and wall elevations drawn to scale to show locations and coordination of diffusers, registers, and grilles with other items installed in ceilings and walls	
26	26 05 19	Low-Voltage Electrical Power Conductors and Cables	Submit product data giving complete description for sizes employed, material types, and electrical ratings	Shop drawings showing all but not limited to location, size, layout, and attachments			
26	26 05 29	Hangers and Supports for Electrical Systems	Provide manufacturer's catalog data for supporting devices and fastening systems.	Shop drawings showing all but not limited to location, size, and layout			
26	26 05 33	Raceway and Boxes for Electrical Systems	Submit manufacturer's catalog data for all raceway products.	Shop drawings showing all but not limited to location, size, and layout	Color Samples for Initial Selection: Manufacturer's color charts showing the full range of colors and finishes available for outlet covers. Samples for Verification: Provide samples of outlet overs in manufacturer's standard sizes, showing the full range of colors. Prepare Samples from the same...	Contractor shall be responsible for anchors and connections of electrical work to building structure to prevent damage as a result of earthquake, including the connection and integrity of field-fabricated materials and equipment. All building connections therefore shall be designed to resist seismic forces in conformance...	
26	26 24 13	Switchboards	Submit manufacturer's catalog data for each type of product specified.	Include layouts showing cabinet dimensions, conduit entrances, electrical ratings, bussing connections, single line diagrams, device locations and ratings, and cable termination provisions.			
26	26 24 16	Panelboards	Submit manufacturer's catalog data for each type of product specified.	Include layouts showing cabinet dimensions, conduit entrances, electrical ratings, bussing connections, single line diagrams, device locations and ratings, and cable termination provisions.			
26	26 27 16	Electrical Cabinets and Enclosures	Submit manufacturer's catalog data for Boxes, cabinets, and fittings.	Provide for boxes, cabinets, and enclosures that are to be shop fabricated (non-stock items). For shop fabricated junction and pull boxes, show accurately scaled views and spatial relationships to adjacent equipment. Show box types, dimensions and finishes. For cabinets and hinged enclosures...			

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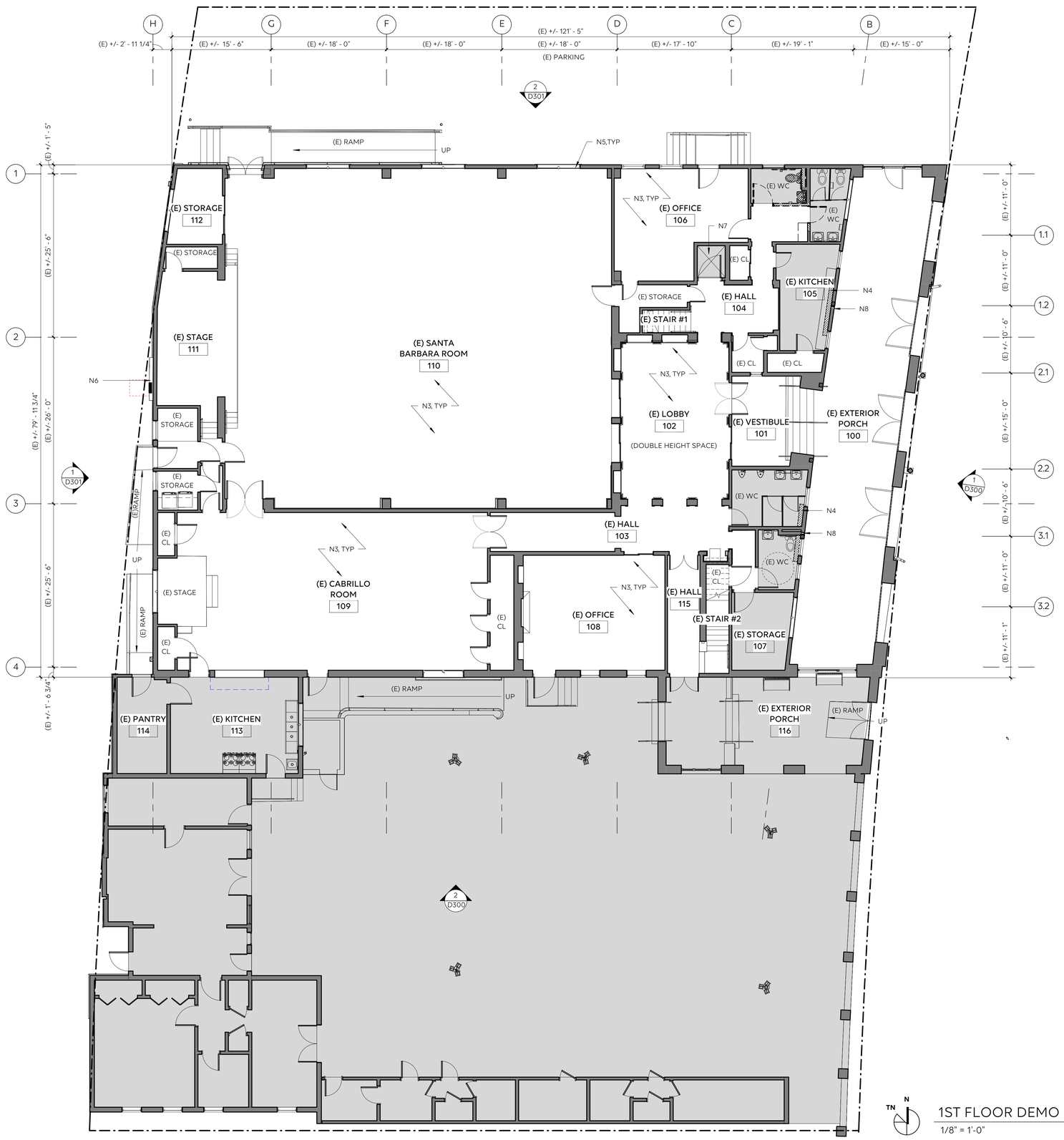
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SPECIFICATIONS

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TN N

1ST FLOOR DEMO PLAN

1/8" = 1'-0"

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NOTES

N1. DEMO (E) EQUIPMENT FOR (N) IN-PLACE VRF SYSTEM. REUSE (E) PADS & DUCTS, REFER TO MECH

N2. DEMO (E) SUPPLY DUCT, REFER TO MECH. PATCH & REPAIR (E) WALL/CEILING AS REQ'D FOR UPGRADES.

N3. (E) FINISHES TO BE RETAINED IN PLACE & PROTECTED DURING CONSTRUCTION, REFER TO HISTORIC NOTES

N4. DEMO (E) SLAB FOR (N) CONC SLEEVE, SHORING AS NEEDED, SEE STRUCT. COORDINATE WITH ARCHITECT PRIOR TO DEMO TO RETAIN HISTORIC FABRIC.

N5. GC TO PERFORM WATER TESTING AT (E) WINDOWS, NOTIFY OWNER OF FINDINGS; PROTECT (E) WINDOWS IN PLACE, REFER TO ELEVATIONS

N6. (E) ELEC PANEL, REFER TO ELEC DWGS

N7. (E) ADA LIFT TO REMAIN

N8. DEMO PORTION OF (E) WALL/FLOOR FOR (N) COLUMN FLUSH WITH (E) COLUMN, REFER TO STRUCT. PATCH, REPAIR & PT PLASTER TO MATCH (E). COORDINATE WITH ARCHITECT PRIOR TO DEMO TO RETAIN HISTORIC FABRIC.

N9. DEMO OPENING IN WALL FOR FUTURE MECH DUCT, REFER TO MECH

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOM UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

C. SEE SHEETS G040-G044 FOR TYPICAL ACCESSIBILITY REQUIREMENTS.

D. PER DETAIL X / A-9X

E. GC TO PERFORM WATER TEST AT WINDOWS & SKYLIGHTS. LEAKS TO BE REPAIRED WHERE REQUIRED

F. GC TO WALK THE SITE PRIOR TO BID TO EVALUATE FULL SCOPE OF REMOVAL OF MISC ITEMS & FINISHES

G. ALL HISTORIC FABRIC TO BE RETAINED & SHALL BE PROTECTED DURING CONSTRUCTION

H. COORDINATE WITH THE OWNER FOR THE REMOVAL AND ABATEMENT OF HAZARDOUS MATERIALS IDENTIFIED IN CLOSET SPACES. REFER TO THE HAZARDOUS MATERIALS INSPECTION REPORT FOR ADDITIONAL DETAILS.

J. PROTECT EXISTING CONSTRUCTION, FINISHES, AND UTILITIES THAT ARE TO REMAIN

K. PROVIDE DUST BARRIERS AND FLOOR PROTECTION TO PREVENT DAMAGE OR CONTAMINATION OF ADJACENT AREAS.

L. DISCONNECT AND CAP UTILITIES AS REQUIRED BEFORE DEMOLITION WORK BEGINS. COORDINATE WITH MEP CONSULTANTS FOR PROPER PROCEDURES.

LEGEND

- WALL TO BE REMOVED
- (E) WALL OR STRUCTURE TO BE RETAINED
- PROPERTY LINE
- (E) DOOR TO BE RETAINED
- NOT A PART

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KAHIN LILJEGREN
C - 28158
03.31.27
Renewal Date
STATE OF CALIFORNIA

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10.24.25

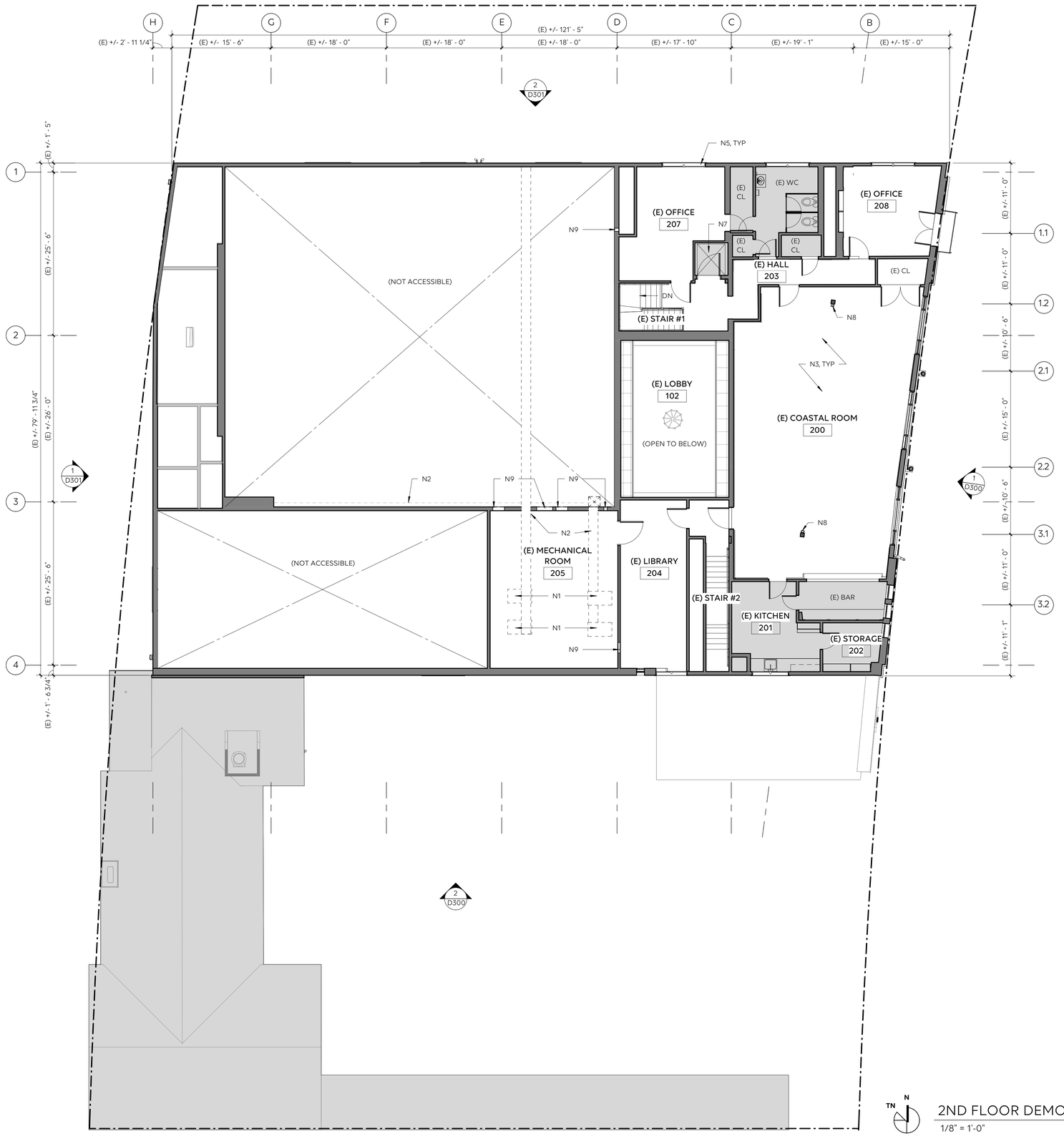
1ST FLOOR DEMO PLAN

D101

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TN N

2ND FLOOR DEMO PLAN

1/8" = 1'-0"

1

NOTES

N1. DEMO (E) EQUIPMENT FOR (N) IN-PLACE VRF SYSTEM. REUSE (E) PADS & DUCTS, REFER TO MECH

N2. DEMO (E) SUPPLY DUCT, REFER TO MECH. PATCH & REPAIR (E) WALL/CEILING AS REQ'D FOR UPGRADES.

N3. (E) FINISHES TO BE RETAINED IN PLACE & PROTECTED DURING CONSTRUCTION, REFER TO HISTORIC NOTES

N4. DEMO (E) SLAB FOR (N) CONC SLEEVE, SHORING AS NEEDED, SEE STRUCT. COORDINATE WITH ARCHITECT PRIOR TO DEMO TO RETAIN HISTORIC FABRIC.

N5. GC TO PERFORM WATER TESTING AT (E) WINDOWS, NOTIFY OWNER OF FINDINGS; PROTECT (E) WINDOWS IN PLACE, REFER TO ELEVATIONS

N6. (E) ELEC PANEL, REFER TO ELEC DWGS

N7. (E) ADA LIFT TO REMAIN

N8. DEMO PORTION OF (E) WALL/FLOOR FOR (N) COLUMN FLUSH WITH (E) COLUMN, REFER TO STRUCT. PATCH, REPAIR & PT PLASTER TO MATCH (E). COORDINATE WITH ARCHITECT PRIOR TO DEMO TO RETAIN HISTORIC FABRIC.

N9. DEMO OPENING IN WALL FOR FUTURE MECH DUCT, REFER TO MECH

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOM UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

C. SEE SHEETS G040-G044 FOR TYPICAL ACCESSIBILITY REQUIREMENTS.

D. PER DETAIL X / A-9X

E. GC TO PERFORM WATER TEST AT WINDOWS & SKYLIGHTS. LEAKS TO BE REPAIRED WHERE REQUIRED

F. GC TO WALK THE SITE PRIOR TO BID TO EVALUATE FULL SCOPE OF REMOVAL OF MISC ITEMS & FINISHES

G. ALL HISTORIC FABRIC TO BE RETAINED & SHALL BE PROTECTED DURING CONSTRUCTION

H. COORDINATE WITH THE OWNER FOR THE REMOVAL AND ABATEMENT OF HAZARDOUS MATERIALS IDENTIFIED IN CLOSET SPACES. REFER TO THE HAZARDOUS MATERIALS INSPECTION REPORT FOR ADDITIONAL DETAILS.

J. PROTECT EXISTING CONSTRUCTION, FINISHES, AND UTILITIES THAT ARE TO REMAIN

K. PROVIDE DUST BARRIERS AND FLOOR PROTECTION TO PREVENT DAMAGE OR CONTAMINATION OF ADJACENT AREAS.

L. DISCONNECT AND CAP UTILITIES AS REQUIRED BEFORE DEMOLITION WORK BEGINS. COORDINATE WITH MEP CONSULTANTS FOR PROPER PROCEDURES.

LEGEND

- WALL TO BE REMOVED
- (E) WALL OR STRUCTURE TO BE RETAINED
- PROPERTY LINE
- (E) DOOR TO BE RETAINED
- NOT A PART

CITY STAMPS

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VETERANS BUILDING

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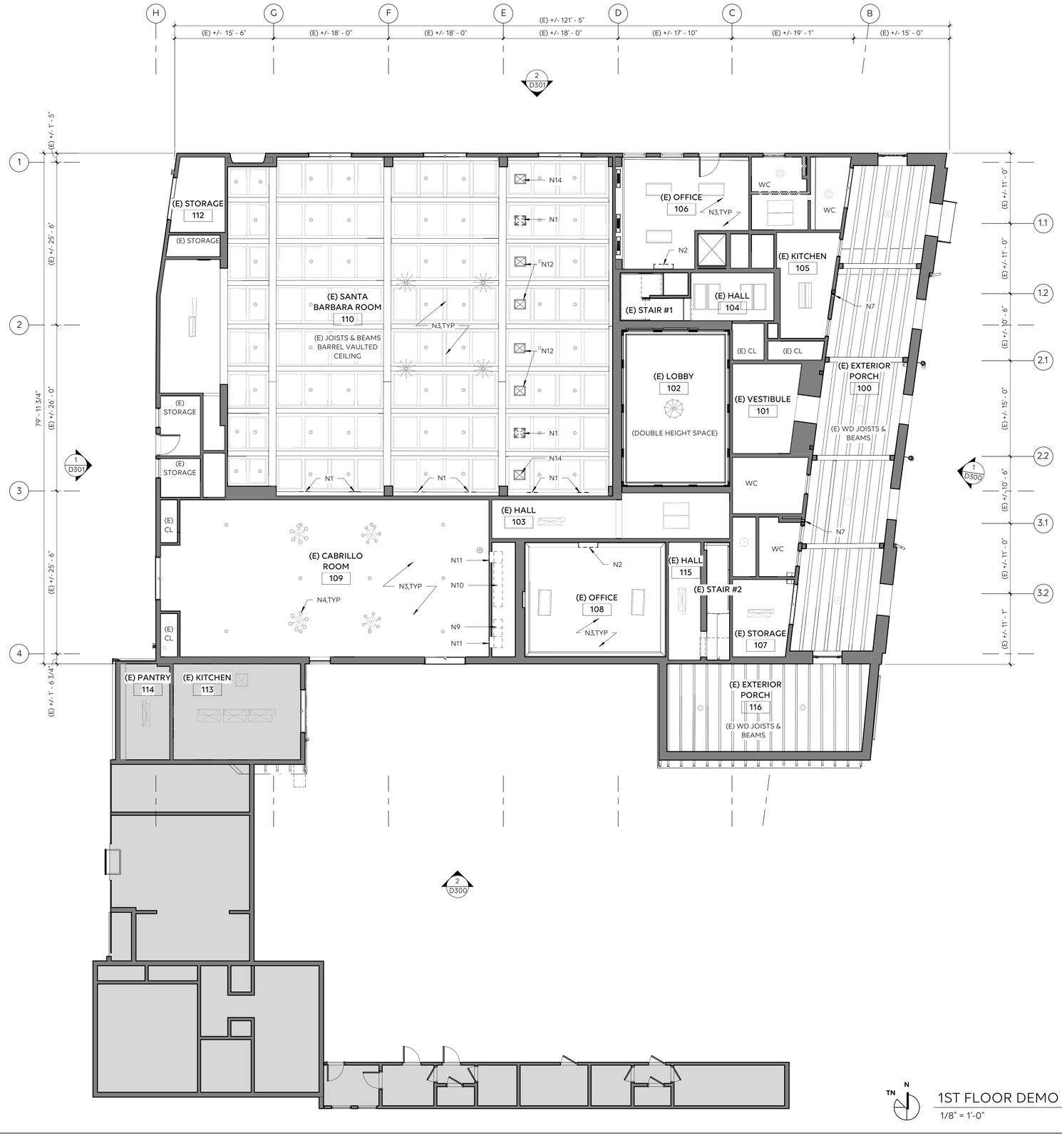
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2ND FLOOR DEMO PLAN

D102

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TN N

1ST FLOOR DEMO RCP

1/8" = 1'-0"

1

NOTES

N1. DEMO (E) GRILLE/DIFFUSER, REFER TO MECH. PATCH, REPAIR & PT (E) WALL/CEILING AS REQ'D FOR UPGRADES, SEE A700

N2. DEMO PORTION OF (E) WALL AS REQ'D FOR (N) WALL-HUNG FCU UNIT & REFRIGERANT LINE, REFER TO MECH FOR LOCATIONS & REQUIREMENTS. PATCH, REPAIR & PT TO MATCH (E).

N3. (E) CEILING TO REMAIN IN PLACE

N4. (E) LIGHTING FIXTURE TO REMAIN & PROTECTED IN PLACE

N5. (E) SKYLIGHT TO REMAIN & PROTECTED IN PLACE

N6. DEMO PORTION OF (E) CEILING AS REQ'D TO INSTALL (N) BEAM, REFER TO STRUCT. PATCH, REPLACE & PT CEILING TO MATCH (E). SHORING AS REQ'D BY STRUCT.

N7. DEMO PORTIONS OF (E) CEILING FOR (N) COLUMN FLUSH WITH (E) COLUMN, REFER TO STRUCT. PATCH, REPAIR & PT TO CEILING TO MATCH (E).

N8. DEMO PORTIONS OF (E) CEILING FOR (N) UNITS, REFER TO MECH. PATCH, REPAIR & PT TO CEILING TO MATCH (E).

N9. DEMO (E) SUPPLY DUCT, REFER TO MECH.

N10. DEMO (E) RETURN DUCT, REFER TO MECH.

N11. DEMO (E) GRILLE, REFER TO MECH. DEMO & PREP PORTION OF (E) WALL AS REQ'D FOR (N) GRILLE.

N12. (E) RETURN DIFFUSER TO REMAIN; RE-USE AND REFER TO MECH

N13. DEMO OPENING IN WALL FOR FUTURE MECH DUCT, REFER TO MECH

N14. DEMO (E) DIFFUSER, REFER TO MECH. DEMO & PREP PORTION OF (E) CEILING AS REQ'D FOR (N) DIFFUSER.

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOM UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

C. PER DETAIL X / A-9X

D. GC TO WALK THE SITE PRIOR TO BID TO EVALUATE FULL SCOPE OF REMOVAL OF MISC ITEMS & FINISHES

E. ALL HISTORIC FABRIC TO BE RETAINED & SHALL BE PROTECTED DURING CONSTRUCTION

F. PROTECT EXISTING CONSTRUCTION, FINISHES, AND UTILITIES THAT ARE TO REMAIN

G. PROVIDE DUST BARRIERS AND CEILING PROTECTION TO PREVENT DAMAGE OR CONTAMINATION OF ADJACENT AREAS.

H. DISCONNECT AND CAP UTILITIES AS REQUIRED BEFORE DEMOLITION WORK BEGINS. COORDINATE WITH MEP CONSULTANTS FOR PROPER PROCEDURES.

LEGEND

- WALL TO BE REMOVED
- (E) WALL OR STRUCTURE TO BE RETAINED
- PROPERTY LINE
- (E) DOOR TO BE RETAINED
- NOT A PART

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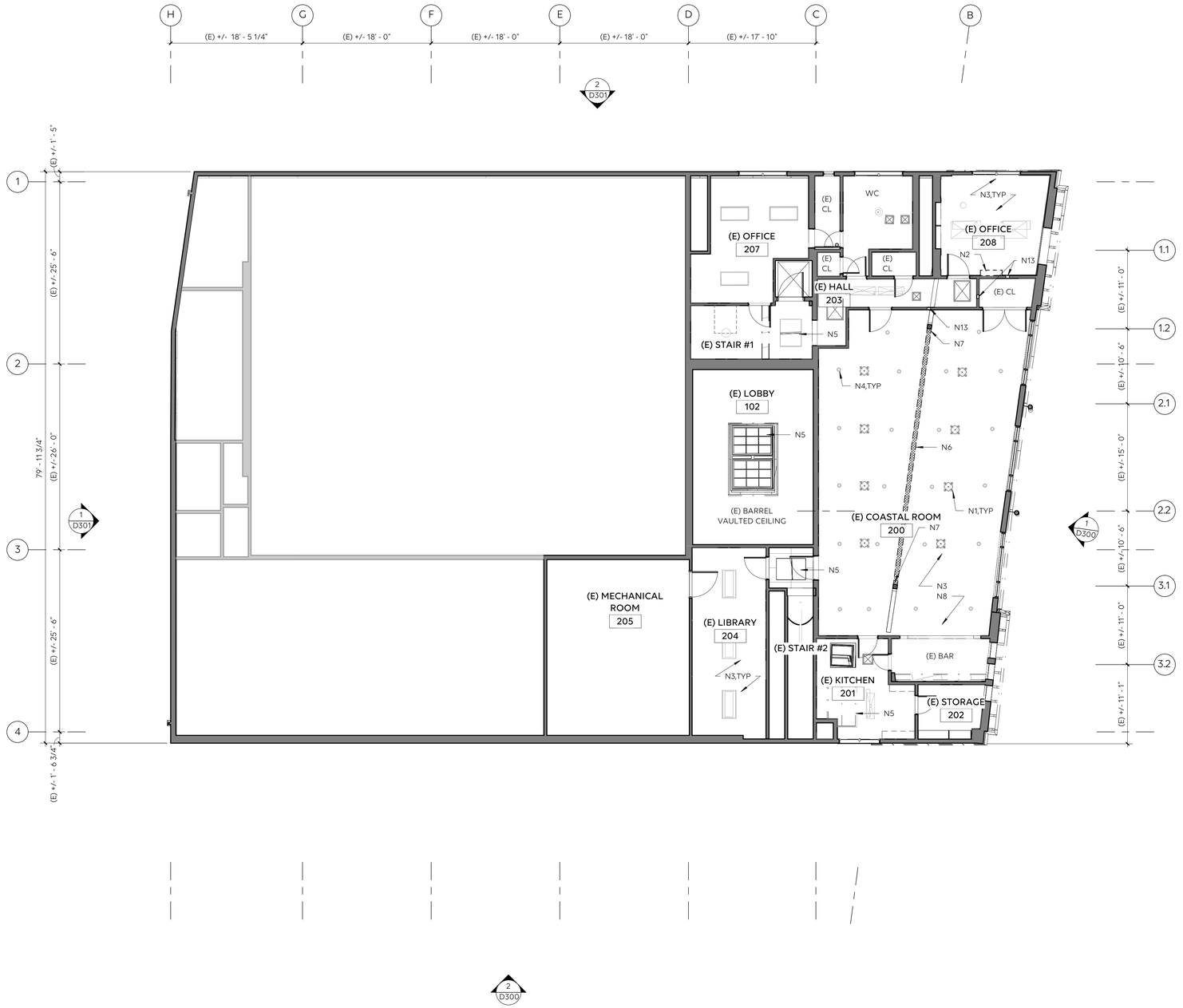
1ST FLOOR DEMO RCP

D201

CITY STAMPS

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NOTES

N1. DEMO (E) GRILLE/DIFFUSER, REFER TO MECH. PATCH, REPAIR & PT (E) WALL/CEILING AS REQ'D FOR UPGRADES, SEE A700

N2. DEMO PORTION OF (E) WALL AS REQ'D FOR (N) WALL-HUNG FCU UNIT & REFRIGERANT LINE, REFER TO MECH FOR LOCATIONS & REQUIREMENTS. PATCH, REPAIR & PT TO MATCH (E).

N3. (E) CEILING TO REMAIN IN PLACE

N4. (E) LIGHTING FIXTURE TO REMAIN & PROTECTED IN PLACE

N5. (E) SKYLIGHT TO REMAIN & PROTECTED IN PLACE

N6. DEMO PORTION OF (E) CEILING AS REQ'D TO INSTALL (N) BEAM, REFER TO STRUCT. PATCH, REPLACE & PT CEILING TO MATCH (E). SHORING AS REQ'D BY STRUCT.

N7. DEMO PORTIONS OF (E) CEILING FOR (N) COLUMN FLUSH WITH (E) COLUMN, REFER TO STRUCT. PATCH, REPAIR & PT TO CEILING TO MATCH (E).

N8. DEMO PORTIONS OF (E) CEILING FOR (N) UNITS, REFER TO MECH. PATCH, REPAIR & PT TO CEILING TO MATCH (E).

N9. DEMO (E) SUPPLY DUCT, REFER TO MECH.

N10. DEMO (E) RETURN DUCT, REFER TO MECH.

N11. DEMO (E) GRILLE, REFER TO MECH. DEMO & PREP PORTION OF (E) WALL AS REQ'D FOR (N) GRILLE.

N12. (E) RETURN DIFFUSER TO REMAIN; RE-USE AND REFER TO MECH

N13. DEMO OPENING IN WALL FOR FUTURE MECH DUCT, REFER TO MECH

N14. DEMO (E) DIFFUSER, REFER TO MECH. DEMO & PREP PORTION OF (E) CEILING AS REQ'D FOR (N) DIFFUSER.

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOM UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

C. PER DETAIL X / A-9X

D. GC TO WALK THE SITE PRIOR TO BID TO EVALUATE FULL SCOPE OF REMOVAL OF MISC ITEMS & FINISHES

E. ALL HISTORIC FABRIC TO BE RETAINED & SHALL BE PROTECTED DURING CONSTRUCTION

F. PROTECT EXISTING CONSTRUCTION, FINISHES, AND UTILITIES THAT ARE TO REMAIN

G. PROVIDE DUST BARRIERS AND CEILING PROTECTION TO PREVENT DAMAGE OR CONTAMINATION OF ADJACENT AREAS.

H. DISCONNECT AND CAP UTILITIES AS REQUIRED BEFORE DEMOLITION WORK BEGINS. COORDINATE WITH MEP CONSULTANTS FOR PROPER PROCEDURES.

LEGEND

- WALL TO BE REMOVED
- (E) WALL OR STRUCTURE TO BE RETAINED
- PROPERTY LINE
- (E) DOOR TO BE RETAINED
- NOT A PART

TN N

SECOND FLOOR DEMO RCP 1
1/8" = 1'-0"

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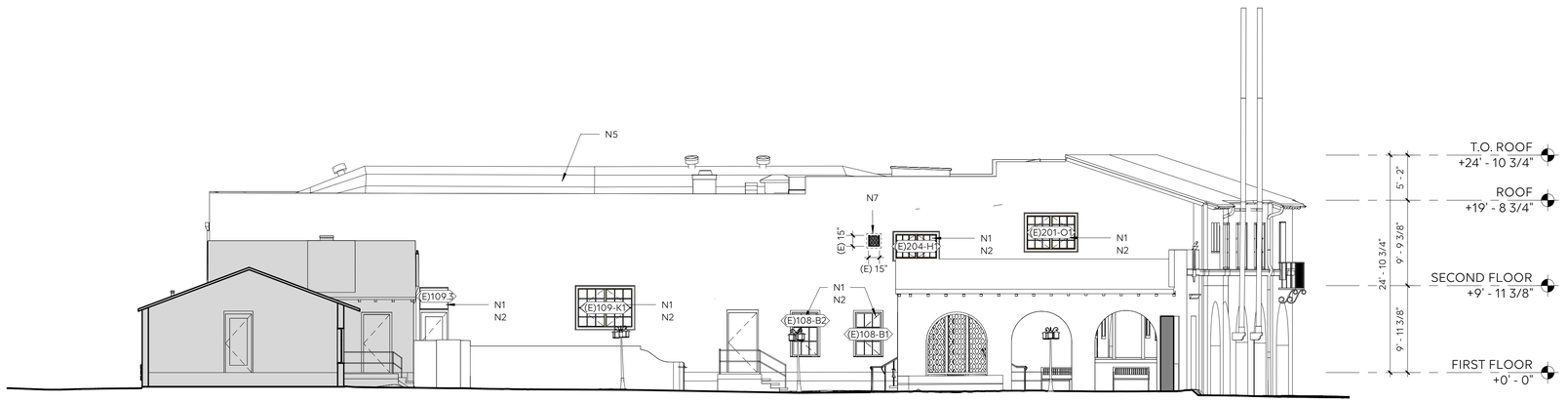
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2ND FLOOR DEMO RCP

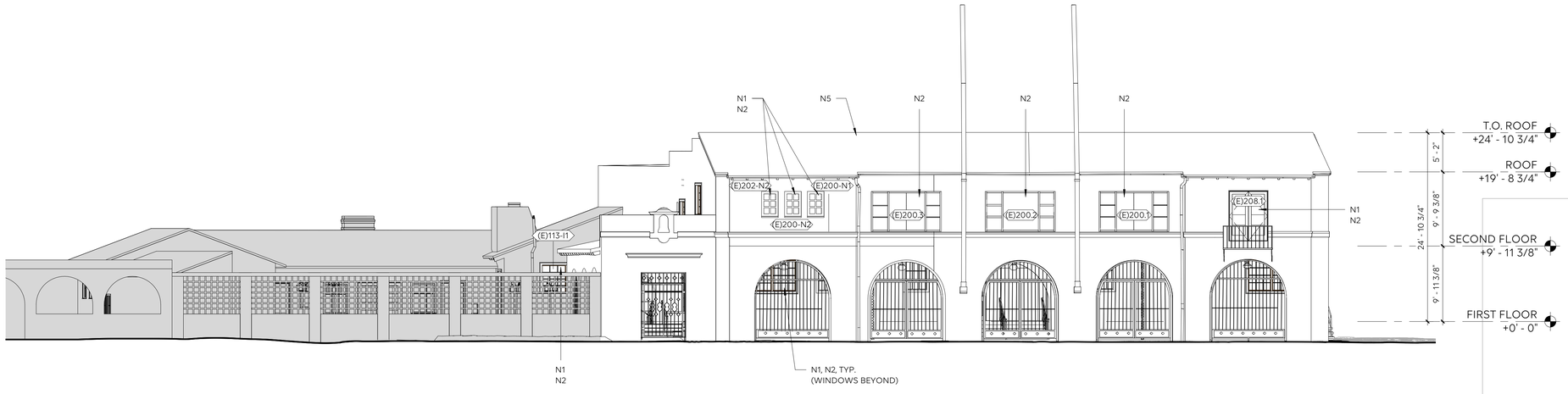
D202

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WEST DEMO ELEVATION
1/8" = 1'-0"
2



SOUTH DEMO ELEVATION
1/8" = 1'-0"
1

NOTES

N1. PROTECT & REFURBISH (E) WINDOW AS REQ'D, REFER TO WINDOW SCHEDULE

N2. GC TO PERFORM WATER TESTING AT (E) WINDOWS, NOTIFY OWNER OF FINDINGS; PROTECT IN PLACE. LEAKS TO BE REPAIRED WHERE REQ'D.

N3. (E) LOUVERS TO REMAIN & PROTECTED IN PLACE, COORDINATE EXACT (N) LOUVER LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION IF REQ'D. LOUVERS SHALL NOT INTERFERE WITH HISTORIC FABRIC. REFER TO MECH FOR FULL SCOPE OF WORK.

N4. (E) ELEC EQIUPMENT, REFER TO ELEC DWGS

N5. (E) ROOF TO REMAIN (NO CHANGE)

N6. FUTURE LOCATION OF (N) WALL-HUNG FCU UNITS & REFRIGERANT LINES, REFER TO MECH FOR UNITS AND ROUTING REQUIREMENTS. PATCH, REPAIR AND PT TO MATCH (E).

N7. DEMO (E) EXHAUST FAN, SEE MECH. DEMO & PREP PORTION OF (E) WALL AS REQ'D FOR (N) LOUVER. LOUVERS SHALL NOT INTERFERE WITH HISTORIC FABRIC. REFER TO MECH FOR FULL SCOPE OF WORK.

LEGEND

NOT A PART

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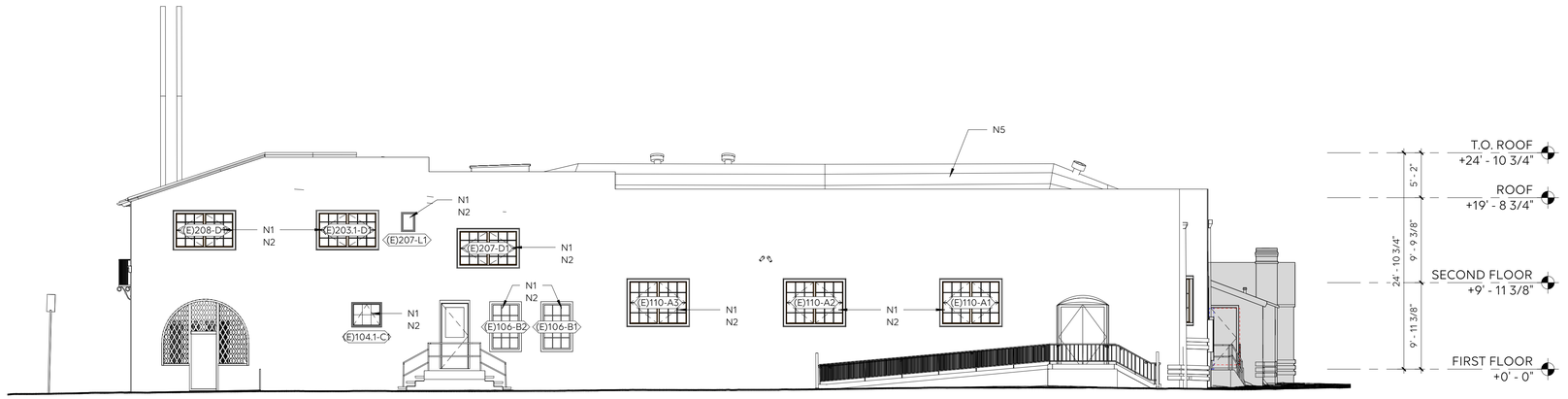
EXTERIOR DEMO ELEVATIONS

D300

CITY STAMPS

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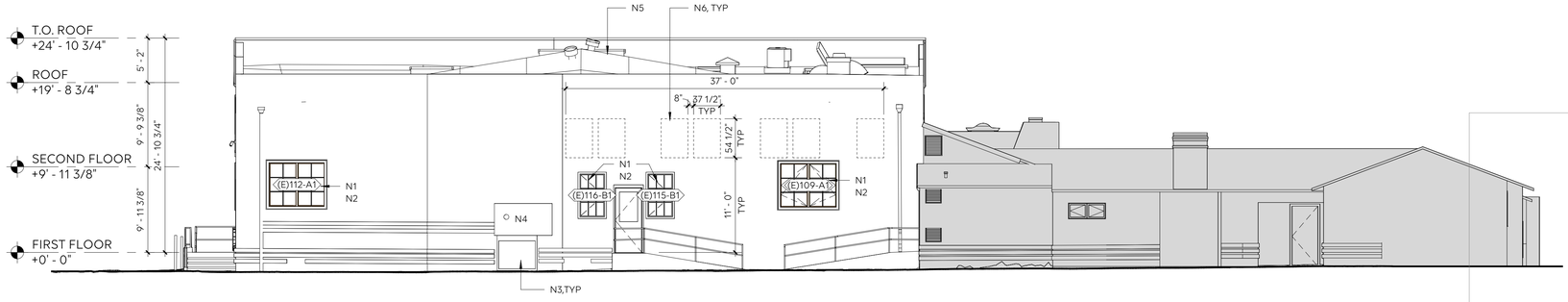
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EAST DEMO ELEVATION

1/8" = 1'-0"

2



NORTH DEMO ELEVATION

1/8" = 1'-0"

1

NOTES

N1. PROTECT & REFURBISH (E) WINDOW AS REQ'D, REFER TO WINDOW SCHEDULE

N2. GC TO PERFORM WATER TESTING AT (E) WINDOWS, NOTIFY OWNER OF FINDINGS; PROTECT IN PLACE. LEAKS TO BE REPAIRED WHERE REQ'D.

N3. (E) LOUVERS TO REMAIN & PROTECTED IN PLACE, COORDINATE EXACT (N) LOUVER LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION IF REQ'D. LOUVERS SHALL NOT INTERFERE WITH HISTORIC FABRIC. REFER TO MECH FOR FULL SCOPE OF WORK.

N4. (E) ELEC EQIUPMENT, REFER TO ELEC DWGS

N5. (E) ROOF TO REMAIN (NO CHANGE)

N6. FUTURE LOCATION OF (N) WALL-HUNG FCU UNITS & REFRIGERANT LINES, REFER TO MECH FOR UNITS AND ROUTING REQUIREMENTS. PATCH, REPAIR AND PT TO MATCH (E).

N7. DEMO (E) EXHAUST FAN, SEE MECH. DEMO & PREP PORTION OF (E) WALL AS REQ'D FOR (N) LOUVER. LOUVERS SHALL NOT INTERFERE WITH HISTORIC FABRIC. REFER TO MECH FOR FULL SCOPE OF WORK.

LEGEND

NOT A PART

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EXTERIOR DEMO ELEVATIONS

D301

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N

SITE PLAN
3/32" = 1'-0"

1

NOTES

N1. (E) ROOF TO REMAIN (NO CHANGE)

N2. (E) SKYLIGHT

N3. (N) ELEC EQUIP, REFER TO ELEC/SCE

N4. TRENCHING OF (E) CONC PAVING AS REQ'D FOR (N) FEEDERS/CONDUIT, REFER TO ELEC/SCE

N5. (N) WALL-HUNG CONDENSER UNIT, REFER TO MECH & (N) SUPPORTS, SEE SHEET G115 FOR SPEC INFO, REFER TO STRUCT.

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS OR FOM UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

C. SEE DETAIL X / A-9X

D. GC TO WALK THE SITE PRIOR TO BID TO EVALUATE FULL SCOPE OF REMOVAL OF MISC ITEMS & FINISHES

E. SEE STRUCT DWGS FOR EXTENT OF SLAB REMOVAL TO ACCOMMODATE (N) CONC SLEEVE.

LEGEND

- (N) WALL
- (E) WALL OR STRUCTURE TO BE RETAINED
- NOT A PART
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- 60" ADA CIRCULAR TURNING RADIUS

CITY STAMPS

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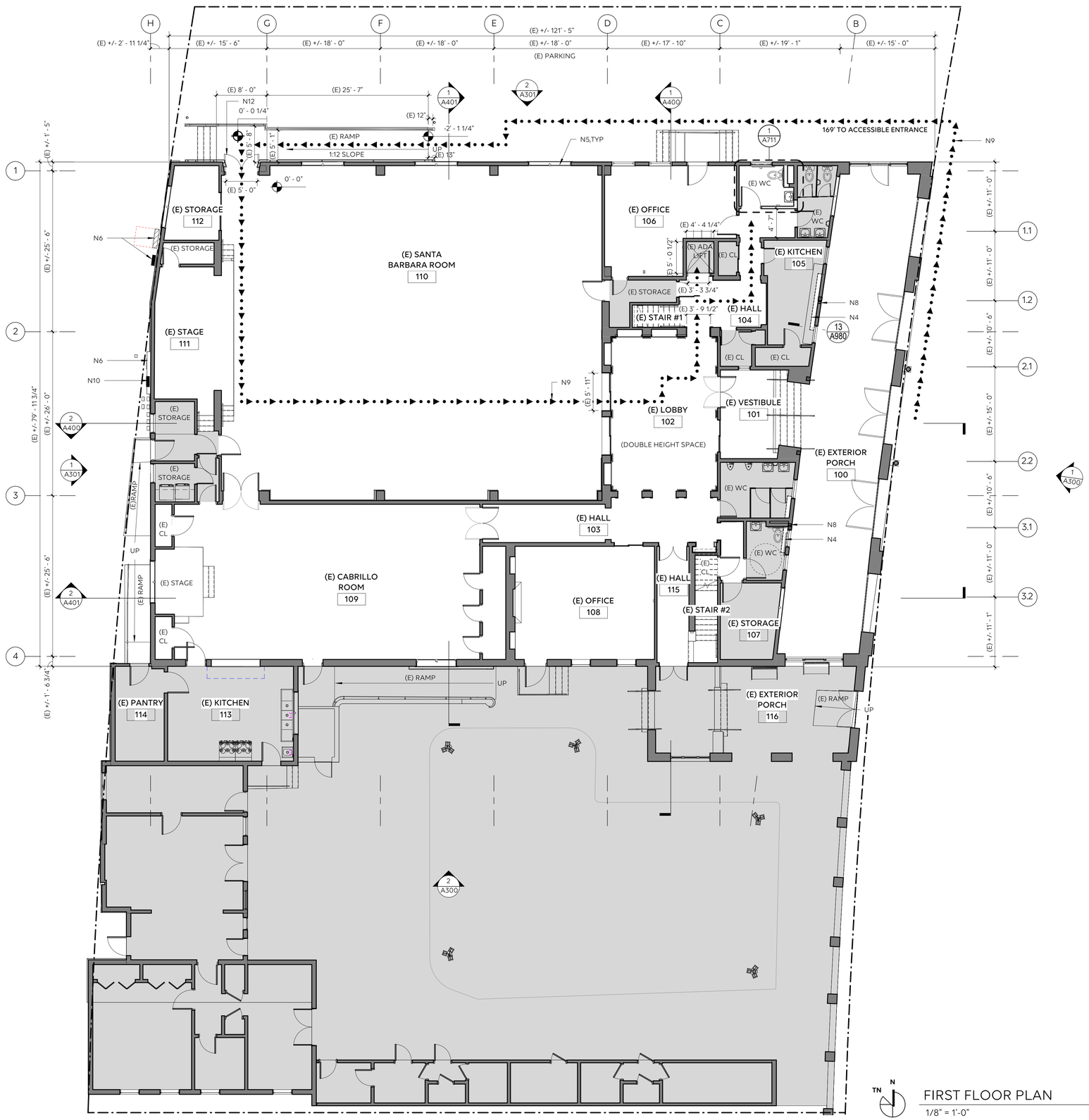
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SITE PLAN

A000

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TN N

FIRST FLOOR PLAN 1

1/8" = 1'-0"

NOTES

N1. (N) IN-PLACE VRF SYSTEM & (N) PADS. REUSE (E) DUCTS & (E) PADS, REFER TO MECH & STRUCT

N2. (N) SUPPLY DUCT, PATCH, REPAIR & PT (E) WALL/CEILING IF REQ'D FOR UPGRADES, REFER TO MECH

N3. (N) WALL-HUNG CONDENSER UNIT, REFER TO MECH & (N) SUPPORTS, REFER TO STRUCT.

N4. (N) CONC SLEEVE, REFER TO STRUCT. PATCH & PT FLOOR & WALL AS REQ'D, COORDINATE WITH ARCHITECT TO RETAIN HISTORIC FABRIC

N5. MAINTENANCE (E) WINDOWS, REFER TO ELEVATIONS & WINDOW SCHEDULE FOR SCOPE EXTENTS

N6. (N) ELEC EQUIP., REFER TO ELEC. PATCH, REPAIR & PT PLASTER AS REQ'D. BACKING AS NEEDED.

N7. (N) OUTSIDE AIR DUCT, REFER TO MECH. REFER TO MECH. PATCH, REPAIR & PT WALL/CEILING TO MATCH (E)

N8. (N) COLUMN FLUSH WITH (E) COLUMN, PTD TO MATCH (E), REFER TO STRUCT. PATCH, REPAIR & PT WALLS & FLOOR TO MATCH (E), COORDINATE WITH ARCHITECT TO RETAIN HISTORIC FABRIC.

N9. ADA ACCESSIBLE PATHWAY, ADA SIGNAGE TO BE ADDED ALONG ACCESISBLE PATHWAY

N10. (E) ELEC PANEL, REFER TO ELEC DWGS

N11. (N) RETURN DUCT CONNECTING TO (N) DIFFUSERS, PATCH, REPAIR & PT (E) WALL/CEILING IF REQ'D FOR UPGRADES, REFER TO MECH

N12. ADA ACCESSIBLE ENTRY AND SIGNAGE

N13. (E) DOOR REINSTALLED IN (E) FRAME TO SWING IN DIRECTION OF EGRESS

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

C. SEE SHEETS G040-G045 FOR TYP ACCESSIBILITY REQUIREMENTS.

D. PER DETAIL X / A-9X

E. ALL HISTORIC FABRIC TO BE RETAINED & SHALL BE PROTECTED DURING CONSTRUCTION.

LEGEND

- (N) WALL
- (E) WALL OR STRUCTURE TO BE RETAINED
- NOT A PART
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- 60" ADA CIRCULAR TURNING RADIUS

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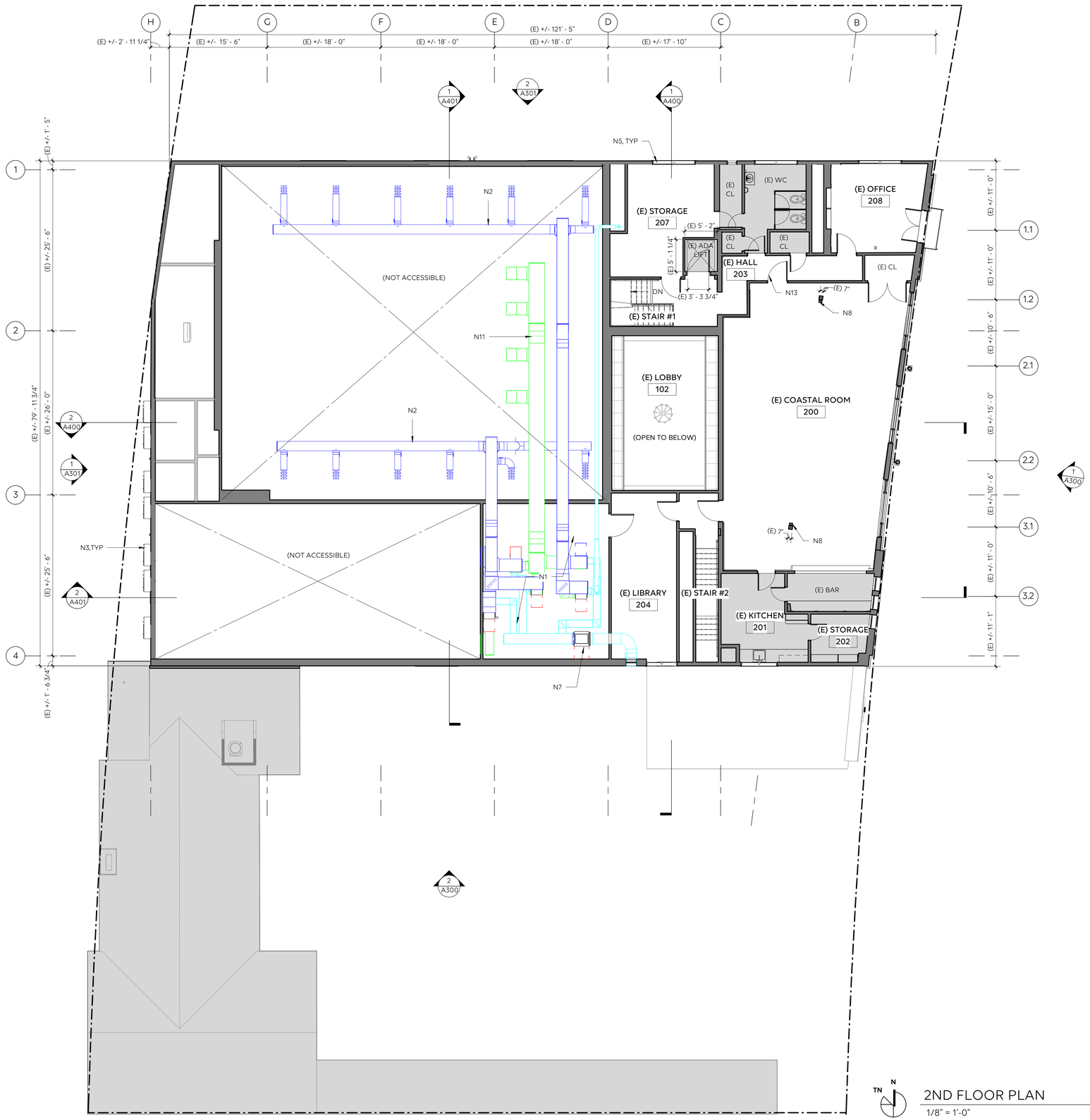
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1ST FLOOR PLAN

A101

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TN N

2ND FLOOR PLAN

1/8" = 1'-0"

1

NOTES

N1. (N) IN-PLACE VRF SYSTEM & (N) PADS. REUSE (E) DUCTS & (E) PADS, REFER TO MECH & STRUCT

N2. (N) SUPPLY DUCT, PATCH, REPAIR & PT (E) WALL/CEILING IF REQ'D FOR UPGRADES, REFER TO MECH

N3. (N) WALL-HUNG CONDENSER UNIT, REFER TO MECH & (N) SUPPORTS, REFER TO STRUCT.

N4. (N) CONC SLEEVE, REFER TO STRUCT. PATCH & PT FLOOR & WALL AS REQ'D, COORDINATE WITH ARCHITECT TO RETAIN HISTORIC FABRIC

N5. MAINTENANCE (E) WINDOWS, REFER TO ELEVATIONS & WINDOW SCHEDULE FOR SCOPE EXTENTS

N6. (N) ELEC EQUIP., REFER TO ELEC. PATCH, REPAIR & PT PLASTER AS REQ'D. BACKING AS NEEDED.

N7. (N) OUTSIDE AIR DUCT, REFER TO MECH. REFER TO MECH. PATCH, REPAIR & PT WALL/CEILING TO MATCH (E)

N8. (N) COLUMN FLUSH WITH (E) COLUMN, PTD TO MATCH (E), REFER TO STRUCT. PATCH, REPAIR & PT WALLS & FLOOR TO MATCH (E), COORDINATE WITH ARCHITECT TO RETAIN HISTORIC FABRIC.

N9. ADA ACCESSIBLE PATHWAY, ADA SIGNAGE TO BE ADDED ALONG ACCESISBLE PATHWAY

N10. (E) ELEC PANEL, REFER TO ELEC DWGS

N11. (N) RETURN DUCT CONNECTING TO (N) DIFFUSERS, PATCH, REPAIR & PT (E) WALL/CEILING IF REQ'D FOR UPGRADES, REFER TO MECH

N12. ADA ACCESSIBLE ENTRY AND SIGNAGE

N13. (E) DOOR REINSTALLED IN (E) FRAME TO SWING IN DIRECTION OF EGRESS

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

C. SEE SHEETS G040-G045 FOR TYP ACCESSIBILITY REQUIREMENTS.

D. PER DETAIL X / A-9X

E. ALL HISTORIC FABRIC TO BE RETAINED & SHALL BE PROTECTED DURING CONSTRUCTION.

LEGEND

(N) WALL

(E) WALL OR STRUCTURE TO BE RETAINED

NOT A PART

PROPERTY LINE

ACCESSIBLE PATH OF TRAVEL

60" ADA CIRCULAR TURNING RADIUS

CITY STAMPS

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1301 N. BROADWAY
LOS ANGELES, CA 90012

VETERANS BUILDING

112 W CABRILLO BLVD, SANTA BARBARA, CA 93101

100% CONSTRUCTION DOCUMENTS

SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101

LICENSED ARCHITECT
KAHIN LILJEGREN
C - 28158
03.31.27
Renewal Date
STATE OF CALIFORNIA

REVISIONS:

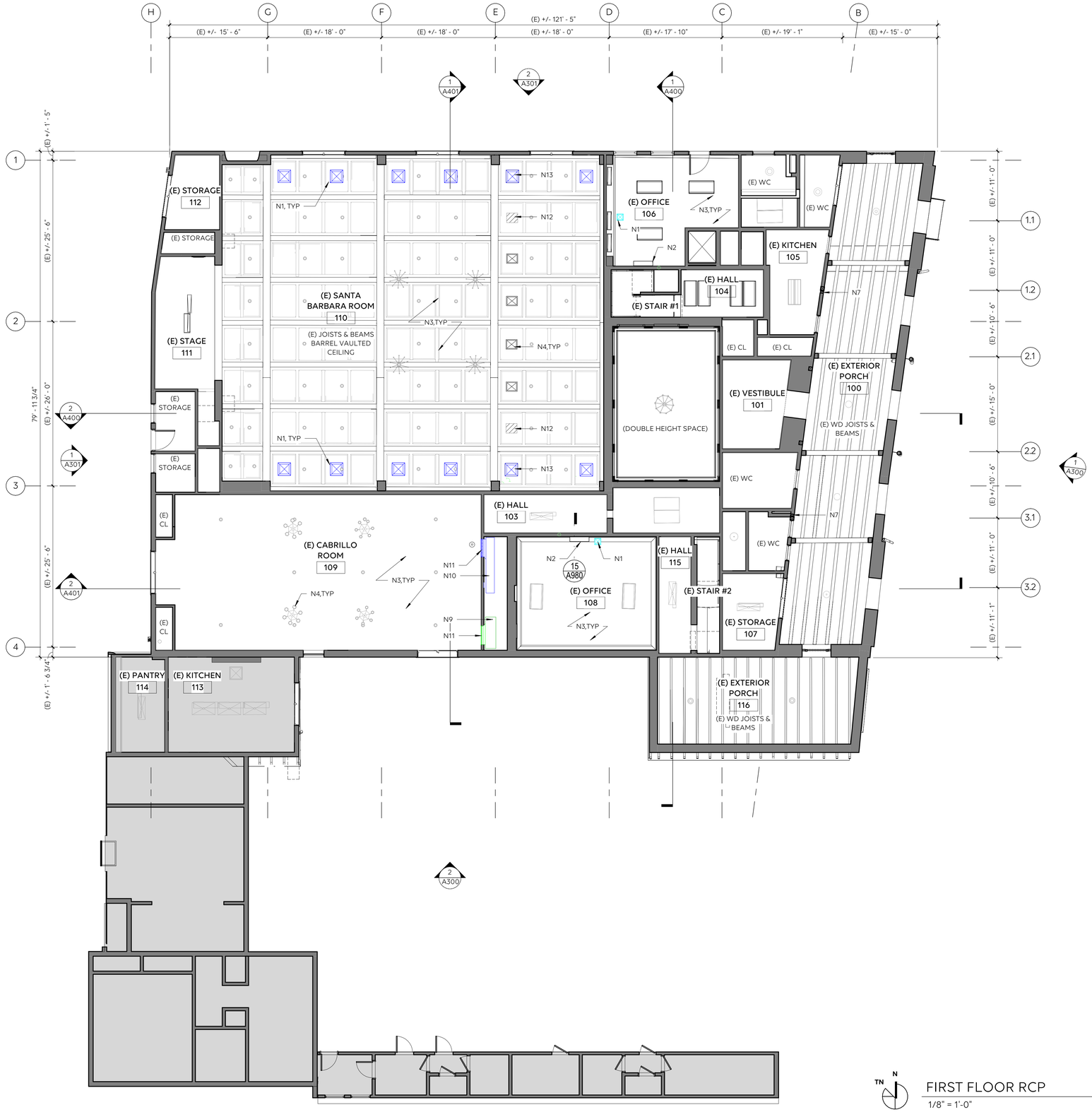
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2ND FLOOR PLAN

A102

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FIRST FLOOR RCP

1/8" = 1'-0"

1

NOTES

N1. (N) HISTORICAL, DECORATIVE MECH DIFFUSER GRILLE BY ARCHITECTURAL GRILLE

N2. (N) WALL-HUNG FCU UNITS & REFRIDGERANT LINES, REFER TO MECH. PROVIDE BACKING AS REQ'D. EXACT LOCATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION. PATCH, REPAIR & PT TO MATCH (E).

N3. (E) CEILING; PATCH, REPAIR & PT AS REQ'D

N4. (E) RETURN DIFFUSER TO REMAIN AND RESUED, REFER TO MECH

N5. (N) OUTSIDE AIR DUCT, REFER TO MECH. REFER TO MECH. PATCH, REPAIR & PT WALL/CEILING TO MATCH (E)

N6. (N) STL BEAM, PER STRUCT. PATCH, REPLACE & PT CEILING TO MATCH (E).

N7. (N) COLUMN FLUSH WITH (E) COLUMN, REFER TO STRUCT. PATCH, REPAIR & PT CEILING TO MATCH (E).

N8. (N) CEILING UNIT, REFER TO MECH. PATCH, REPAIR & PT CEILING TO MATCH (E).

N9. (N) SUPPLY DUCT, REFER TO MECH.

N10. (N) RETURN DUCT, REFER TO MECH.

N11. (N) HISTORICAL, DECORATIVE MECH GRILLE BY ARCHITECTURAL GRILLE, REPAIR & PT WALL TO MATCH (E)

N12. PATCH (E) HISTORIC CEILING TO MATCH (E), PTD

N13. (N) HISTORICAL, DECORATIVE MECH DIFFUSER GRILLE BY ARCHITECTURAL GRILLE IN (E) DIFFUSER LOCATION

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

C. PER DETAIL X / A-9X

LEGEND

(N) WALL

(E) WALL OR STRUCTURE TO BE RETAINED

NOT A PART

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KARIN LILJEGREN
C - 28158
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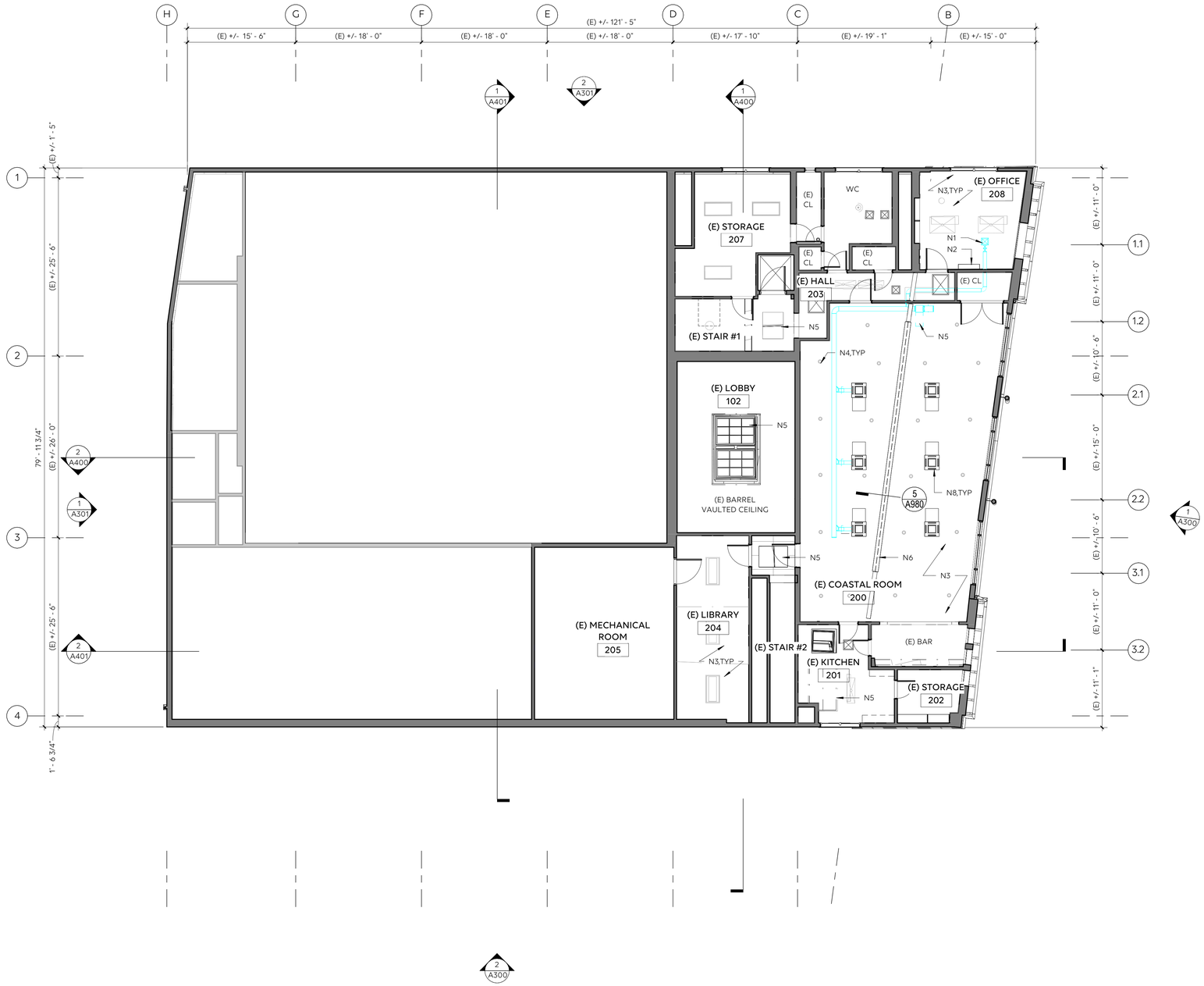
1ST FLOOR RCP

A201

CITY STAMPS

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NOTES

N1. (N) HISTORICAL, DECORATIVE MECH DIFFUSER GRILLE BY ARCHITECTURAL GRILLE

N2. (N) WALL-HUNG FCU UNITS & REFRIDGERANT LINES, REFER TO MECH. PROVIDE BACKING AS REQ'D. EXACT LOCATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION. PATCH, REPAIR & PT TO MATCH (E).

N3. (E) CEILING; PATCH, REPAIR & PT AS REQ'D

N4. (E) RETURN DIFFUSER TO REMAIN AND RESUED, REFER TO MECH

N5. (N) OUTSIDE AIR DUCT, REFER TO MECH. REFER TO MECH. PATCH, REPAIR & PT WALL/CEILING TO MATCH (E)

N6. (N) STL BEAM, PER STRUCT. PATCH, REPLACE & PT CEILING TO MATCH (E).

N7. (N) COLUMN FLUSH WITH (E) COLUMN, REFER TO STRUCT. PATCH, REPAIR & PT CEILING TO MATCH (E).

N8. (N) CEILING UNIT, REFER TO MECH. PATCH, REPAIR & PT CEILING TO MATCH (E).

N9. (N) SUPPLY DUCT, REFER TO MECH.

N10. (N) RETURN DUCT, REFER TO MECH.

N11. (N) HISTORICAL, DECORATIVE MECH GRILLE BY ARCHITECTURAL GRILLE, REPAIR & PT WALL TO MATCH (E)

N12. PATCH (E) HISTORIC CEILING TO MATCH (E), PTD

N13. (N) HISTORICAL, DECORATIVE MECH DIFFUSER GRILLE BY ARCHITECTURAL GRILLE IN (E) DIFFUSER LOCATION

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

C. PER DETAIL X / A-9X

LEGEND

(N) WALL

(E) WALL OR STRUCTURE TO BE RETAINED

NOT A PART

TN N

SHT - SECOND FLOOR RCP 1

1/8" = 1'-0"

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C - 28158
03.31.27
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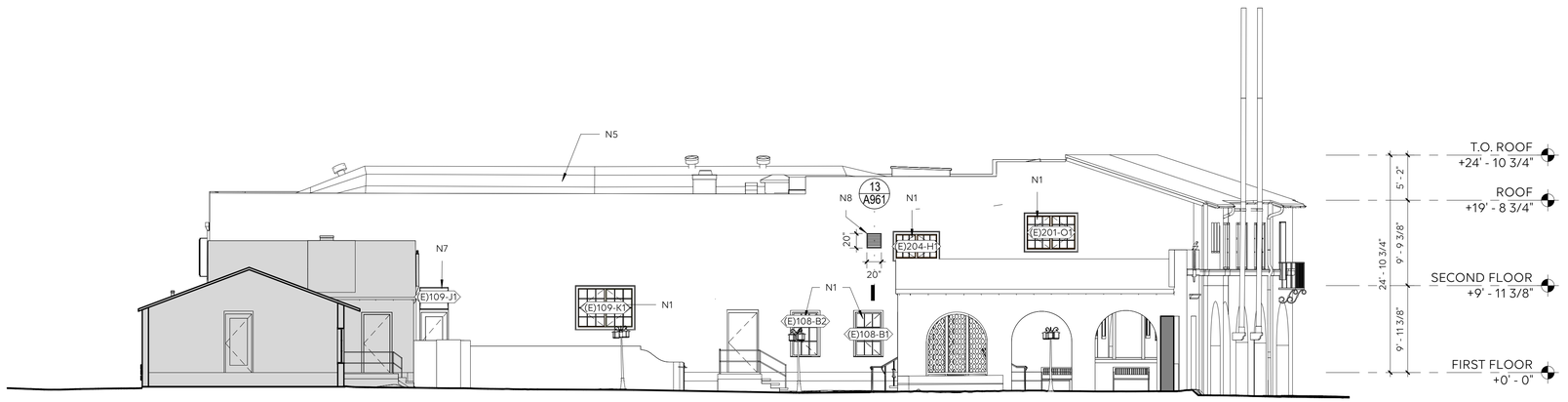
2ND FLOOR RCP

A202

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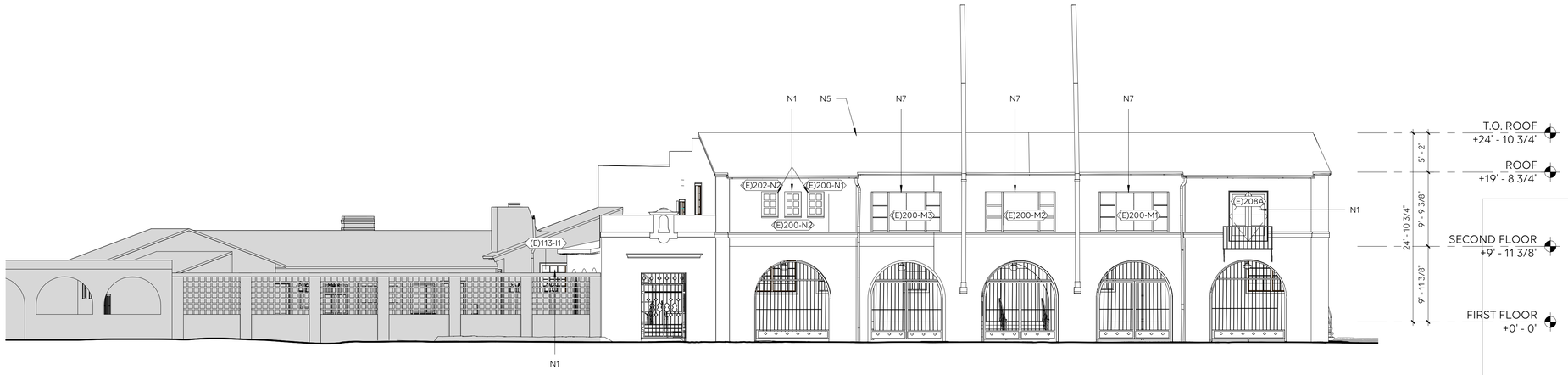
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WEST ELEVATION

1/8" = 1'-0"

2



SOUTH ELEVATION

1/8" = 1'-0"

1

NOTES

N1. (E) WINDOW TO BE MAINTENANCED AND REFURBISHED AS REQ'D & WATER TEST, REFER TO WINDOW SCHEDULE

N2. (N) ELEC EQUIP., REFER TO ELEC. PATCH, REPAIR & PT PLASTER AS REQ'D.

N3. (E) LOUVERS TO REMAIN & PROTECTED IN PLACE, COORDINATE EXACT (N) LOUVER LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION IF REQ'D. LOUVERS SHALL NOT INTERFERE WITH HISTORIC FABRIC. REFER TO MECH FOR FULL SCOPE OF WORK.

N4. (E) ELEC EQIUPMENT, REFER TO ELEC DWGS

N5. (E) ROOF TO REMAIN (NO CHANGE)

N6. (N) WALL-HUNG FCU UNITS & REFRIGERANT LINES, REFER TO MECH FOR UNITS AND ROUTING REQUIREMENTS. PATCH, REPAIR AND PT TO MATCH (E) PT-01 . COORDINATE EXACT LOCATIONS OF RECEPTACLES AND SWITCHES WITH ARCHITECT PRIOR TO INSTALLATION, PTD; SUPPORTS PER STRUCT; PT UNITS AND REFRIDGERANT LINES TO MATCH (E) WALL PT-01

N7. (E) WINDOW TO REMAIN

N8. (N) LOUVER TO MATCH (E), PT TO MATCH PT-01 ; SEE MECH. LOUVERS SHALL NOT INTERFERE WITH HISTORIC FABRIC. REFER TO MECH FOR FULL SCOPE OF WORK.

N9. (N) MECHANICAL SCREEN, PT TO MATCH (E) WALL PT-01 , REFER TO MECH; SEE 4 / A961 .

LEGEND

NOT A PART

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C - 28158
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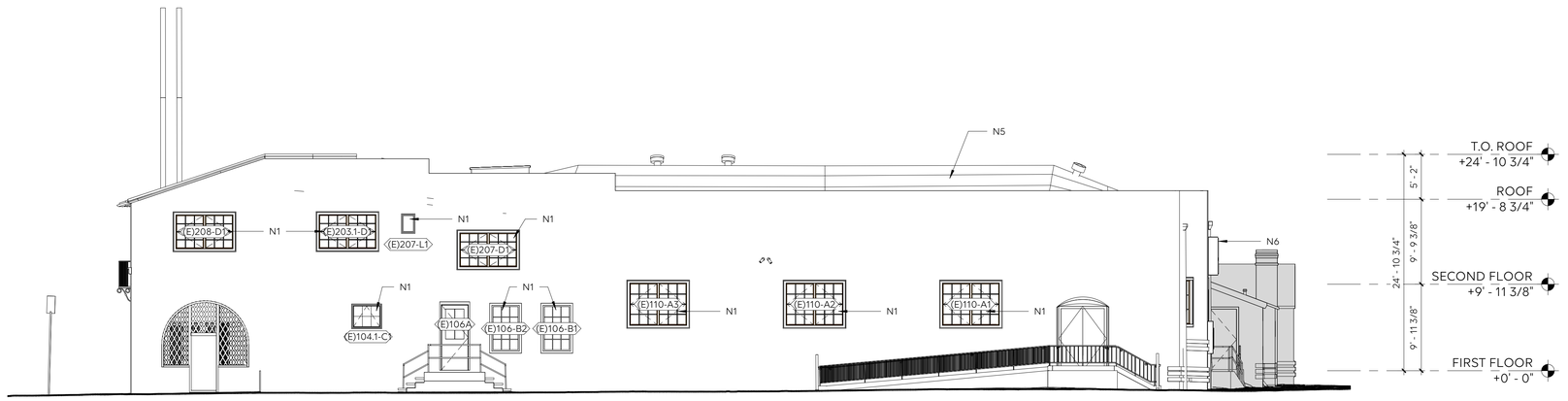
EXTERIOR ELEVATIONS

A300

CITY STAMPS

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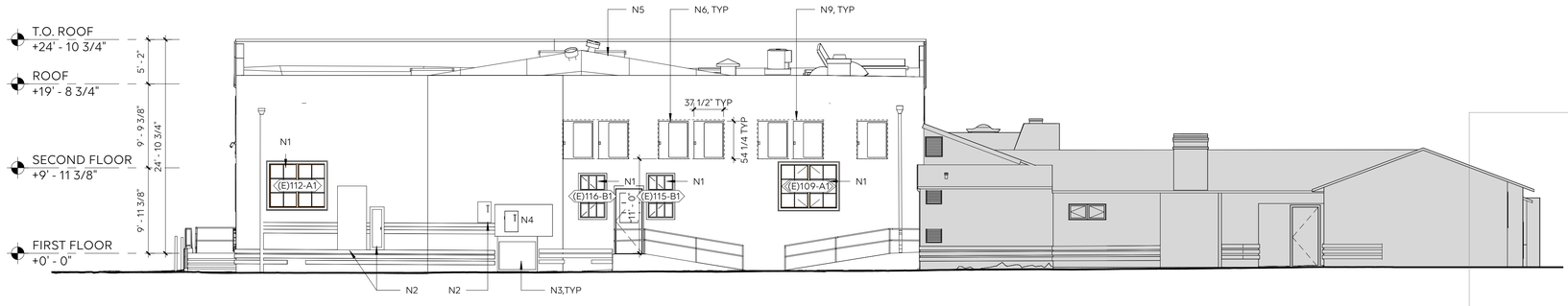
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EAST ELEVATION

1/8" = 1'-0"

2



NORTH ELEVATION

1/8" = 1'-0"

1

NOTES

N1. (E) WINDOW TO BE MAINTENANCED AND REFURBISHED AS REQ'D & WATER TEST, REFER TO WINDOW SCHEDULE

N2. (N) ELEC EQUIP., REFER TO ELEC. PATCH, REPAIR & PT PLASTER AS REQ'D.

N3. (E) LOUVERS TO REMAIN & PROTECTED IN PLACE, COORDINATE EXACT (N) LOUVER LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION IF REQ'D. LOUVERS SHALL NOT INTERFERE WITH HISTORIC FABRIC. REFER TO MECH FOR FULL SCOPE OF WORK.

N4. (E) ELEC EQIUPMENT, REFER TO ELEC DWGS

N5. (E) ROOF TO REMAIN (NO CHANGE)

N6. (N) WALL-HUNG FCU UNITS & REFRIGERANT LINES, REFER TO MECH FOR UNITS AND ROUTING REQUIREMENTS. PATCH, REPAIR AND PT TO MATCH (E) PT-01 . COORDINATE EXACT LOCATIONS OF RECEPTACLES AND SWITCHES WITH ARCHITECT PRIOR TO INSTALLATION, PTD; SUPPORTS PER STRUCT; PT UNITS AND REFRIDGERANT LINES TO MATCH (E) WALL PT-01

N7. (E) WINDOW TO REMAIN

N8. (N) LOUVER TO MATCH (E), PT TO MATCH PT-01 ; SEE MECH. LOUVERS SHALL NOT INTERFERE WITH HISTORIC FABRIC. REFER TO MECH FOR FULL SCOPE OF WORK.

N9. (N) MECHANICAL SCREEN, PT TO MATCH (E) WALL PT-01 , REFER TO MECH; SEE 4 / A961 .

LEGEND

NOT A PART

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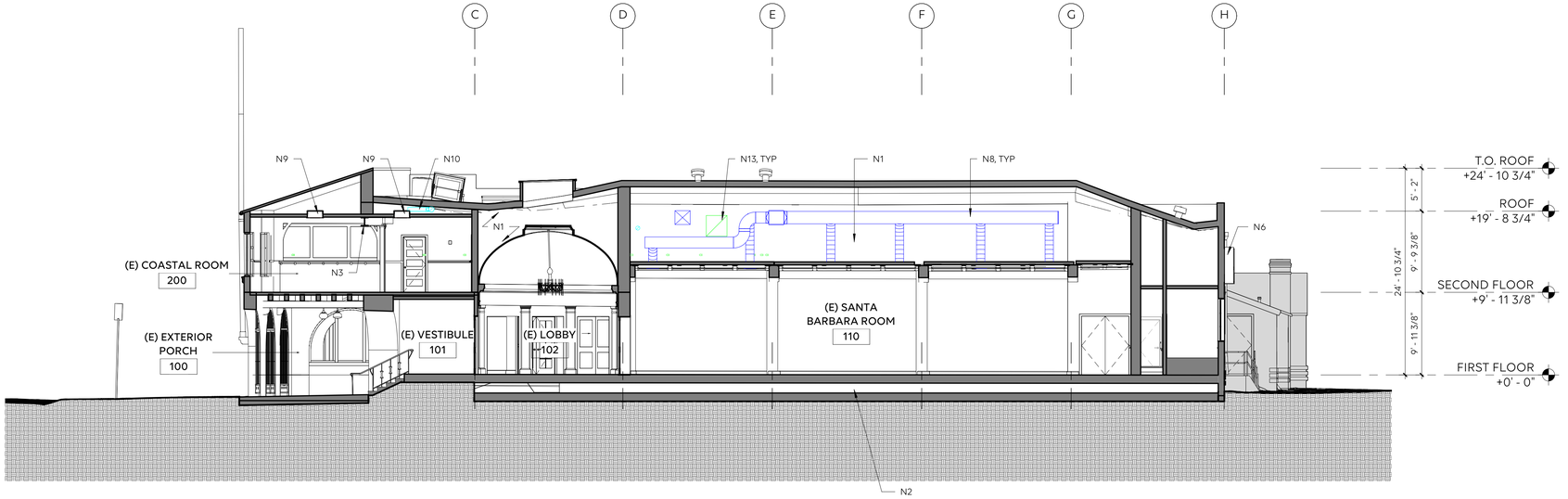
EXTERIOR ELEVATIONS

A301

CITY STAMPS

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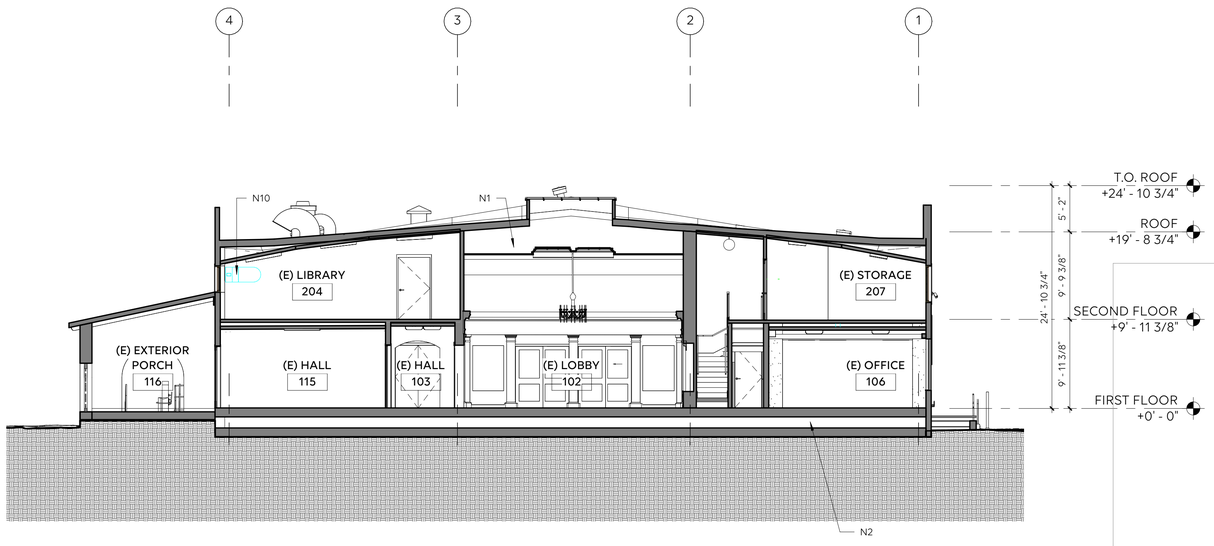
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WEST-EAST SANTA BARBARA ROOM SECTION

1/8" = 1'-0"

2



NORTH-SOUTH LOBBY SECTION

1/8" = 1'-0"

1

NOTES

N1. (E) INACCESSIBLE SPACE

N2. (E) CRAWL SPACE TO REMAIN

N3. (N) STL BEAM, PER STRUCT

N4. (N) DIFFUSERS BY ARCHITECTURAL GRILLE FOR UPGRADES, REFER TO MECH

N5. (N) RETURN DUCT CONNECTING TO (N) DIFFUSERS, REFER TO MECH

N6. (N) WALL-HUNG FCU UNITS & REFRIGERANT LINES, REFER TO MECH FOR UNITS AND ROUTING REQUIREMENTS

N7. (N) IN-PLACE VRF SYSTEM. REUSE (E) DUCTS AS REQ'D, REFER TO MECH.

N8. (N) SUPPLY DUCT, REFER TO MECH

N9. (N) CEILING UNITS, REFER TO MECH

N10. (N) OUTSIDE AIR DUCT, REFER TO MECH

N11. (N) GRILLE BY ARCHITECTURAL GRILLE, REFER TO MECH

LEGEND

NOT A PART

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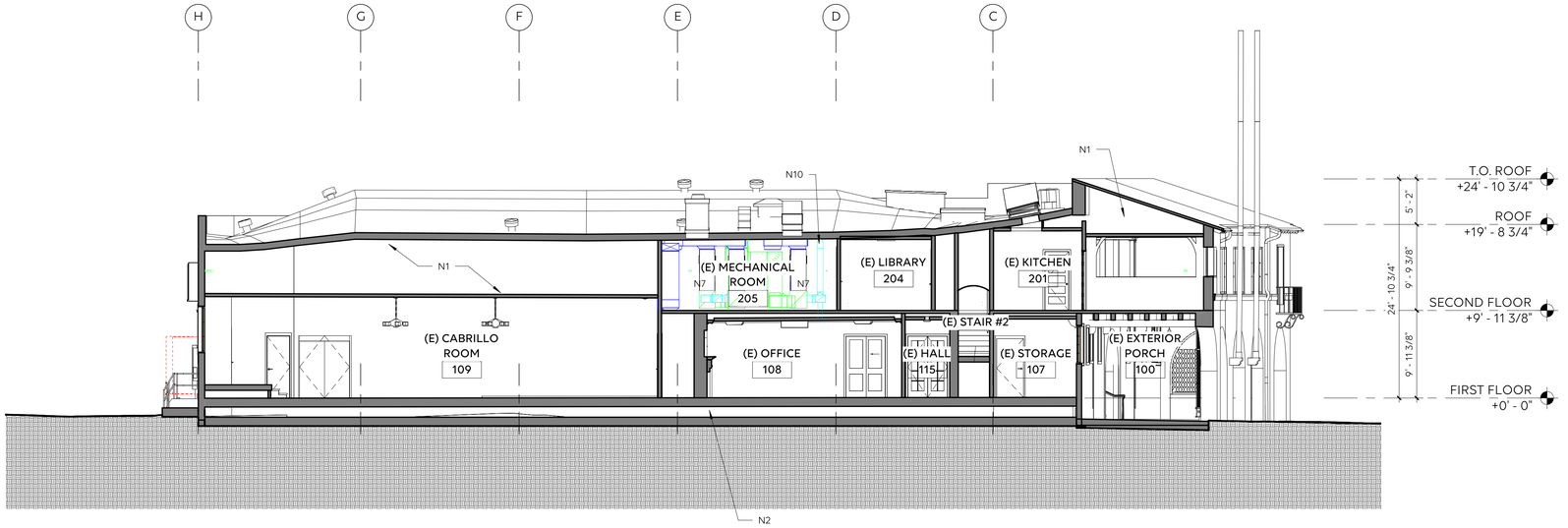
BUILDING SECTIONS

A400

CITY STAMPS

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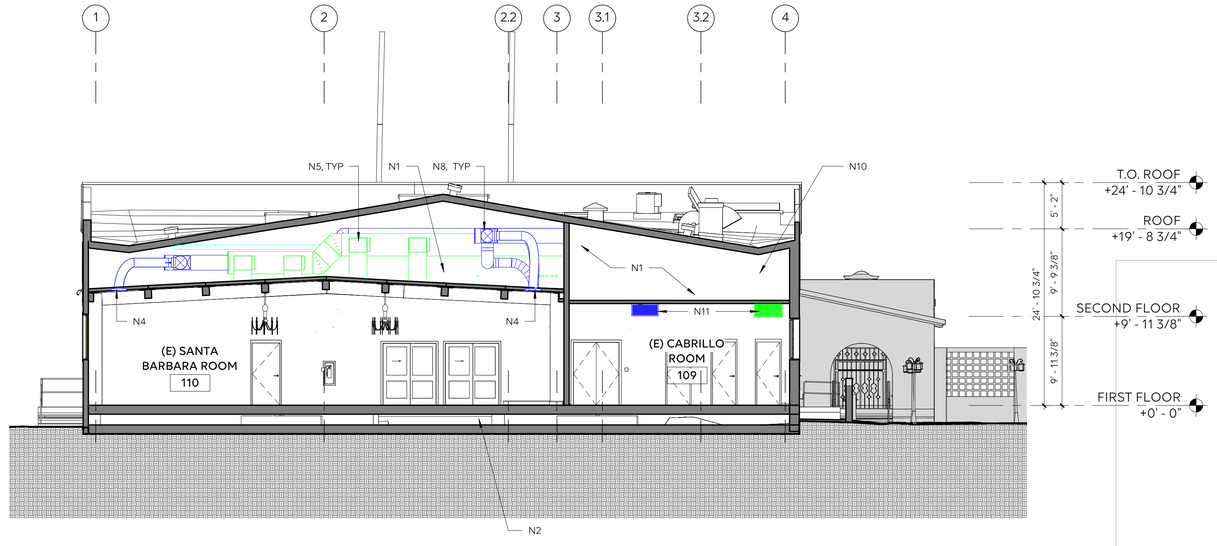
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WEST-EAST CABRILLO ROOM SECTION

1/8" = 1'-0"

2



NORTH-SOUTH SANTA BARBARA ROOM SECTION

1/8" = 1'-0"

1

NOTES

N1. (E) INACCESSIBLE SPACE

N2. (E) CRAWL SPACE TO REMAIN

N3. (N) STL BEAM, PER STRUCT

N4. (N) DIFFUSERS BY ARCHITECTURAL GRILLE FOR UPGRADES, REFER TO MECH

N5. (N) RETURN DUCT CONNECTING TO (N) DIFFUSERS, REFER TO MECH

N6. (N) WALL-HUNG FCU UNITS & REFRIGERANT LINES, REFER TO MECH FOR UNITS AND ROUTING REQUIREMENTS

N7. (N) IN-PLACE VRF SYSTEM. REUSE (E) DUCTS AS REQ'D, REFER TO MECH.

N8. (N) SUPPLY DUCT, REFER TO MECH

N9. (N) CEILING UNITS, REFER TO MECH

N10. (N) OUTSIDE AIR DUCT, REFER TO MECH

N11. (N) GRILLE BY ARCHITECTURAL GRILLE, REFER TO MECH

LEGEND

NOT A PART

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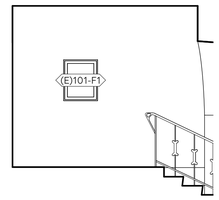
BUILDING SECTIONS

A401

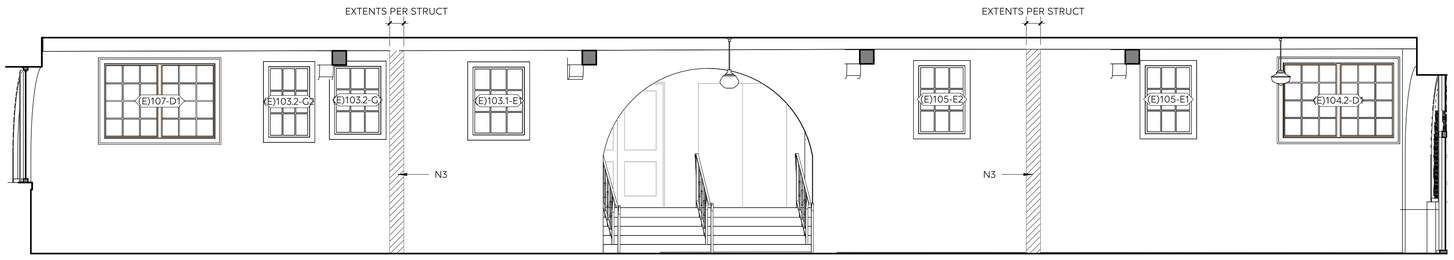
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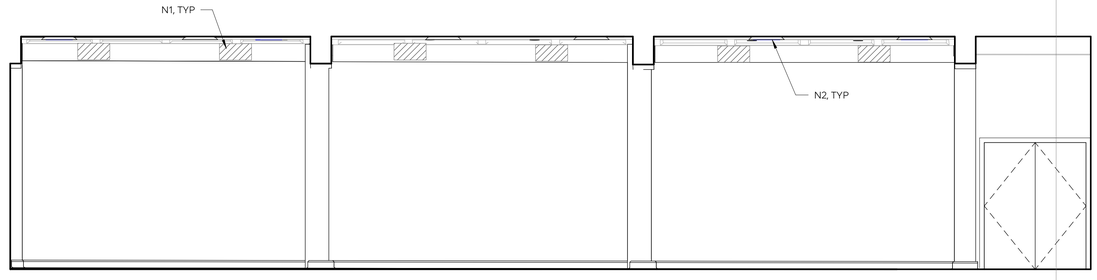
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VESTIBULE ELEVATION
1/4" = 1'-0"
3



EXTERIOR PORCH ELEVATION
1/4" = 1'-0"
2



SANTA BARBARA ROOM - PROPOSED ELEVATION
1/4" = 1'-0"
1

NOTES

N1. (E) SOFFIT. PATCH, REPAIR & PT TO MATCH (E) AS REQ'D FOR UPGRADES.

N2. (N) DIFFUSERS FOR UPGRADES IN CEILING, REFER TO RCP & MECH

N3. (E) EXTERIOR WALL: PATCH, REPAIR & PT TO MATCH (E)PT-01 AS REQ'D FOR (N) COLUMNS. COORDINATE WITH ARCHITECT TO RETAIN HISTORIC FABRIC.

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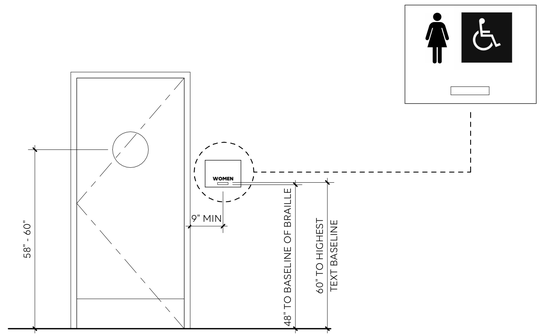
ENLARGED ELEVATIONS

A700

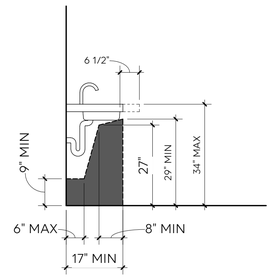
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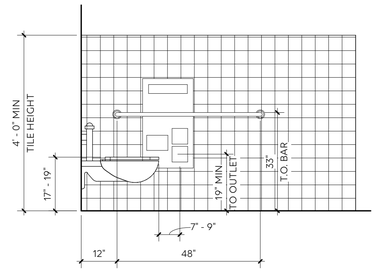
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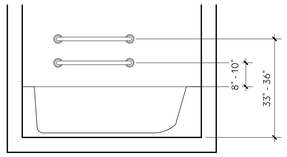
TOILET ROOM IDENTIFICATION 12
1/2" = 1'-0"

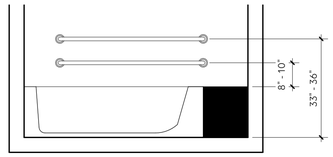


ACCESSIBLE LAVATORY 8
1/2" = 1'-0"

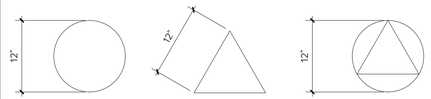


ACCESSIBLE STALL ELEVATIONS 4
1/2" = 1'-0"

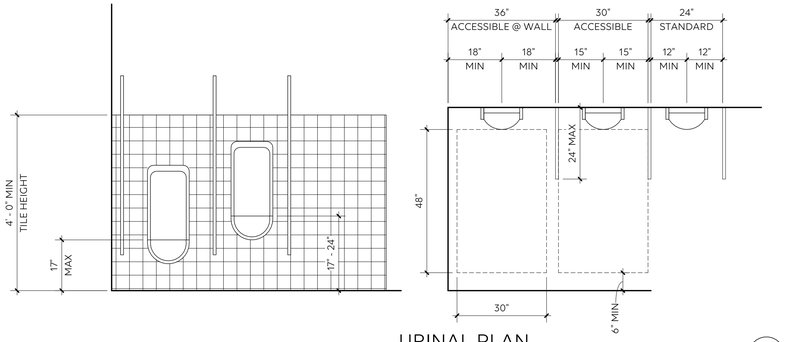




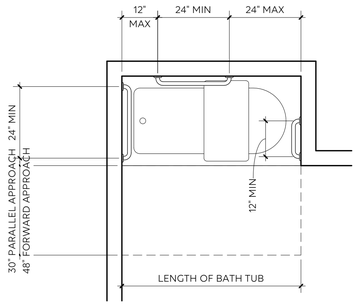
ACCESSIBLE SHOWER ELEVATIONS 15
1/2" = 1'-0"

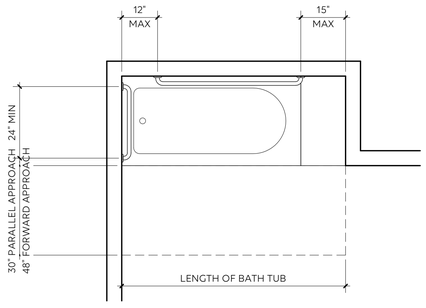


TOILET ROOM DOOR SYMBOLS 11
1" = 1'-0"

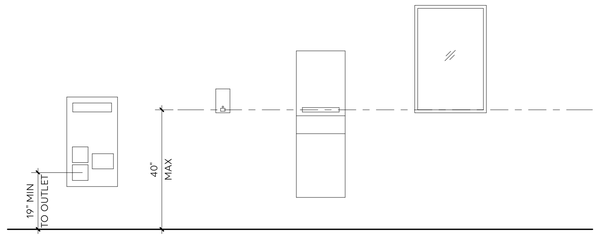


URINAL PLAN 3
1/2" = 1'-0"





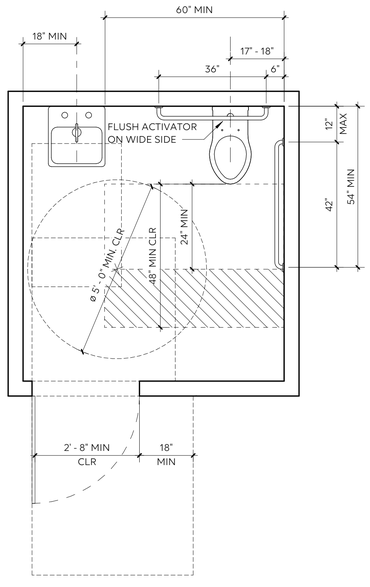
ACCESSIBLE SHOWER PLANS 14
1/2" = 1'-0"



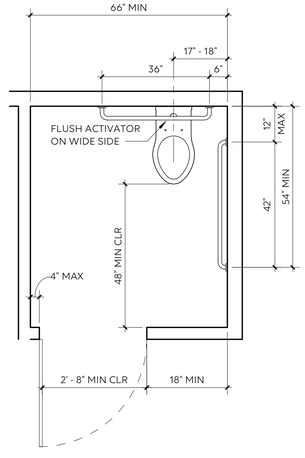
ACCESSORY MOUNTING HEIGHTS 13
1/2" = 1'-0"

FULLY ENCLOSED RESTROOM

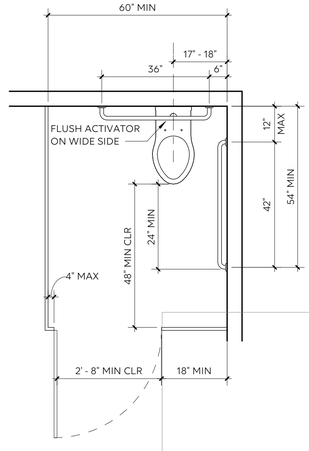
NOTE: Where multiple single user toilet rooms are clustered at a single location, 50 percent, but no fewer than one, of the single user toilet rooms for each use at each cluster shall comply with Section 11B-603.



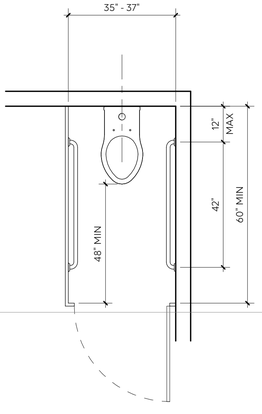
FULLY ENCLOSED (SINGLE USER) STALL



UNENCLOSED STALL WITH PARTITION +9" AFF



UNENCLOSED AMBULATORY STALL WITH PARTITION +9" AFF



ACCESSIBLE TOILET STALL 1
1/2" = 1'-0"

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CITY STAMPS

OMGIVNING
architecture / interiors

1301 N. BROADWAY
LOS ANGELES, CA 90012

VETERANS BUILDING

112 W CABRILLO BLVD, SANTA BARBARA, CA 93101

100% CONSTRUCTION DOCUMENTS

SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101

REVISIONS:

10.24.25

STANDARD RESTROOM DETAILS

A710

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NOTES

N1. REQUIRED KNEE CLEARANCE AT LAVATORY

N2. REINSTALLED (E) SINK

N3. REINSTALLED (E) FLOOR MOUNTED TOILET

N4. REINSTALLED (E) MIRROR

N5. REINSTALLED (E) SOAP DISPENSER

N6. REINSTALLED (E) PAPER TOWEL DISPENSER

N7. REINSTALLED (E) GRAB BARS

N8. REINSTALLED (E) TOILET SEAT COVER DISPENSER

N9. REINSTALLED (E) TOILET PAPER DISPENSER

N10. (E) FLOOR TILE

N11. (E) TILE BASE

N12. (E) FRP WALL PANELS

SHEET NOTES

A. INSULATE HOT WATER AND DRAIN PIPES UNDER LAVATORIES, THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES

B. WATER CLOSET SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32" WHEN LOCATED AT THE END WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION (1115B.3.1.4.4), THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH, THE LATCH SHALL BE A FLIP OVER STYLE, SLIDING, OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST (1115B.3.1.5)

C. REFER TO G040-G045 FOR ACCESSIBILITY NOTES AND REQUIREMENTS

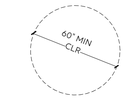
D. REFER TO A710 FOR FIXTURE/ACCESSORY MOUNTING HEIGHTS AND DETAILS

F. ALL DIMENSIONS ARE MEASURED TO FOS, FOM OR CENTERLINE OF WALL, UNO

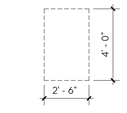
G. ALL DIMENSIONS LABELED AS "CLR" ARE MEASURED TO FACE OF FINISH, UNO

H. RESTROOM FLOORS ARE HARD, NON-ABSORBENT AND SLIP-RESISTANT W/ 3/8" RADIUS COVE BASE

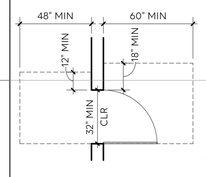
LEGEND



60" MIN CLR SPACE

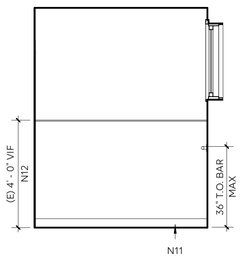


30"X48" MIN CLR SPACE

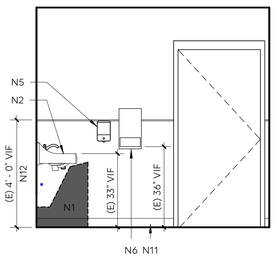


REQ'D DOOR CLEARANCES REFER TO G SHEETS FOR ADDITIONAL INFO

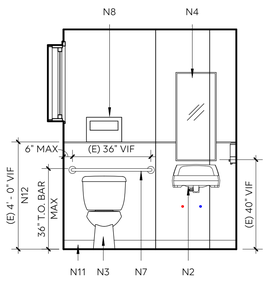
FLOOR DRAIN, REFER TO PLUMBING DRAWINGS



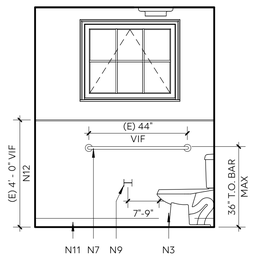
1D ELEVATION



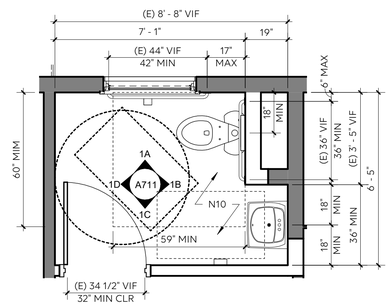
1C ELEVATION



1B ELEVATION



1A ELEVATION



ENLARGED EXISTING UNISEX RESTROOM PLAN

1

3/8" = 1'-0"

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112 CABRILLO BLVD
SANTA BARBARA, CA 93101

LICENSED ARCHITECT
KARIN LILJEGREN
C - 28158
03.31.27
Renewal Date
STATE OF CALIFORNIA

REVISIONS:

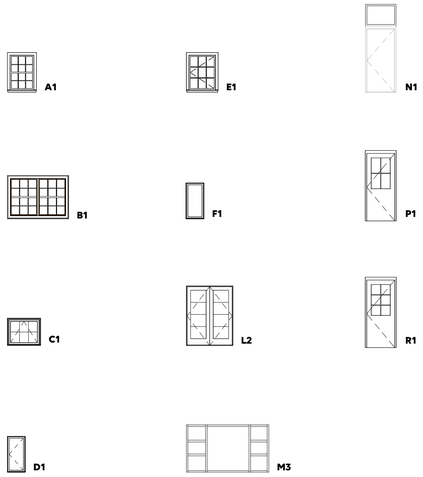
10.24.25

ENLARGED RESTROOM PLAN AND ELEVATIONS

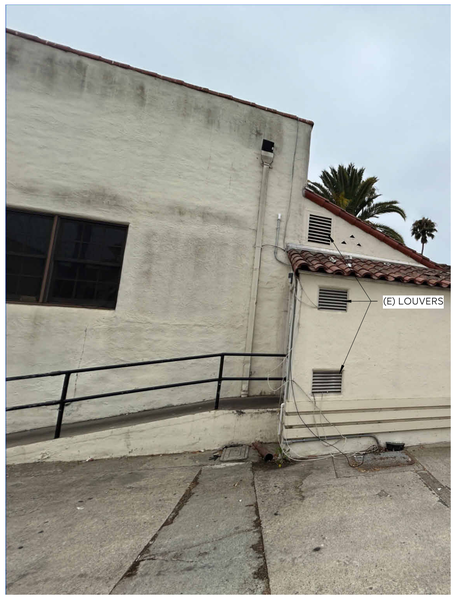
A711

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WINDOW TYPES
1/8" = 1'-0"
2



LOUVER SCHEDULE

LOUVER MARK	OPENING SIZE		DETAIL REFERENCES		COMMENTS
	WIDTH	HEIGHT	HEAD DETAIL	SILL DETAIL	
LVR-01	1' - 8"	1' - 8"	13/A961	13/A961	TO MATCH (E) LOUVER @ WEST ELEVATION LOCATION; PT TO MATHCH (E)

LOUVER SCHEDULE
3

WINDOW SCHEDULE

WINDOW MARK	WINDOW TYPE	LOCATION	OPERATION	OPENING SIZE		MATERIAL	FINISH	UL RATING	GLAZING	(N) GLAZING	DETAIL REFERENCES				LIMITER	SHADE	SCREEN	COMMENTS
				WIDTH	HEIGHT						HEAD DETAIL	JAMB DETAIL	JAMB DETAIL	SILL DETAIL				
FIRST FLOOR																		
(E)101-F1	F1	(E) VESTIBULE	FIXED	1' - 10 3/4"	2' - 3 1/2"	WD	PTD		SINGLE - OBSCURED	-	6/A961	7/A961	7/A961	5/A961	No	No	No	NO (N) GLAZING, SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)103.1-E1	A1	(E) WC - MENS	SINGLE - SINGLE HUNG	3' - 1"	4' - 0"	WD	PTD		SINGLE - OBSCURED	-	7/A960	8/A960	8/A960	5/A960	No	No	No	NO (N) GLAZING, SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)103.2-G1	A1	(E) WC - UNISEX	SINGLE - SINGLE HUNG	2' - 9 1/2"	4' - 0"	WD	PTD		SINGLE	-	7/A960	8/A960	8/A960	5/A960	No	Yes	Yes	NO (N) GLAZING, SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)103.2-G2	A1	(E) WC - UNISEX	SINGLE - SINGLE HUNG	2' - 6"	4' - 1 11/16"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	8/A960	5/A960	No	Yes	Yes	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)104.1-C1	C1	(E) WC - UNISEX	HOPPER	3' - 5 1/2"	2' - 11"	WD	PTD		SINGLE - OBSCURED	TEMP	15/A960 SIM	12/A960 SIM	12/A960 SIM	14/A960 SIM	No	No	Yes	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)104.2-D1	B1	(E) WC - WOMENS	DBL - SINGLE HUNG	6' - 4"	4' - 4"	WD	PTD		SINGLE - OBSCURED	TEMP	7/A960	8/A960	4/A960	5/A960	No	No	Yes	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)105-E1	A1	(E) KITCHEN	SINGLE - SINGLE HUNG	2' - 9 1/2"	4' - 0"	WD	PTD		SINGLE	-	7/A960	8/A960	8/A960	5/A960	No	Yes	Yes	NO (N) GLAZING, SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)105-E2	A1	(E) KITCHEN	SINGLE - SINGLE HUNG	2' - 9 1/2"	4' - 0"	WD	PTD		SINGLE	-	7/A960	8/A960	8/A960	5/A960	No	Yes	Yes	NO (N) GLAZING, SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)106-B1	A1	(E) OFFICE	SINGLE - SINGLE HUNG	3' - 8"	5' - 9"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	8/A960	5/A960	No	Yes	No	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)106-B2	A1	(E) OFFICE	SINGLE - SINGLE HUNG	3' - 8"	5' - 9"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	8/A960	5/A960	No	Yes	No	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)106.3	P1	(E) OFFICE	DOOR	3' - 0"	7' - 6"	WD	PTD		SINGLE	TEMP	6/A961	7/A961	7/A961	5/A961	No	Yes	No	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)107-D1	B1	(E) STORAGE	DBL - SINGLE HUNG	6' - 4"	4' - 4"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	4/A960	5/A960	No	No	Yes	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)108-B1	A1	(E) OFFICE	SINGLE - SINGLE HUNG	3' - 1"	5' - 2"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	8/A960	5/A960	No	Yes	No	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)108-B2	A1	(E) OFFICE	SINGLE - SINGLE HUNG	3' - 1"	5' - 2"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	8/A960	5/A960	No	Yes	No	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)109-A1	B1	(E) CABRILLO ROOM	DBL - SINGLE HUNG	6' - 8"	5' - 3"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	4/A960	5/A960	No	Yes	Yes	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)109-K1	B1	(E) CABRILLO ROOM	DBL - SINGLE HUNG	6' - 4"	4' - 7"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	4/A960	5/A960	No	Yes	No	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)109.3	N1	(E) CABRILLO ROOM	FIXED	3' - 2"	2' - 6"	WD	PTD		SINGLE	TEMP	6/A961	7/A961	7/A961	5/A961	No	No	No	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)110-A1	B1	(E) SANTA BARBARA ROOM	DBL - SINGLE HUNG	6' - 8 5/8"	5' - 0 1/2"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	4/A960	5/A960	No	Yes	No	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)110-A2	B1	(E) SANTA BARBARA ROOM	DBL - SINGLE HUNG	6' - 8 5/8"	5' - 0 1/2"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	4/A960	5/A960	No	Yes	No	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)110-A3	B1	(E) SANTA BARBARA ROOM	DBL - SINGLE HUNG	6' - 8 5/8"	5' - 0 1/2"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	4/A960	5/A960	No	Yes	No	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)112-A1	B1	(E) STORAGE	DBL - SINGLE HUNG	6' - 8"	5' - 3"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	4/A960	5/A960	No	No	No	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)113-I1	B1	(E) KITCHEN	DBL - SINGLE HUNG	6' - 8 5/8"	3' - 10 1/2"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	4/A960	5/A960	Yes	No	Yes	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)115-B1	A1	(E) STORAGE	SINGLE - SINGLE HUNG	3' - 1"	5' - 2"	WD	PTD		SINGLE	-	7/A960	8/A960	8/A960	5/A960	No	No	No	NO (N) GLAZING, SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)116-B1	A1	(E) STORAGE	SINGLE - SINGLE HUNG	3' - 1"	5' - 2"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	8/A960	5/A960	No	Yes	No	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)116.2	R1	(E) STORAGE	FIXED	3' - 0"	7' - 6"	WD	PTD		TEMP	-	6/A961	7/A961	7/A961	5/A961	No	Yes	Yes	NO (N) GLAZING, SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
SECOND FLOOR																		
(E)200-N1	E1	(E) COASTAL ROOM - BAR	CASEMENT	2' - 2 1/2"	3' - 3 3/8"	WD	PTD		SINGLE	TEMP	15/A960	12/A960	12/A960	14/A960	No	No	Yes	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)200-N2	E1	(E) COASTAL ROOM - BAR	CASEMENT	2' - 2 1/2"	3' - 3 3/8"	WD	PTD		SINGLE	TEMP	15/A960	12/A960	12/A960	14/A960	No	No	Yes	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)200.1	M3	(E) CABRILLO ROOM	FIXED - CASEMENT SIDE LITES	9' - 1"	4' - 11 1/2"	WD	PTD		SINGLE	-	6/A961	7/A961	7/A961	5/A961	No	Yes	No	NO (N) GLAZING
(E)200.2	M3	(E) CABRILLO ROOM	FIXED - CASEMENT SIDE LITES	9' - 1"	4' - 11 1/2"	WD	PTD		SINGLE	-	6/A961	7/A961	7/A961	5/A961	No	Yes	No	NO (N) GLAZING
(E)200.3	M3	(E) CABRILLO ROOM	FIXED - CASEMENT SIDE LITES	9' - 1"	4' - 11 1/2"	WD	PTD		SINGLE	-	6/A961	7/A961	7/A961	5/A961	No	Yes	No	NO (N) GLAZING
(E)201-O1	B1	(E) KITCHEN	DBL - SINGLE HUNG	5' - 8"	4' - 0"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	4/A960	5/A960	No	No	No	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)202-N2	E1	(E) STORAGE	CASEMENT	2' - 2 1/2"	3' - 3 3/8"	WD	PTD		SINGLE	TEMP	15/A960	12/A960	12/A960	14/A960	No	No	Yes	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)203.1-D1	B1	(E) WC - UNISEX	DBL - SINGLE HUNG	6' - 8 5/8"	4' - 1"	WD	PTD		SINGLE	-	7/A960	8/A960	4/A960	5/A960	No	No	No	NO (N) GLAZING, SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)204-H1	B1	(E) LIBRARY	DBL - SINGLE HUNG	4' - 10"	2' - 11"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	4/A960	5/A960	No	No	No	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)207-D1	B1	(E) STORAGE	DBL - SINGLE HUNG	6' - 8 5/8"	4' - 1"	WD	PTD		SINGLE	-	7/A960	8/A960	4/A960	5/A960	No	No	No	NO (N) GLAZING, SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)207-L1	D1	(E) STORAGE	CASEMENT	1' - 7"	2' - 3"	WD	PTD		SINGLE	-	15/A960	12/A960	12/A960	14/A960	No	No	Yes	NO (N) GLAZING, SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)208-D1	B1	(E) OFFICE	DBL - SINGLE HUNG	6' - 8 5/8"	4' - 1"	WD	PTD		SINGLE	TEMP	7/A960	8/A960	4/A960	5/A960	No	No	No	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)
(E)208.1	L2	(E) OFFICE	DOUBLE CASEMENT	5' - 0"	7' - 0"	WD	PTD		SINGLE	TEMP	15/A960	16/A960	12/A960	14/A960	No	No	Yes	SAND, RE-PAINT & RE-CAULK FRAME TO MATCH (E)

NOTE: RE-GLAZE ALL (E) WINDOWS, UNLESS NOTED OTHERWISE

PAINT SCHEDULE

TAG	SPEC	ITEM NAME	VENDOR	MANUFACTURER	WEBSITE	CONTACT	PHONE	EMAIL	ITEM NUMBER	SIZE	COLORS / FINISHES	COLOR NUMBER	REMARKS
PT-01	PAINT	1064B10 ULTRA WHITE TINT BASE EXTERIOR PAINT AND PRIMER	SANTA BARBARA HOME IMPROVEMENT CENTER	CLARK + KENSINGTON	https://www.sbhicace.com/		805.963.7825	homer@sbhicace.com	1020143	5 GALLON	CUSTOM COLOR	R2: 1OZ - 1 SHOT, S1: 10OZ - 7 SHOTS, Y3: 30 OZ - 1 SHOT	

PAINT SCHEDULE
4

WINDOW SCHEDULE
1

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112 CABRILLO BLVD
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LICENSED ARCHITECT
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C - 28158
03.31.27
Renewal Date
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REVISIONS:

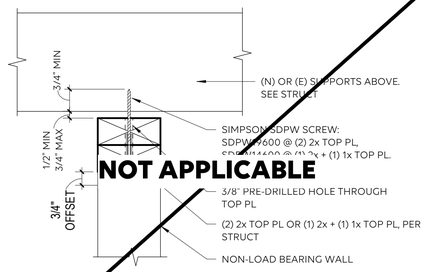
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WINDOW TYPES AND SCHEDULE

A805

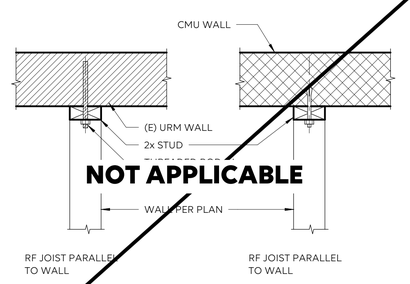
CITY STAMPS

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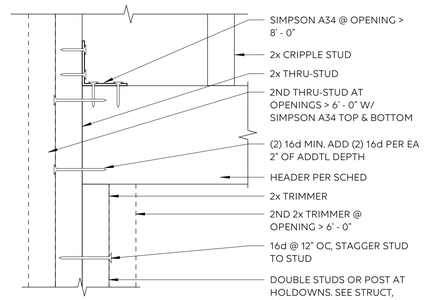
WD STUD WALL TO WD JOIST - NON-BEARING

3" = 1'-0" 12



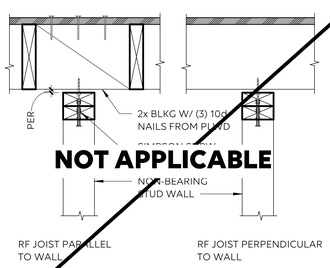
WD STUD WALL TO MASONRY WALL

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



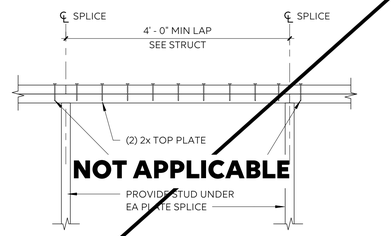
HEADERS @ OPENINGS - WD

3" = 1'-0" 4



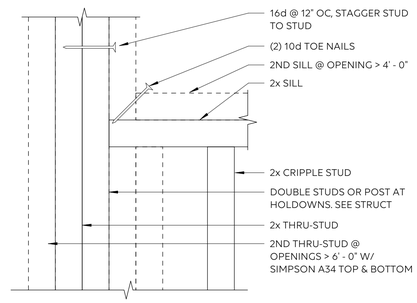
WD STUD WALL TO WD JOIST ROOF - NON-BEARING

1 1/2" = 1'-0" 11



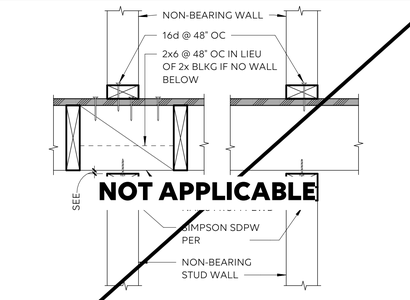
TYP TOP PLATE SPLICE DTL - BEARING

1" = 1'-0" 7



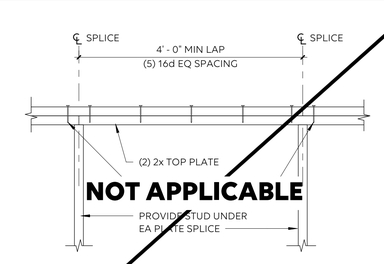
SILLS @ OPENINGS - WD

3" = 1'-0" 3



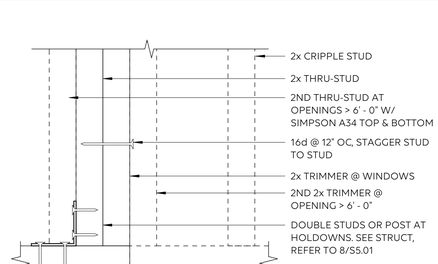
WD STUD WALL TO WD JOIST FLR - NON-BEARING

1 1/2" = 1'-0" 10



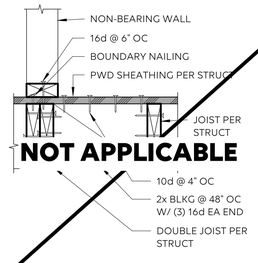
TYP TOP PLATE SPLICE DTL - NON-BEARING

1" = 1'-0" 6



SILL PL @ OPENINGS - WD

3" = 1'-0" 2

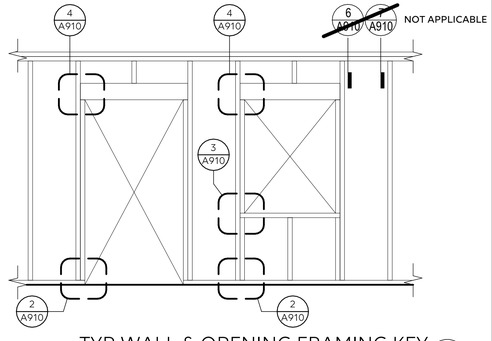


WD STUD WALL @ WD JOIST - NON-BEARING

1 1/2" = 1'-0" 13

HEADER SCHEDULE, REFER TO 8/S5.01

OPENING WIDTH (MAX)	HEADER NOMINAL DIM (MIN)	
	NON-BEARING	BEARING
4' - 0"	4"	6"
6' - 0"	6"	8"
8' - 0"	8"	10"
10' - 0"	10"	12"
12' - 0"	12"	14"



TYP WALL & OPENING FRAMING KEY

1/2" = 1'-0" 5

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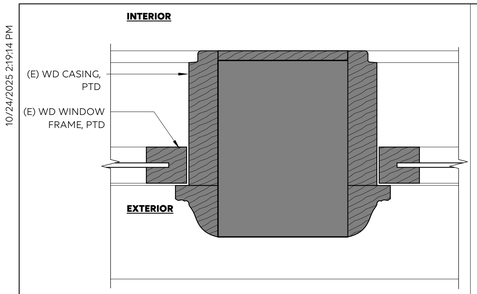
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TYP FRAMING DETAILS

A910

CITY STAMPS

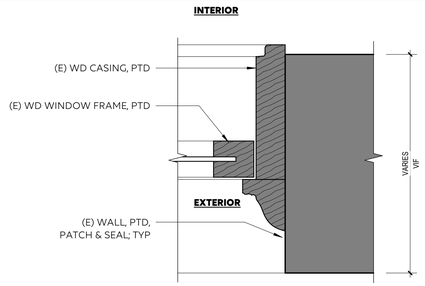
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PLAN

(E) DBL-CASEMENT WINDOW DETAIL AT JAMB

3" = 1'-0" — 16



PLAN

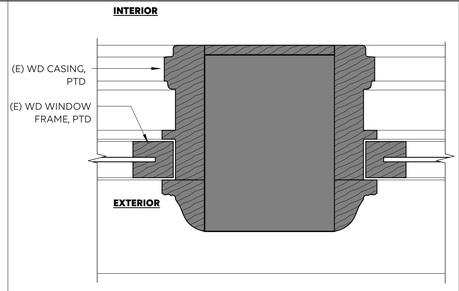
(E) CASEMENT WINDOW DETAIL AT JAMB

3" = 1'-0" — 12



TYPICAL DOUBLE - SINGLE HUNG HISTORIC WINDOW FOR REFERENCE

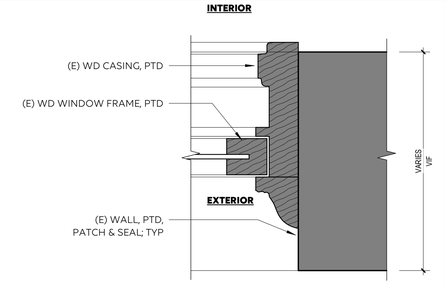
NTS — 9



PLAN

(E) DBL-DOUBLE HUNG WINDOW DETAIL AT JAMB

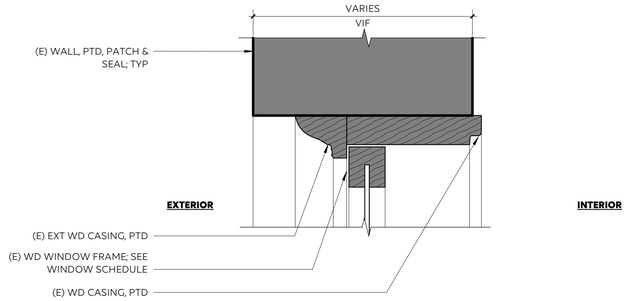
3" = 1'-0" — 8



PLAN

(E) DOUBLE HUNG WINDOW DETAIL AT JAMB

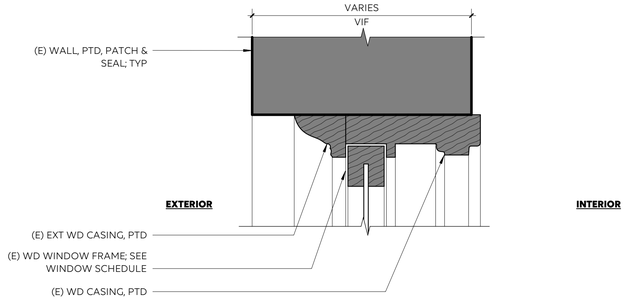
3" = 1'-0" — 4



SECTION

(E) CASEMENT WINDOW DETAIL AT HEAD

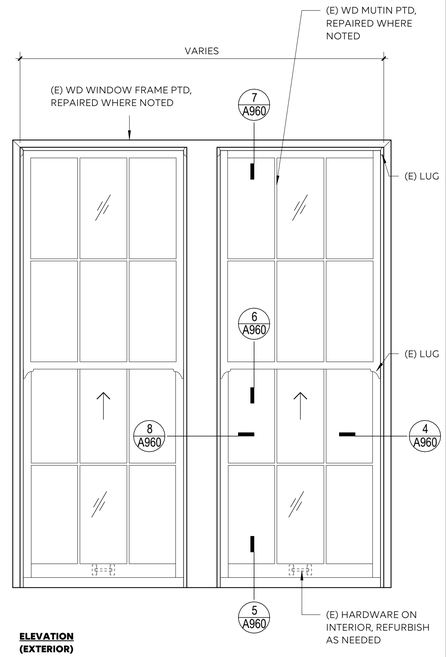
3" = 1'-0" — 15



SECTION

(E) DOUBLE HUNG WINDOW DETAIL AT HEAD

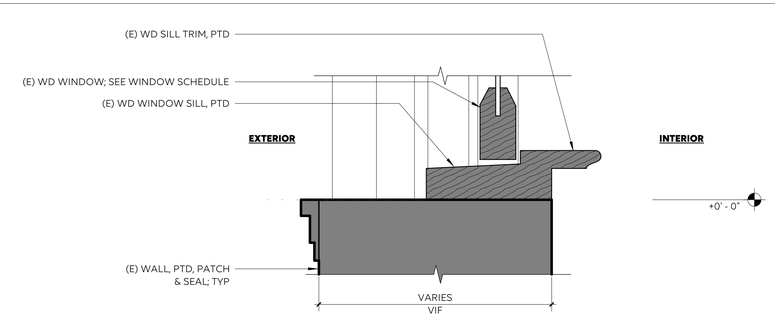
3" = 1'-0" — 7



ELEVATION (EXTERIOR)

(E) SINGLE HUNG WINDOW AT EXTERIOR

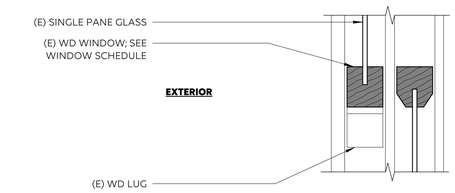
3/4" = 1'-0" — 2



SECTION

(E) CASEMENT WINDOW DETAIL AT SILL

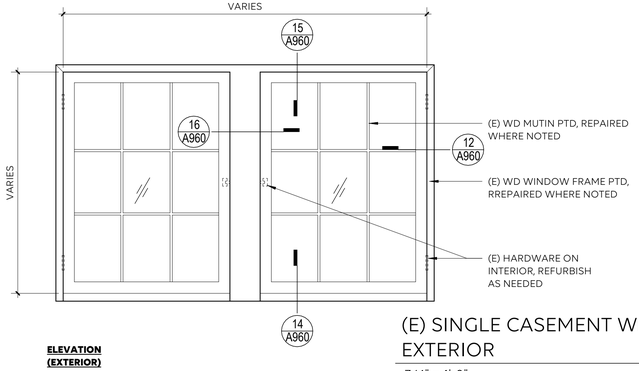
3" = 1'-0" — 14



SECTION

(E) DOUBLE HUNG WINDOW DETAIL AT SASH

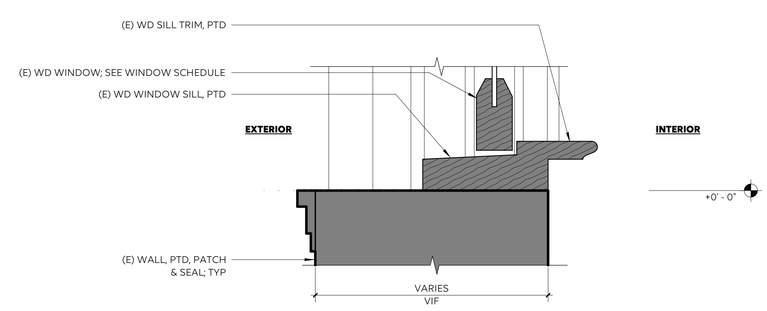
3" = 1'-0" — 6



ELEVATION (EXTERIOR)

(E) SINGLE CASEMENT WINDOW AT EXTERIOR

3/4" = 1'-0" — 13



SECTION

(E) DOUBLE HUNG WINDOW DETAIL AT SILL

3" = 1'-0" — 5

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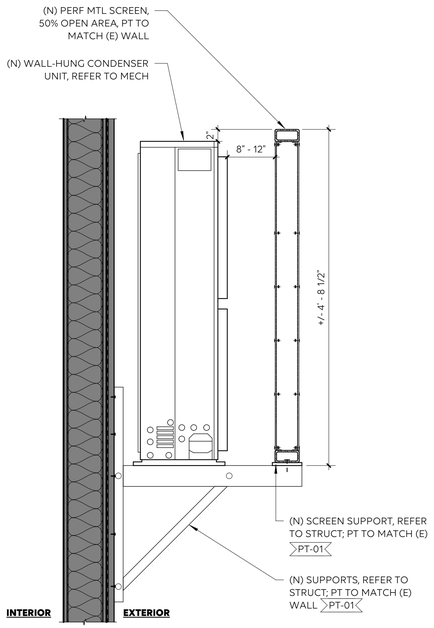
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WINDOW DETAILS

A960

CITY STAMPS

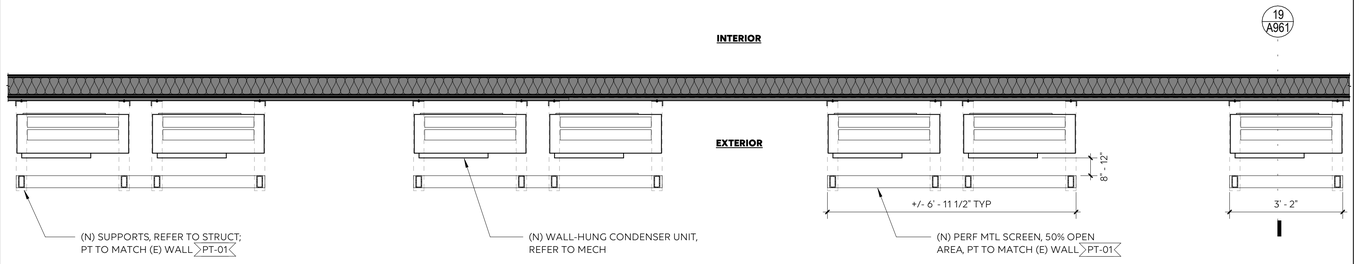
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SECTION

MECHANICAL UNIT SCREEN SECTION 19

1" = 1'-0"

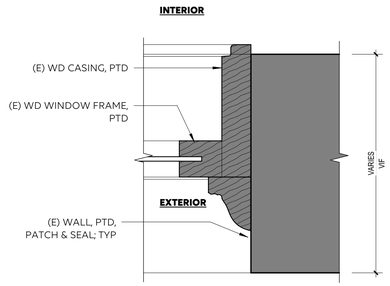


PLAN

NOTE: REFER TO SHEET A301.1 FOR RENDERING EXAMPLE

MECHANICAL UNIT SCREEN PLAN 4

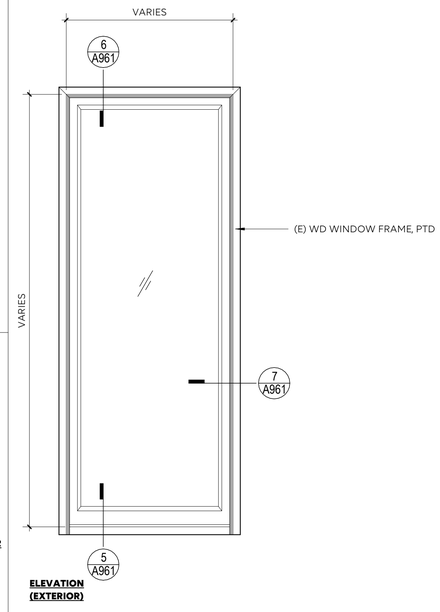
1/2" = 1'-0"



PLAN

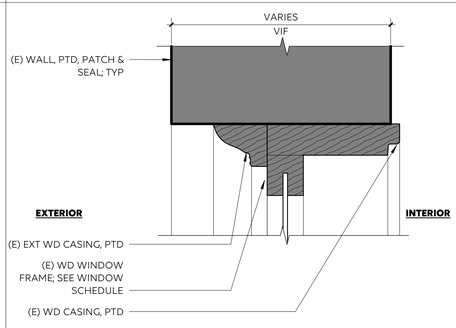
(E) FIXED WINDOW DETAIL AT JAMB 7

3" = 1'-0"



(E) SINGLE FIXED WINDOW AT EXTERIOR 2

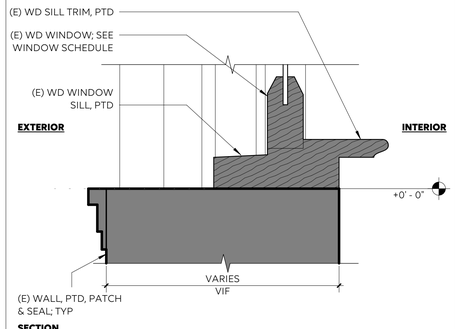
3/4" = 1'-0"



SECTION

(E) FIXED WINDOW DETAIL AT HEAD 6

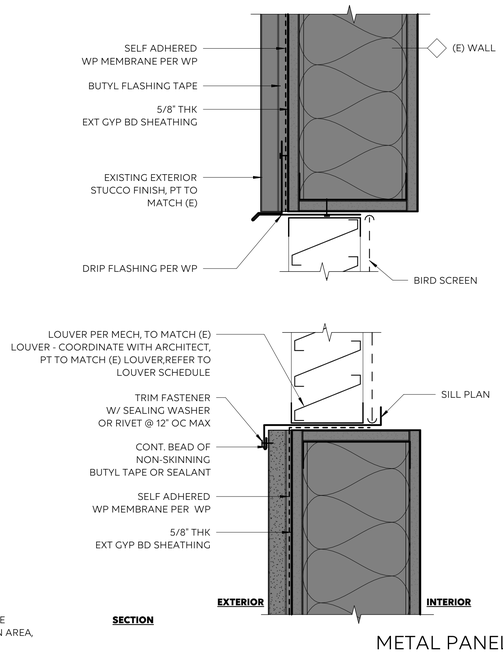
3" = 1'-0"



SECTION

(E) FIXED WINDOW DETAIL AT SILL 5

3" = 1'-0"



NOTE: LOUVER TO BE MINIMUM 50% OPEN AREA, PER MECH

SECTION

METAL PANEL DETAIL AT LOUVER SILL 13

3" = 1'-0"

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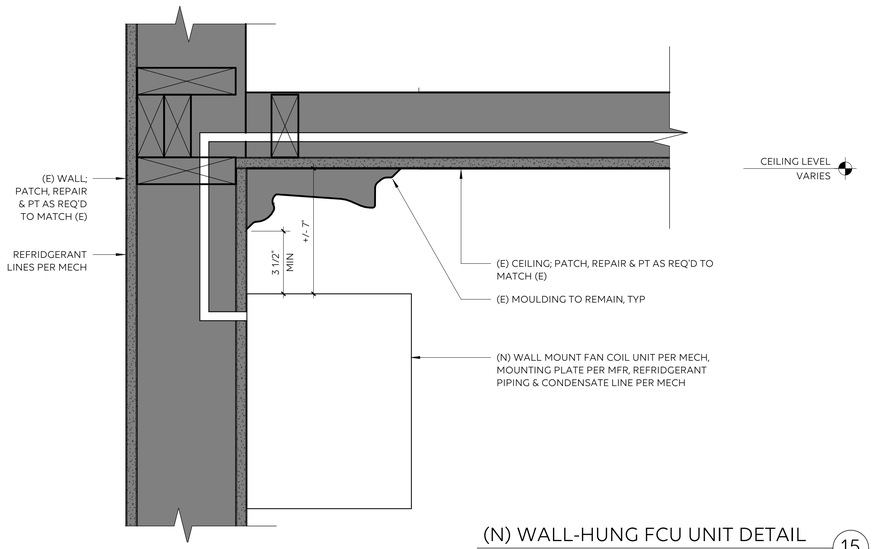
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WINDOW, LOUVER, SCREEN DETAILS

A961

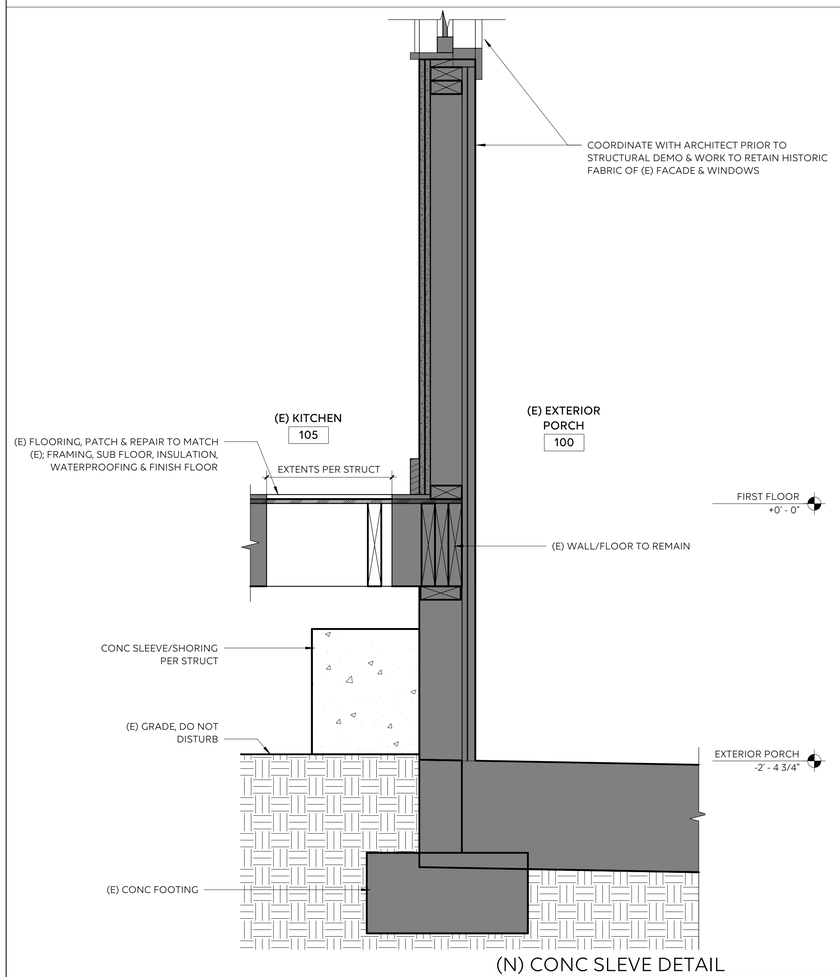
CITY STAMPS

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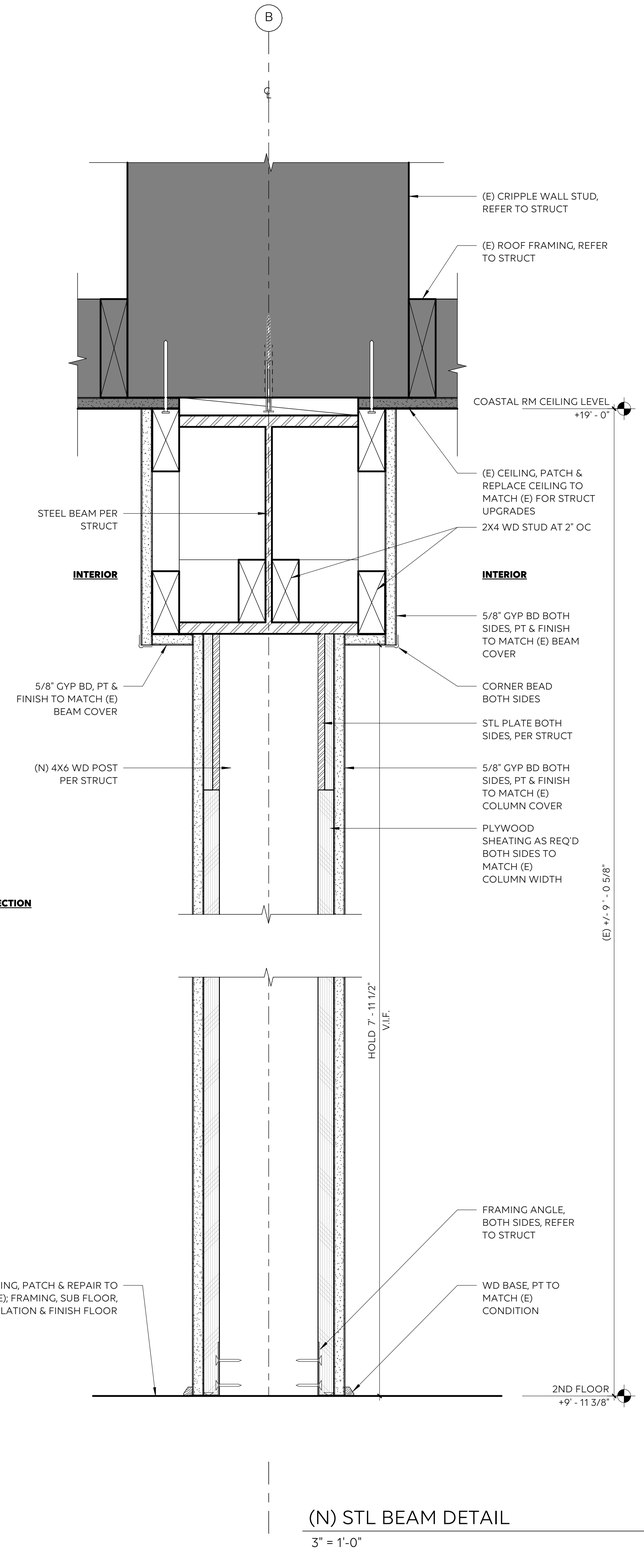
(N) WALL-HUNG FCU UNIT DETAIL 15

3" = 1'-0"



(N) CONC SLEVE DETAIL 13

1 1/2" = 1'-0"



(N) STL BEAM DETAIL 5

3" = 1'-0"

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10.24.25

INTERIOR ARCHITECTURAL DETAILS

A980

CITY STAMPS

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ELECTRICAL GENERAL NOTES:

1. IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS THAT A COMPLETE AND WORKABLE ELECTRICAL INSTALLATION BE PROVIDED FOR ALL THE EQUIPMENT DESCRIBED OR SHOWN AS BEING IN THIS CONTRACT. TOWARD THIS END, CONTRACTOR SHALL FURNISH ALL LABOR AND TOOLS NECESSARY, FURNISH AND INSTALL ALL APPARATUS, MATERIALS, AND EQUIPMENT IN A MANNER COMPLYING WITH ALL APPLICABLE CODES, INCLUDING ITEMS REQUIRED BUT NOT NECESSARILY SHOWN, SUCH AS LAMPS, COUPLINGS, HANGERS, BRACKETS, CLAMPS, BOXES, CONNECTORS, AND HARDWARE.

2. BEFORE SUBMITTING THE BID PROPOSAL, CONTRACTOR SHALL VISIT THE JOB SITE TO FULLY FAMILIARIZE THEMSELF WITH THE SITE CONDITIONS, REQUIREMENTS, INCLUDING ALL NECESSARY ADDITIONAL SCOPE OF WORK, WHETHER SHOWN ON DRAWING(S) OR NOT, BUT REQUIRED FOR PROVIDING A COMPLETE AND FUNCTIONING ELECTRICAL SYSTEM.

3. THE CONTRACT DOCUMENTS MAY NOT REFLECT ALL EXISTING SERVICES IN THEIR EXACT LOCATIONS ABOVE OR BELOW GRADE. ANY SERVICE THAT IS INTERRUPTED BY THE CONTRACTOR WITHIN OR OUTSIDE OF DESIGNATED LIMITS SHALL BE IMMEDIATELY REPAIRED BY CONTRACTOR AT THEIR OWN EXPENSE. ALL REPAIRS SHALL BE APPROVED BY THE ARCHITECT OR ENGINEER PRIOR TO ACCEPTANCE OF THE REPAIR.

4. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL SCOPE OF WORK THOUGH NOT NECESSARILY INDICATING THE ACTUAL ROUTES OF CONDUITS AND ALL NECESSARY OFFSETS, BENDS, PULL BOXES AND OBSTRUCTIONS. CONTRACTOR SHALL COORDINATE THE FINAL LOCATION AND INSTALLATION REQUIREMENTS OF ALL LIGHTING AND POWER DEVICES WITH ARCHITECTURAL DRAWINGS, OTHER DISCIPLINES, AND EXISTING CONDITIONS PRIOR TO PURCHASE AND INSTALLATION. ARCHITECTURAL ELEVATIONS AND DETAILS TAKE PRECEDENCE OVER LOCATIONS SHOWN ON ELECTRICAL DRAWINGS. SIMPLIFY INSTALLATION WHEREVER POSSIBLE BUT SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE FOR VISUAL AND STRUCTURAL REASONS. THE DRAWINGS ARE NOT INTENDED TO BE SCALED AND THE CONTRACTOR SHALL REFER TO THE GENERAL CONSTRUCTION DRAWINGS FOR DIMENSIONS.

5. COORDINATE WITH OTHER TRADES FOR PROPER INSTALLATION OF EQUIPMENT. CONSULT THE DRAWINGS OF OTHER TRADES OR CRAFTS TO AVOID CONFLICTS WITH EQUIPMENT, ETC. CONFLICTS SHALL BE RESOLVED PRIOR TO ROUGH-IN AND AT NO ADDITIONAL COST TO THE OWNER.

6. CONTRACTOR SHALL REFER TO MECHANICAL DRAWINGS AND WIRING DIAGRAMS FOR ITEMS AND DEVICES TO BE FURNISHED, INSTALLED AND/OR CONNECTED FOR A COMPLETE AND OPERABLE HEATING, VENTILATION AND AIR CONDITIONING (HVAC) SYSTEM. VERIFY EXACT LOCATION OF HVAC EQUIPMENT AND CONDUIT TERMINATION AT EQUIPMENT WITH MECHANICAL CONTRACTOR.

7. CONTRACTOR SHALL TEST ALL WIRING AND CONNECTIONS FOR CONTINUITY, GROUNDS, SHORT CIRCUITS, AND OTHER DEFECTS BEFORE ANY EQUIPMENT OR FIXTURES ARE CONNECTED THERETO. CABLES SHALL BE CHECKED FOR CONTINUITY, SHORTS, INSULATION RESISTANCE, AND PROPER PHASING.

8. PROVIDE EQUIPMENT GROUNDING CONDUCTOR IN ALL LIGHTING AND POWER CONDUITS.

9. COORDINATE ROUTING OF RACEWAYS FEEDERS AND HOMERUNS IN COOPERATION WITH THE WORK OF OTHER TRADES.

10. LEAVE THE SITE CLEAN AND READY FOR OCCUPANCY. REMOVE DIRT, DEBRIS, EMPTY CARTONS, TOOLS, CONDUIT AND WIRE SCRAPS, AND MISCELLANEOUS SPARE EQUIPMENT AND MATERIALS USED IN THIS DIVISION OF THE WORK DURING CONSTRUCTION. COMPONENTS SHALL BE FREE OF DUST, GRIT, AND FOREIGN MATERIALS AND LEFT AS NEW BEFORE FINAL ACCEPTANCE OF WORK.

11. FIELD COORDINATE FINAL MECHANICAL AND EQUIPMENT LOCATIONS ALONG WITH CONNECTION REQUIREMENTS AND CONTROL WIRING PRIOR TO ROUGH-IN. ADJUST CORRESPONDING CIRCUIT BREAKER RATINGS AND BRANCH CIRCUITING ACCORDINGLY.

12. SECURITY SYSTEM TO BE PROVIDED UNDER SEPARATE CONTRACT. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO PROVIDE CONDUIT PROVISIONS, BACK BOXES, ROUGH-INS, SLEEVES AND POWER TO HEAD END EQUIPMENT FOR EXACT REQUIREMENTS PRIOR TO START OF WORK.

13. CONDUIT AND WIRE SHALL NOT BE INSTALLED BELOW FLOOR SLAB UNLESS INDICATED ON PLAN BY DASHED CONDUIT.

ELECTRICAL REMODEL NOTES:

1. BRANCH CIRCUITING INDICATED ON PLANS AND SCHEDULES IS BASED UPON EXISTING PLANS AND SITE OBSERVATION, CONTRACTOR TO FIELD VERIFY.

2. PROVIDE TYPED CIRCUIT BOARD DIRECTORIES TO REFLECT AS-CONSTRUCTED CONDITIONS. FIELD VERIFY DURING CONSTRUCTION AND REVISE ACCORDINGLY.

3. PROVIDE NECESSARY DEMOLITION TO FACILITATE NEW CONSTRUCTION WORK ASSOCIATED WITH THIS PROJECT. COORDINATE OUTAGES WITH OWNER MINIMUM 72 HOURS IN ADVANCE. OWNER RETAINS RIGHT TO FIRST SALVAGE. PROVIDE DISPOSAL OF REMOVED MATERIAL. MAINTAIN CIRCUIT CONTINUITY AS REQUIRED.

4. PROVIDE CUTTING, PATCHING, AND RESTORATION OF FINISHES NECESSARY FOR WORK SURFACES DAMAGED BY THIS WORK AND SPACES AROUND CONDUITS PASSING THROUGH FLOORS AND WALLS SHALL BE NEATLY PATCHED AND FINISHED TO MATCH NEW/EXISTING. STRUCTURAL MEMBERS SHALL NOT BE CUT OR PENETRATED IN ANY MANNER. THE SPACES AROUND THE CONDUITS SHALL BE SEALED TO PREVENT ENTRANCE OF MOISTURE. PROVIDE FIRE STOPPING PER UL APPROVED METHODS.

5. REMOVE ABANDONED WIRING COMPLETELY. AT CONTRACTORS OPTION, UTILIZE EXISTING ABANDONED RACEWAY TO EXTENT AVAILABLE. EXPOSED ABANDONED RACEWAY SHALL BE REMOVED.

6. COORDINATE WORK IN PHASES WITH GENERAL CONTRACTOR AND OWNER TO FACILITATE DEMOLITION AND NEW CONSTRUCTION.

7. REMOVE ELECTRICAL RELATED EQUIPMENT (E.G., JUNCTION BOXES, RECEPTACLES, SWITCHES, DEVICES, ETC...) AFFECTED/ABANDONED AS A RESULT OF DEMOLITION AND NEW CONSTRUCTION.

ELECTRICAL ABBREVIATIONS

1P	1 POLE (2P,3P,ETC.)	KCMIL	THOUSAND CIRCULAR MILS
A	AMPERES	KVA	KILOVOLT-AMPERES
AC	ALTERNATING CURRENT	LTG	LIGHTING
AF	AMPERE FUSE SIZE	LRA	LOCK ROTOR AMPS
AFC	ABOVE FINISHED CEILING	MAU	MAKE-UP AIR UNITS
AFF	ABOVE FINISHED FLOOR	MCA	MINIMUM CIRCUIT AMPACITY
AFCI	ARC FAULT CIRCUIT INTERRUPTER	MCB	MAIN CIRCUIT BREAKER
		MCC	MOTOR CONTROL CENTER
AHJ	AUTHORITY HAVING JURISDICTION	MFR	MANUFACTURER
		MLO	MAIN LUGS ONLY
AHU	AIR HANDLING UNIT	MLV	MAGNETIC LOW-VOLTAGE
AIC	AMPERE INTERRUPTING CAPACITY	MOCP	MAXIMUM OVER CURRENT PROTECTION
AL	ALUMINUM	MTD	MOUNTED
AS	AMPERE SWITCH SIZE	N/A	NOT APPLICABLE
AT	AMPERE TRIP SETTING	NF	NON-FUSED
ATS	AUTOMATIC TRANSFER SWITCH	NL	NIGHT LIGHT (24HR ON)
		NRTL	NATIONALL RECOGNIZED TESTING LABORATORY
AWG	AMERICAN WIRE GAUGE		
AV	AUDIO VISUAL	NTS	NOT TO SCALE
BKR	BREAKER	OS	OCCUPANCY SENSOR
C	CONDUIT	PART	PARTIAL CIRCUIT
CATV	CABLE TELEVISION	PB	PULL BOX
CCTV	CLOSED CIRCUIT TELEVISION	PH/Ø	PHASE
CD	CANDELA	PNL	PANEL
C/B	CIRCUIT BREAKER	PROVIDE	FURNISH AND INSTALL
CKT	CIRCUIT	PWR	POWER
CLF	CURRENT LIMITING FUSE	QTY	QUANTITY
CODE	APPLICABLE CODE ADOPTED BY AHJ	R	RELOCATE
		RCPT	RECEPTACLE
CT	CURRENT TRANSFORMER	RLA	RUNNING LOAD AMPS
CTR	CENTER	RTU	ROOFTOP UNIT
CU	COPPER	SCCR	SHORT-CIRCUIT CURRENT RATING
D/DEMO	DEMOLITION		
E/ETR/EX	EXISTING TO REMAIN	RMC	RIGID METAL CONDUIT
EC	ELECTRICAL CONTRACTOR	RNC	RIGID NON-METALLIC CONDUIT
EF	EXHAUST FAN		
ELV	ELECTRONIC LOW-VOLTAGE	SE	SERVICE ENTRANCE
EM	EMERGENCY	SD	SMOKE DUCT DETECTOR
EMS	ENERGY MANAGMENT SYSTEM	SF	SQUARE FEET
		SSBJ	SUPPLY-SIDE BONDING JUMPER
EMT	ELECTRICAL METALLIC TUBING	ST	SHUNT TRIP
ERMS	ENERGY REDUCTION MAINTENANCE SWITCH	SWBD	SWITCHBOARD
		TBB	TELECOMMUNICATIONS BONDING BACKBOARD
EWC	ELECTRIC WATER COOLER		
F	FUSE	TBD	TO BE DETERMINED
FA	FIRE ALARM	TGB	TELECOMMUNICATIONS GROUND BUSBAR
FAAP	FIRE ALARM ANNUNCIATOR PANEL	TL	TWISTLOCK
FACP	FIRE ALARM CONTROL PANEL	TX/XFMR	TRANSFORMER
FCA□	FAULT CURRENT AMPERES	TYP	TYPICAL
FCU	FAN COIL UNIT	U/F	UNDERFLOOR
FLA	FULL LOAD AMPERES	U/G	UNDERGROUND
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
G, GND	GROUND	UPS	UNINTERRUPTIBLE POWER SUPPLY
GC	GENERAL CONTRACTOR		
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	VA	VOLT-AMPERE
		VD	VOLTAGE DROP
GFR	GROUND FAULT RELAY	VFD	VARIABLE FREQUENCY DRIVE
GRMC	GALVANIZED RIGID METAL CONDUIT	VS	VACANCY SENSOR
		W	WIRE
HZ	HERTZ	WP	WEATHERPROOF
IG	ISOLATED GROUND	WR	WEATHER RESISTANT
ISC	SHORT CIRCUIT CURRENT	WT	WATERTIGHT
J-BOX	JUNCTION BOX	XP	EXPLOSION PROOF

STANDARD MOUNTING HEIGHT

AUDIBLE APPLIANCES (CENTERLINE)	84"
ALARMS	48"
ANNUNCIATOR PANELS (DISPLAY)	60"
CONTROLS (TOP OF DEVICE)	48"
EXIT SIGNS (WALL MOUNTED)	80"
FIRE ALARM ANNUNCIATOR PANEL (DISPLAY)	60"
FIRE ALARM BELL (EXTERIOR) (CENTERLINE)	120"
FIRE ALARM CONTROL PANEL/UNIT (DISPLAY)	60"
INTERCOM (AFEA ONLY)	36"
INTERCOMS (TOP OF DEVICE)	48"
PULL STATIONS (TOP OF DEVICE)	48"
PHOTOCELLS	144"
RECEPTACLES	16"
RECEPTACLES (EXTERIOR)	24"
RECEPTACLES (GARAGES)	24"
RECEPTACLES (POOLS)	27"
RECEPTACLES (ABOVE COUNTER)	+6" ABOVE BACKSPLASH/COUNTER, 40" MAX
RECEPTACLES IN EQUIPMENT ROOMS	44"
REMOTE INDICATING LIGHT (EQUIPMENT ROOMS)	48"
REMOTE INDICATING LIGHT (FINISHED AREAS)	CEILING
SAFETY SWITCHES (TOP OF DEVICE)	48"
STARTERS (TOP OF DEVICE)	48"
SWITCHES (TOP OF DEVICE)	44"
TELEPHONE, DATA OUTLETS	SAME AS ADJACENT DEVICE, UNO
TELEPHONE TERMINAL BOARD (BOTTOM)	6"
TELEVISION OUTLETS	REFER TO ARCH DRAWINGS
VISIBLE APPLIANCES (CENTERLINE)	84"

INSTALL ELECTRICAL DEVICES AT THE MOUNTING HEIGHTS SHOWN ABOVE UNO IN THE CONSTRUCTION DOCUMENTS. ALL MOUNTING HEIGHTS ARE AFF OR AFG TO BOTTOM OF OUTLET BOX, UNO. ALL DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH CURRENT ADA AND LOCAL REQUIREMENTS.

ELECTRICAL SYMBOL LEGEND

POWER SYMBOLS

FLOOR / WALL / CEILING

- SIMPLEX RECEPTACLE
- DUPLEX RECEPTACLE
- QUADRAPLEX RECEPTACLE
- JUNCTION BOX
- LOW VOLTAGE TRANSFORMER
- SPECIALTY RECEPTACLE (REFER TO PLAN FOR NEMA TYPE)
- EMERGENCY RECEPTACLE (DUPLEX SHOWN)
- CONTROLLED RECEPTACLE (DUPLEX SHOWN)
- ISOLATED GROUND RECEPTACLE (DUPLEX SHOWN)
- RECEPTACLE INSTALLED ABOVE COUNTER (DUPLEX SHOWN)
- DROP CORD RECEPTACLE (DUPLEX SHOWN)
- TWIST-LOCK TYPE RECEPTACLE
- RECEPTACLE DESIGNATION:
  - GF - GFCI TYPE RECEPTACLE
  - G - RCPT PROTECTED BY GFCI BREAKER
  - H - HORIZONTALLY MOUNTED RCPT
  - M - MANUALLY CONTROLLED RCPT
  - SP - SURGE PROTECTED RCPT
  - TR - TAMPER RESISTANT RCPT
  - TV - RCPT POWERING TELEVISION
  - USB - USB TYPE RCPT
  - WP - WEATHER PROOF COVER
  - WR - WEATHER RESISTANT RCPT

FLOOR / WALL / CEILING

- TELEPHONE OUTLET
- DATA OUTLET
- MULTI-SERVICE TELEPHONE & DATA OUTLET
- WALL TELEPHONE OUTLET
- COMMUNICATION DEVICE INSTALLED ABOVE COUNTER (DATA OUTLET SHOWN)
- WIRELESS ACCESS POINT
- MULTISERVICE FLOOR BOX. INCLUDES TELEPHONE, DATA, AND RECEPTACLES. TYPE SPECIFIED ON PLANS
- MULTISERVICE POWER POLE. INCLUDES TELEPHONE, DATA, AND RECEPTACLES. TYPE SPECIFIED ON PLANS
- POKE THROUGH CONNECTION. TYPE SPECIFIED ON PLANS
- THERMOSTAT
- SIGNALING BUZZER
- SIGNALING BELL

RACEWAY AND WIRING

- HOMERUN CONNECTION BACK TO FEEDING PANELBOARD. (PANELBOARD CIRCUIT SHOWN ON PLANS) REFER TO PANELBOARD SCHEDULE FOR BRANCH CIRCUIT CONDUCTOR SIZE
- CONDUIT CONCEALED IN CEILING OR WALL SPACE
- CONDUIT RUN EXPOSED
- CONDUIT RUN UNDERGROUND
- LOW VOLTAGE CABLE
- CONDUIT RISING UP FROM RUN
- CONDUIT DROPPING DOWN FROM RUN
- CONDUIT CONTINUATION/PARTIAL CIRCUIT
- EQUIPMENT TERMINATION OR CONNECTION POINT
- EMERGENCY CONDUIT (CONDUIT CONCEALED SHOWN)

BRANCH CIRCUIT CONDUCTOR TABLE

# OF POLE	HOT (PHASE)*	NEUTRAL (GROUNDED) **	GROUNDING***
1P	(1)	(1)	(1)
2P	(2)	(1)	(1)
3P	(3)	(1)	(1)

* PROVIDE ADDITIONAL SWITCHED OR UNSWITCHED HOT CONDUCTORS AS SPECIFIED IN CONSTRUCTION DOCUMENT AND AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
** DO NOT CIRCUIT AS MULTI-WIRE BRANCH CIRCUIT. REFER TO SPECIFICATIONS FOR LIMITATIONS ON NEUTRAL CONDUCTOR SHARING.
*** REFER TO CONSTRUCTION DOCUMENT IF ADDITONAL ISOLATED GROUNDING CONDUCTORS ARE REQUIRED.

POWER EQUIPMENT AND DEVICES

- ELECTRICAL PANELBOARD
- ELECTRICAL DISTRIBUTION PANELBOARD
- TERMINAL CABINET, SIGNAL SYSTEM
- TRANSFORMER
- DISCONNECT SWITCH (RATINGS SPECIFIED ON PLANS)
  - 30/3/15/3R — NEMA RATING - (NO VALUE = NEMA 1 RATING)
  - FUSE SIZE - (NF = NOT FUSED)
  - NUMBER OF POLES
  - DISCONNECT AMPERAGE SIZE
- COMBINATION DISCONNECT SWITCH AND MOTOR STARTER (SAME RATING AS DISCONNECT SWITCH) — 30/3/15/3R
- VARIABLE FREQUENCY DRIVE — VFD
- EMERGENCY POWER OFF BUTTON
- STOP-START PUSHBUTTON CONTROL STATION
- INDICATING LIGHT

HATCHED FILL INDICATES DISTRIBUTION PANEL OR SWITCHBOARD.
SOLID FILL INDICATES BRANCH PANEL OR LOAD CENTER.
DASHED BOX INDICATES CODE-REQUIRED CLEARANCE (WIDTH AND DEPTH).
DOOR INDICATES FRONT OF RECESSED PANEL.

PANELBOARDS ARE ASSIGNED AN ABBREVIATED INDICATOR (OR PANEL ID) FOR USE WITH CIRCUIT NUMBERS. PANEL ID IS LISTED WITHIN THE PANEL SCHEDULE AND IN THE PANEL ABBREVIATION SCHEDULE.

EQUIPMENT IS TAGGED WITH PANEL NAME AND WITH PANEL ID IN PARENTHESES. PANEL ID IS INTENDED AS A DESIGN DOCUMENTATION AID ONLY. DO NOT INCLUDE PANEL ID IN FIELD-APPLIED CIRCUIT DIRECTORIES OR LABELS.

DEVICES AND FIXTURES ARE TAGGED WITH PANEL ID AND CIRCUIT NUMBER. FOR EXAMPLE, A DEVICE TAGGED WITH "A1" INDICATES THE DEVICE IS CIRCUITED TO PANEL DESIGNATED "A," CIRCUIT NUMBER 1. THE PANEL SCHEDULE CIRCUIT NUMBER CONTANS BOTH THE PANEL ABBREVIATION AND THE CIRCUIT NUMBER.

- T1 — TRANSFORMER: TYPICALLY TRANSFORMER NAMES BEGIN WITH OR CONTAIN THE LETTER "T". SEE SINGLE-LINE DIAGRAM FOR DESCRIPTION AND REQUIREMENTS.

CONSTRUCTION PHASING

(TYPICAL ALL SYMBOLS AND EQUIPMENT)

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW
- EXISTING TO BE DEMOLISHED

ANNOTATIONS

- 1 — MECHANICAL PLAN NOTE CALLOUT
- 1 — PLUMBING PLAN NOTE CALLOUT
- 1 — ELECTRICAL PLAN NOTE CALLOUT
- 1 — PLUMBING EQUIPMENT DESIGNATION. REFER TO PLUMBING SCHEDULE FOR MORE INFORMATION.
- 1 — EQUIPMENT DESIGNATION
- XX / 1 — MECHANICAL EQUIPMENT DESIGNATION. REFER TO MECHANICAL SCHEDULE FOR MORE INFORMATION.
- 1 / XX — DETAIL REFERENCE CALLOUT: DETAIL NUMBER / SHEET NUMBER
- 1 / XX — SECTION CUT DESIGNATION
- AREA NOT IN CONTRACT

ELECTRICAL ONE-LINE DIAGRAM DEVICES

- ##AS / #P — NON-FUSED DISCONNECT SWITCH (AMP & POLE RATING SPECIFIED ON PLANS)
- ##AS / #P / ##AF — FUSED DISCONNECT SWITCH (AMP, POLE, & FUSE RATING SPECIFIED ON PLANS)
- ##AF / #P / ##AT — CIRCUIT BREAKER (AMP, POLE, & TRIP RATING SPECIFIED ON PLANS)
- ##A / #P — DRAW-OUT CIRCUIT BREAKER
- PANELBOARD; SINGLE & MULTI-SECTION
- ### / ### — SWITCHBOARD / DISTRIBUTION PANELBOARD (RATINGS SPECIFIED ON PLANS) INDICATES NEW SWITCHBOARD SECTION IF APPLICABLE
- TX-## — TRANSFORMER (TYPE AND RATINGS SPECIFIED ON PLANS)
- ### — CIRCUIT FEEDER IDENTIFICATION (REFER TO FEEDER SCHEDULE)
- ATS-# — AUTOMATIC TRANSFER SWITCH (RATINGS SPECIFIED ON PLANS)
- DPM — DIGITAL KWH METER
- M — UTILITY METER
- AS — AMMETER SWITCH
- VS — VOLTMETER SWITCH
- AM — AMMETER
- VM — VOLTMETER
- GFR — GROUND FAULT RELAY
- ST — SHUNT TRIP
- SPD — SURGE PROTECTION DEVICE
- GROUND CONNECTION
- GROUND ROD
- SERVICE GROUND (RATINGS SEPCIFIED ON PLANS)
- CONTACT (OPEN OR CLOSED)
- HP — MOTOR
- KVA — BLOACK LOAD
- ×F# — FAULT POINT - REFER TO SHORT CIRCUIT CALCULATIONS

REFER TO ONE-LINE DIAGRAM FOR MORE INFORMATION

ELECTRICAL SHEET LIST

Sheet Number	Sheet Name
E0.00	ELECTRICAL LEGEND AND ABBREVIATIONS
E1.00	ELECTRICAL SITE PLAN
E2.00	POWER PLAN - LEVEL 1
E2.01	POWER PLAN - LEVEL 2
E5.00	ELECTRICAL ONELINE DIAGRAM
E7.00	ENERGY COMPLIANCE FORMS
E8.00	ELECTRICAL SPECIFICATIONS
E8.01	ELECTRICAL SPECIFICATIONS
E8.02	ELECTRICAL SPECIFICATIONS

APPLICABLE ELECTRICAL CODES:

PERFORM WORK TO COMPLY WITH THE STANDARD PRACTICES FOR GOOD WORKMANSHIP PUBLISHED BY NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA). COMPLY WITH THE LATEST ENFORCED EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), LOCAL CODES, AMENDMENTS, AND ORDINANCES INCLUDING, BUT NOT LIMITED TO, THE ONES LISTED BELOW. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

ELECTRICAL CODE: 2020 NATIONAL ELECTRICAL CODE (2022 CA ELEC CODE)
BUILDING CODE: 2022 CALIFORNIA BUILDING CODE
ENERGY CODE: 2022 CALIFORNIA ENERGY CODE TITLE 24 PART 6

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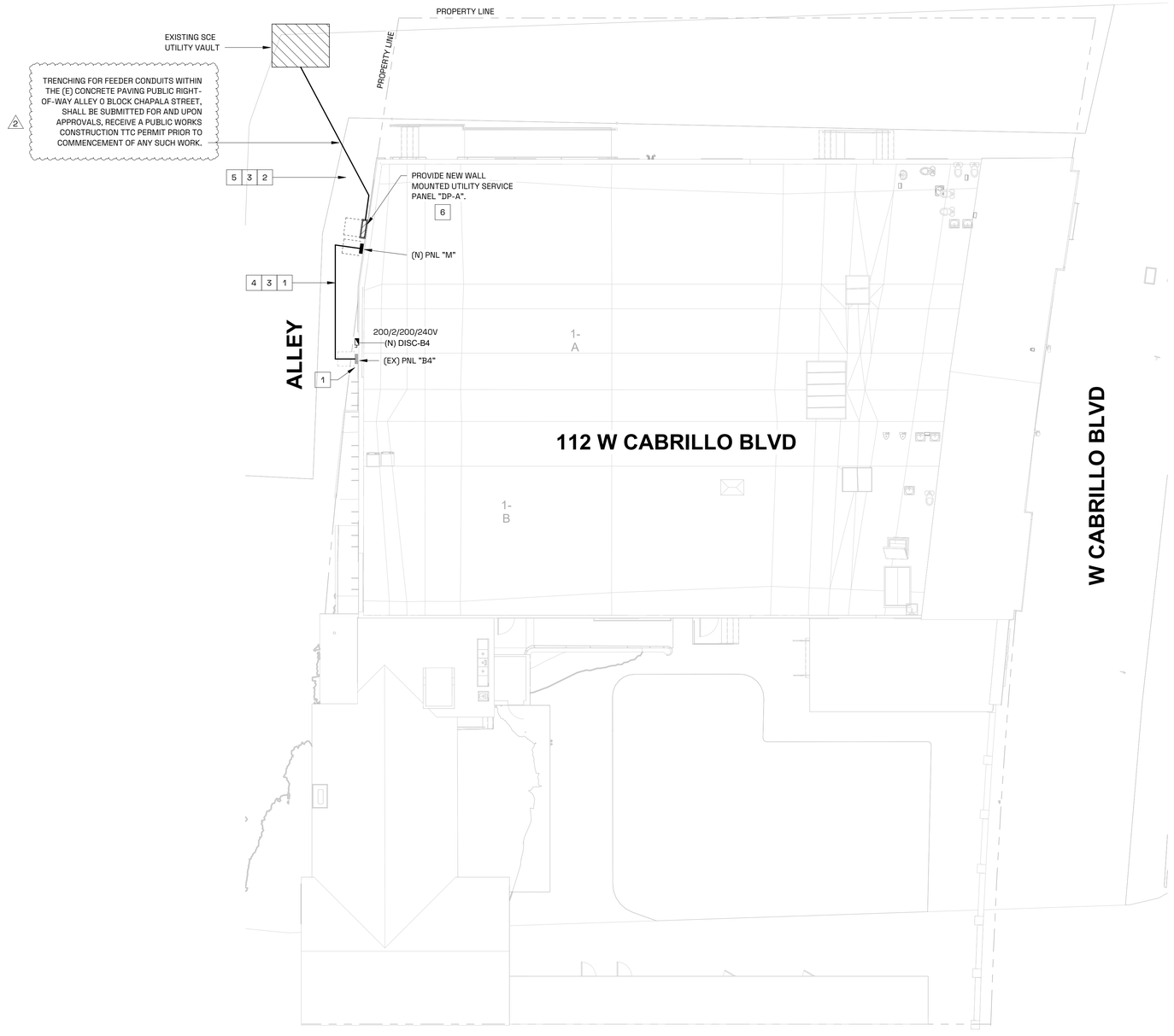
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ELECTRICAL LEGEND AND ABBREVIATIONS

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1 ELECTRICAL SITE PLAN
3/32" = 1'-0"

ELECTRICAL PLAN NOTES:

1 CONTRACTOR SHALL REMOVE UTILITY METER AND SERVICE DISCONNECT. CONTRACTOR SHALL RETAIN EXISTING DISTRIBUTION EQUIPMENT FOR RE-USE. REFER TO SINGLE LINE DIAGRAM FOR MORE INFORMATION.

2 CONTRACTOR TO PROVIDE NEW FEEDERS FROM EXISTING SCE UTILITY VAULT TO NEW SERVICE LOCATION. CONTRACTOR SHALL CONFIRM ROUTING AND INSTALLATION REQUIREMENTS WITH APPROVED UTILITY SERVICE PLAN.

3 CONDUIT ROUTING IS SHOWN FOR REFERENCE ONLY AND DOES NOT REPRESENT EXACT ROUTING DIRECTION. CONTRACTOR IS RESPONSIBLE TO PROVIDE PULL BOXES AS REQUIRED FOR EVERY 360 DEGREES OF CONDUIT BEND.

4 FEEDER SHALL BE SURFACE MOUNTED TO EXTERIOR BUILDING WALL. CONDUIT SHALL BE PAINTED TO MATCH FINISH OF BUILDING WALL.

5 CONDUIT SHALL BE ROUTED BELOW GRADE. CONTRACTOR SHALL RE--USE EXISTING CONDUIT AND CONDUIT PATHWAYS WHERE APPLICABLE.

6 CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLYWOOD BACKBOARD OR OTHER APPROVED MOUNTING INFRASTRUCTURE FOR WALL MOUNTED EQUIPMENT ON EXISTING WALL.

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ELECTRICAL SITE PLAN

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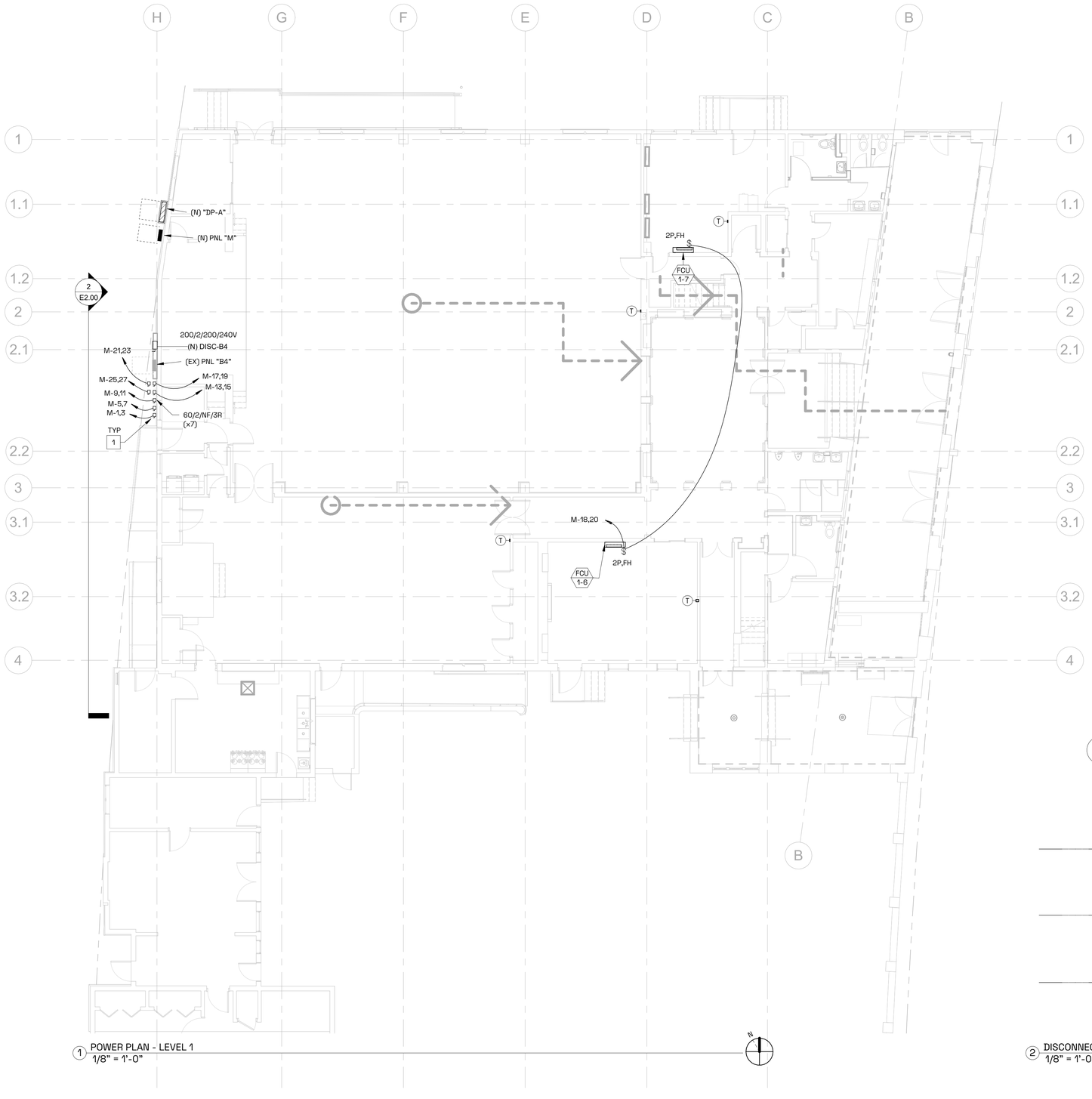
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GENERAL NOTE:

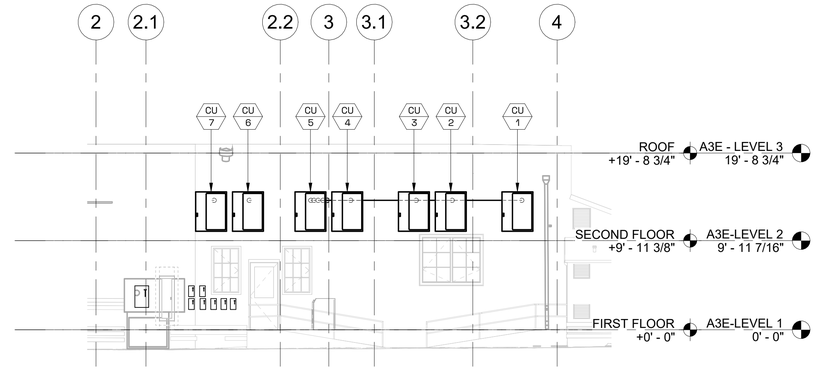
ALL DISCONNECT SWITCHES FOR MECHANICAL EQUIPMENT SHALL BE FIELD COORDINATED WITH ARCHITECT AND MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

ELECTRICAL PLAN NOTES:

1 DISCONNECT SWITCHES SHALL BE STACKED AND MOUNTED WITHIN 6' OF GRADE IN VIEW OF THE CONDENSING UNITS ON LEVEL 1. DISCONNECT SWITCHES MAY BE GROUPED TOGETHER TO AVOID BLOCKING EGRESS PATHWAYS. REFER TO 2/E2.00 FOR PROPOSED LOCATION OF DISCONNECTS AND CONTRACTOR SHALL CONFIRM LOCATIONS IN FIELD. ALL DISCONNECTS SHALL BE LABELED TO INDICATE WHICH MECHANICAL UNIT THEY ARE SERVING.



1 POWER PLAN - LEVEL 1
1/8" = 1'-0"



2 DISCONNECT PLACEMENT
1/8" = 1'-0"

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POWER PLAN - LEVEL 1

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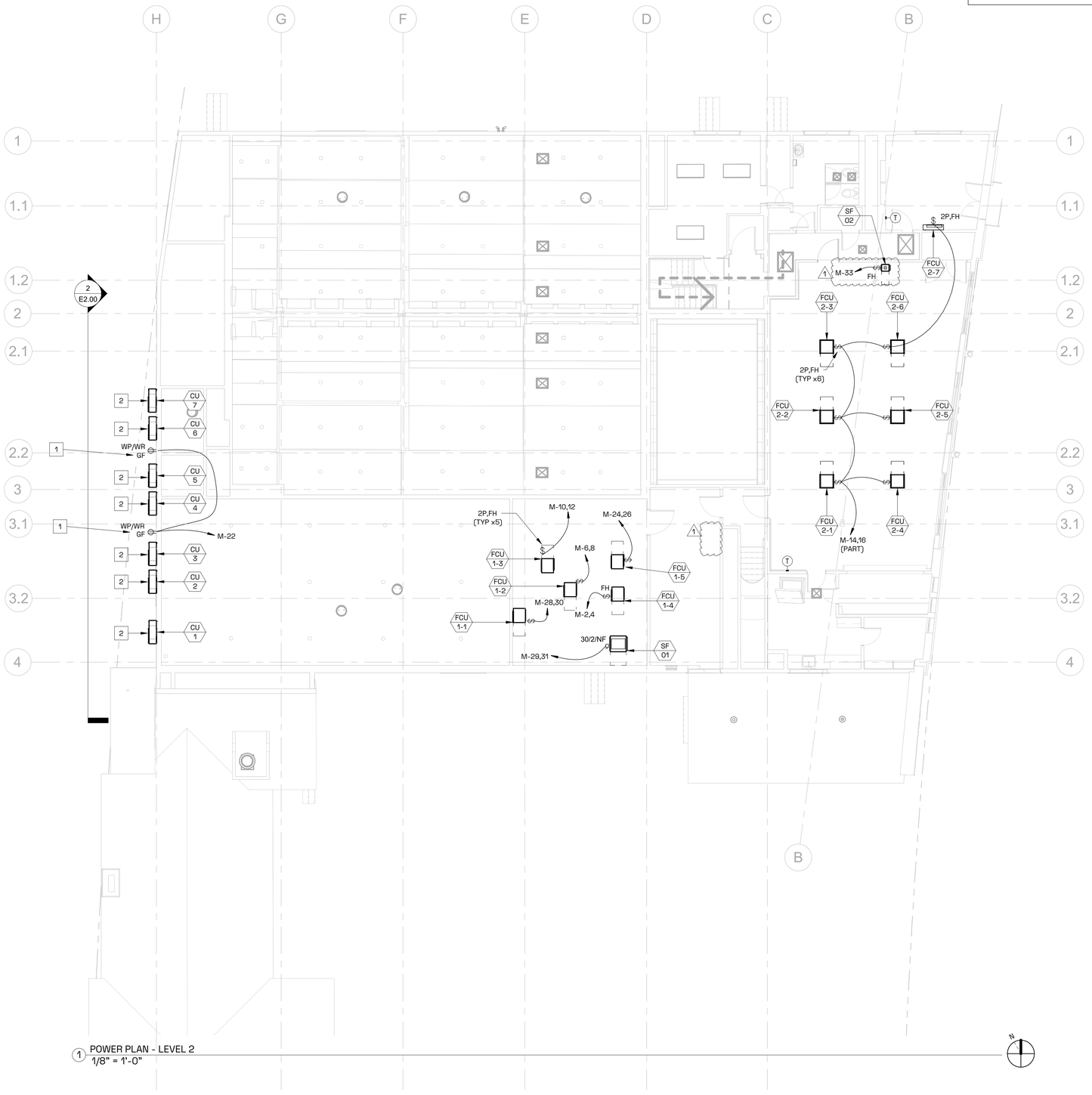
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GENERAL NOTE:

ALL DISCONNECT SWITCHES FOR MECHANICAL EQUIPMENT SHALL BE FIELD COORDINATED WITH ARCHITECT AND MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

ELECTRICAL PLAN NOTES:

1 PROVIDE NEW WEATHERPROOF, WATER RESISTANT RECEPTACLES WITHIN 25' OF CONDENSING UNIT.
2 DISCONNECT SERVING UNIT SHALL BE LOCATED ON LEVEL 1. REFER TO SHEET E2.00 FOR LOCATION.



1 POWER PLAN - LEVEL 2
1/8" = 1'-0"

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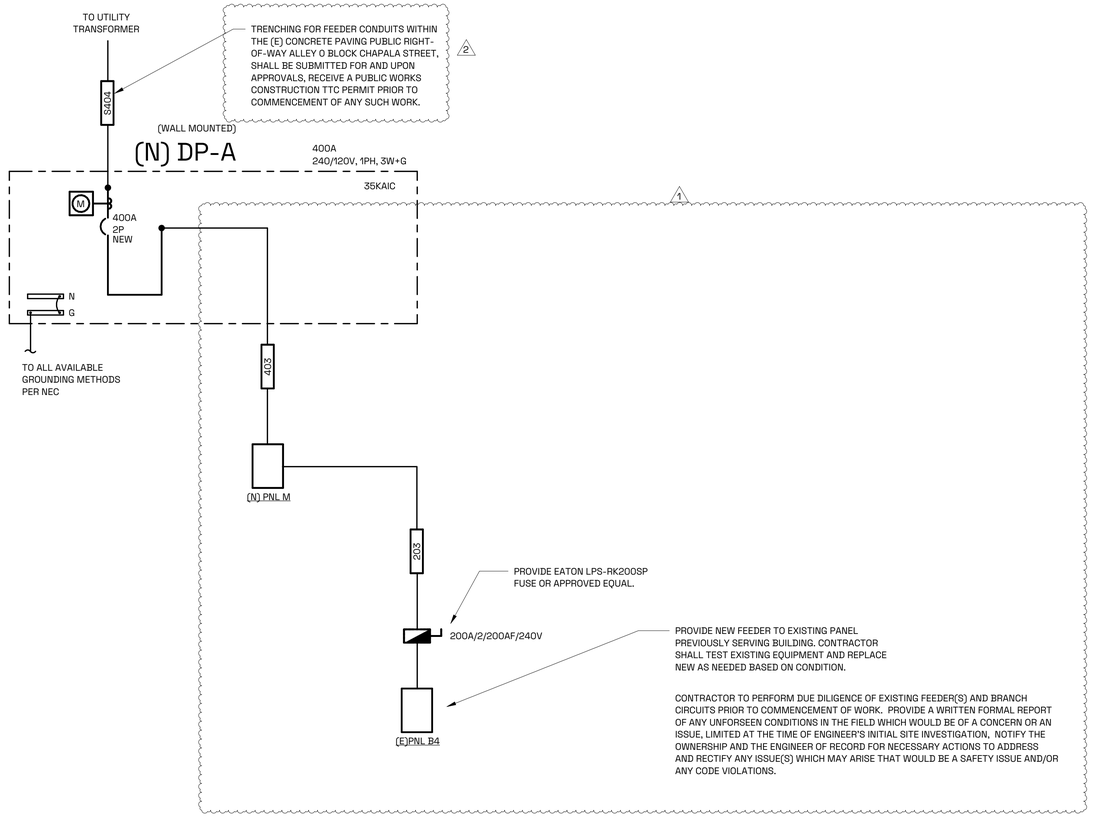
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POWER PLAN - LEVEL 2

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Feeder Schedule	
Feeder Size	Wire Size
203	(3)-250 kcmil, (1) #4 G, 2"C -ALUMINUM
403	(2) 3"C, EACH W/ (3)-250 kcmil, (1) #1 G - ALUMINUM
S404	(2) 3"C, EACH W/ (3)-250 kcmil - ALUMINUM



1 ONELINE DIAGRAM
NTS

ELECTRICAL ONE-LINE NOTES:

1. ALL EQUIPMENT FAULT CURRENT RATINGS SHALL BE PROPERLY RATED AND NOT BE LESS THAN THE MAXIMUM 3-PHASE SYMMETRICAL FAULT CURRENT. REFER TO SHORT CIRCUIT AND VOLTAGE DROP CALCULATIONS ON SHEET E5.00 FOR MINIMUM FAULT CURRENT RATING OF EQUIPMENT. AIC RATING, BASED ON MAXIMUM FAULT CURRENT, OF SWITCHBOARDS AND DISTRIBUTIONBOARDS ARE INDICATED ON ONE-LINE DIAGRAM AND PANELBOARDS ARE INDICATED ON PANELBOARD SCHEDULE. SERIES RATING SHALL NOT BE ALLOWED, UNLESS SPECIFIED.
2. OBTAIN A COPY AND REVIEW LANDLORD'S LATEST EDITION OF THEIR TENENANT DESIGN AND CONSTRUCTION CRITERIA AND COMPLY WITH ALL REQUIREMENTS. WHERE CONFLICTS OCCUR BETWEEN LANDLORDS CRITERIA AND CONSTRUCTION DOCUMENTS, THE MOST STRINGENT REQUIREMENT WILL GOVERN.
3. REFER TO FEEDER SCHEDULE FOR MINIMUM WIRE SIZE TO BE PROVIDED. FEEDER DESIGNATIONS PRECEDED BY "V" ARE UPSIZED DUE TO VOLTAGE DROP AND SHALL BE THE MINIMUM SIZE WIRE PROVIDED. CONTRACTOR SHALL PROVIDE ALL INFORMATION FOR A COMPLETE SYSTEM.
4. CONDUCTOR SIZES ARE BASED ON COPPER (CU) THHN/THWN-2 INSULATION, FOR FEEDERS RATED FOR 100A OR LESS AND ALUMINUM (AL) THHN/THWN-2 INSULATION FOR FEEDERS RATED ABOVE 100A. CONDUIT SIZES SHOWN ARE APPROPRIATE FOR SCHEDULE 40 PVC, GRS, IMC, AND RMC. ALUMINUM WIRE MAY BE SUBSTITUTED FOR CU FEEDERS AS ALLOWED BY CODE, SPECIFICATIONS, AND OWNER. ALL CONDUCTOR SIZES ARE BASED ON 75 DEG C RATED TERMINATIONS, UNLESS NOTED OTHERWISE. FOR ANY OTHER CONDITIONS CONTRACTOR SHALL MODIFY SIZES IN COMPLIANCE WITH ALL AVAILABLE CODES. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. CONTRACTOR SHALL COORDINATE ALL FEEDER ROUTING AND EQUIPMENT LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. INSTALL FEEDERS AS HIGH AS PRACTICABLE AND ORTHOGONALLY ALONG BUILDING STRUCTURE WHERE POSSIBLE.
6. EXISTING EQUIPMENT AND FEEDERS IS SHOWN FOR REFERENCE ONLY AND IS ASSUMED BASED ON RECOMMENDED SIZES WHERE APPLICABLE. FIELD VERIFY LOCATIONS, SIZES, AND ROUTING PRIOR TO INSTALLATION OF NEW EQUIPMENT.
7. ALL EQUIPMENT SHALL BE LABELED PROPERLY ON FRONT OF EQUIPMENT. REFER TO SPECIFICATIONS FOR LABEL REQUIREMENTS.
8. PROVIDE FINAL TYPED PANELBOARD SCHEDULE TO REFLECT ACTUAL AS- BUILT CONDITIONS. CIRCUIT DESCRIPTIONS SHALL BE DISTINGUISHABLE FROM ALL OTHERS PER CODE.
9. PROVIDE ANY AVALIABLE SPACE IN SWITCHBOARD/PANELBOARD WITH BUSSING.

Panelboard: M

Location:
Supply:
Mounting: Surface
Enclosure: NEMA 3R

Voltage: 240 V, 1Ø, 3W
Bus Rating: 400 A
Neutral: 100%
Feed-Thru Lugs: No
Features & Modifications: -

Mains Type: MLO
Mains Rating: 400 A
Mains FN/Note: -
SCCR: 10 kA

	Ckt	Description	Trip (A)	Poles	Wire...	Phase A...		Phase B...		Wire...	Poles	Trip (A)	Description	Ckt
HACR	1	CU-1	40	2	8	2976	756			12	2	15	FCU (1-4)	2
	3							2976	756					4
HACR	5	CU-2	40	2	8	2976	408			12	2	15	FCU (1-2)	6
	7							2976	408					8
HACR	9	CU-3	40	2	8	2976	408			12	2	15	FCU (1-3)	10
	11							2976	408					12
HACR	13	CU-4	45	2	6	3168	150			12	2	15	FCU (2-1 THROUGH 2-8)	14
	15							3168	150					16
HACR	17	CU-5	45	2	6	3168	50			12	2	15	FCU (1-7 THROUGH 1-8)	18
	19							3168	50					20
HACR	21	CU-6	40	2	8	2976	360			12	1	20	MAINTENCE RCPT	22
	23							2976	756	12	2	15	FCU (1-5)	24
HACR	25	CU-7	40	2	8	2976	756							26
	27							2976	408	12	2	15	FCU (1-1)	28
	29	SF-1	15	2	12	1320	408							30
	31							1320	0		1	20	Spare	32
	33	SF-2	15	1	12	228	0				1	20	Spare	34
	35	Spare	20	1		0	0				1	20	Spare	36
	37	Spare	20	1		0	0				1	20	Spare	38
	39	Spare	20	1			0	10000		OL	2	200	PANEL B4	40 ***
	41	Spare	20	1		0	10000							42
						Connected Load:	36 kVA		35 kVA					
						Connected Current:	301 A		296 A					

Load Classification	Connected	Factor	Demand
MISC	20000 VA	100.00%	20000 VA
MOTORS	51172 VA	103.10%	52756 VA
Receptacle - General	360 VA	100.00%	360 VA

Panel Totals	
Connected Load:	72 kVA
Connected Current:	298 A
Demand Load:	73 kVA
Demand Current:	305 A

Notes: HACR - PROVIDE HACR TYPE CIRCUIT BREAKERS.

*** - LOAD FOR EXISTING PANEL IS BASED ON 125% OF THE RECORDED HIGHEST KW READING BY SCE SERVING BUILDING IN THE LAST 12 MONTHS (SCE MAX KW READ - 16 KW)

SHORT-CIRCUIT AND VOLTAGE DROP CALCULATIONS

Conductor size, conduit size, conduit/conductor quantites, and distances are for calculation purposes only and shall not be used for contractor takeoffs nor bidding - Contractor shall notify Engineer of any field condition that results in a change of 10% or greater circuit distance

Fault Point...	Feeder Description	Source Fault...	Phase	Source ISC...	Feeder					Conductor Value	Busway Value	L-L Voltage	Circuit Length	Power Factor	Circuit Load	Conductor			Transformer						f	M	Fault Current	Voltage Drop	Cumulative Voltage...
					OCP	Conduit...	Conduit...	Feeder...								Resistance	Reactance	Arccos	Type	Degree...	kVA	Xfmr	Secondar...	Tap...					
1	Uitlity Service Point			42,000	at secondary of utility transformer																								Source ISC + 6X Motor Contirbution = 42000
	Motor Contribution				Connected Full Load Motor Amps on Service																								
2	DP-A	1	1	42,000	400	NM	AL	2	Set(s) of	250	KCMIL	12862	X	240	35	0.9	320	0.000085	0.000041	0.451							0.4762	0.67741	28,451	-0.44%	-0.44%
3	PNL M	2	1	28,451	400	M	AL	2	Set(s) of	250	KCMIL	12122	X	240	5	0.9	320	0.000086	0.000052	0.451							0.0489	0.95338	27,125	-0.07%	-0.51%
4	TO DISCONNECT	2	1	28,451	200	M	AL	1	Set(s) of	250	KCMIL	12122	X	240	22	0.9	160	0.000086	0.000052	0.451							0.4303	0.69916	9000**	-0.29%	-0.73%
5	TO PANEL B4	4	1	9,000	200	M	AL	1	Set(s) of	250	KCMIL	12122	X	240	1	0.9	160	0.000086	0.000052	0.451							0.0062	0.99385	8,945	-0.01%	-0.75%
6	TO CU-1	3	1	27,125	35	M	CU	1	Set(s) of	8	AWG	1557	X	240	35	1	28	0.00078	0.000065	0.000							5.0812	0.16444	4,460	-0.64%	-1.14%
7	TO CU-4	3	1	27,125	40	M	CU	1	Set(s) of	8	AWG	1557	X	240	35	1	32	0.00078	0.000065	0.000							5.0812	0.16444	4,460	-0.73%	-1.24%
8	TO CU-6	3	1	9,000	25	M	CU	1	Set(s) of	10	AWG	981	X	240	35	1	20	0.0012	0.000063	0.000							2.6758	0.27205	2,448	-0.70%	-1.21%

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VETERANS BUILDING

SANTA BARBARA COUNTY
112 CABRILLO BLVD.
SANTA BARBARA, CA. 93101

PLANNING SUBMISSION

SANTA BARBARA COUNTY

REVISIONS:
1 PC REVISIONS 05/29/2025
2 PLANNING SUBMISSION 08/04/2025

08/04/2025

ELECTRICAL ONELINE DIAGRAM

E5.00

STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
This document is used to demonstrate compliance with mandatory requirements in 130.5, for electrical systems in newly constructed nonresidential and hotel/motel occupancies and 160.6 and 160.9 for electrical systems in newly constructed multifamily occupancies. Additions and alterations to electrical service systems in nonresidential and hotel/motel occupancies will also use this document to demonstrate compliance per 141.0(a) or 141.0(b)2P for alterations. For multifamily addition or alterations compliance will be documented per 180.1(a) or 180.2 (b)4Bvii	
Project Name: SBVMB	**Report Page:** (Page 1 of 5)
Project Address:	**Date Prepared:** 2025-04-17T21:27:04-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Santa Barbara	02	Climate Zone	6
			03	Occupancy Types Within Project:	All Other Occupancies

B. PROJECT SCOPE

This table includes electrical systems that are within the scope of the permit application.

01	02	03	04	05	06	07
Electrical Service Designation/ Description	Scope of Work[1]	Rating[2] (kVA)	Utility Provided Metering System Exception to 130.5(a)/ 160.6(a)[3]	System subject to CA Elec Code Article 517 Exception to 130.5(a)and (b)	Demand Response Controls	Provides power to dwelling units/common living areas only in multifamily occupancy
DP-A (E1.00)	New electrical service equipment and meter	96	☒	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.2/ 160.3, 130.1/ 160.5, and 130.3/ 160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☐

[1] *FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c)/160.6(c), no other requirements from 130.5/160.6 are required.*
[2] *If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas.*
[3] *Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.*

STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
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C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through J. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01		02		03		04	05	06
Service Electrical Metering 130.5(a)/ 160.6(a) (See Table F)	AND	Separation for Monitoring 130.5(b)/ 160.6(b) (See Table G)	AND	Voltage Drop 130.5(c)/ 160.6(c) (See Table H)	AND	Controlled Receptacles 130.5(d)/ 160.6(d) (See Table I)	Electric Ready 160.9 (See Table J)	**Compliance Results**
	AND	Yes	AND	Yes	AND	Yes		COMPLIES with Exceptional Conditions

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

Table B indicates the project is exempt from 130.5(a) Service Electrical Metering requirements because the utility company has provided the project a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: SBVMB	**Report Page:** (Page 3 of 5)
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G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING

This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with 130.5(b)/ 160.6(b). Any load types that are not included in the service do not need to be shown. For multifamily occupancies, submetered systems that provide power to dwelling units do not need to meet these separation requirements and therefore load types on those submetered systems also do not need to be shown.

01	02	03	04	05	
Load Type per Table 130.5-B[1]	Minimum Required Separation of Load per Table 130.5-B	Compliance Method[2]	Location of Requirements in Construction Documents	Field Inspector	
				Pass	Fail
DP-A (E1.00)					
HVAC systems and components	All HVAC in aggregate	Method 1: Switchboards, motor control centers, or panelboard loads disaggregated for each load type	E5.00	☐	☐

** NOTES: If "Other*" is selected under Compliance Method above, please indicate how compliance has been achieved in the space provided below.*

[1] *FOOTNOTES: For each separate load type, up to 10% of the connected load may be of any type.*
[2] *Method 1: Switchboards/ motor control centers/ panelboard loads disaggregated for each load type.*
Method 2: Switchboards/ motor control centers/ panelboard supply other distribution equipment with loads disaggregated for each load type.
Method 3: Branch circuits serve load types individually and provisions for adding future branch circuit monitoring.
Method 4: Complete metering system measures and reports loads by type.
See Chapter 8 of the Nonresidential Compliance Manual for more detail on Compliance Methods.

H. VOLTAGE DROP

This table includes entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with 130.5(c)/ 160.6(c). For alterations, only the altered circuits must demonstrate compliance per 141.0(b)2Piii/ 180.2(b)4Bviic.

01	02			03	04	05	
Electrical Service Designation/Description	Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method			Location of Voltage Drop Calculations[1]	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector	
						Pass	Fail
DP-A (E1.00)	☒	Voltage drop less than 5%	☐	Permitted by CA Elec Code (Exception to 130.5(c))*	In construction documents	E5.00	☐	☐

STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
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H. VOLTAGE DROP

** NOTES: If "Permitted by CA Elec Code *" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.*

[1] *FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".*

I. CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES

This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with 130.5(d)/ 160.6(d).. Both controlled and uncontrolled receptacles must be provided in office areas, lobbies, conference rooms, kitchen areas in office spaces, copy rooms and hotel/motel guest rooms.

01	02	03	04	05	06	07	
Room name or Description	Location/ Type of Controlled Receptacles[1]	Shut-Off Controls	Demand Responsive Controls	Permanent Durable Marking Will be Used	Location of Requirements in Construction Documents	Field Inspector	
						Pass	Fail
N/A	---	---		☐		☐	☐

** NOTES: If "Other*" is selected under Shut-Off Controls above, please indicate how compliance has been achieved in the space provided below.*

[1] *FOOTNOTES: Receptacles dedicated to refrigerators and water dispensers in kitchens, located a minimum of 6ft above the floor specifically for clocks, network copiers, fax machines, A/V and data equipment other than personal computers in copy rooms, circuits rated more than 20 Amps, or connected to a UPS that are intended to be in continuous use and are marked to differentiate them from other receptacles or circuits are excepted from the requirements. .*

K. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks, These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-ELC-E - Must be submitted for all buildings

L. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no NRCA forms required for this project.

STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: SBVMB	**Report Page:** (Page 5 of 5)
Project Address:	**Date Prepared:** 2025-04-17T21:27:04-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Justin Otus	Documentation Author Signature: Justin Otus
Company: A3 Engineering	Signature Date: 04/17/2025
Address: 527 W 7TH ST	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: LOS ANGELES, CA 90014	Phone: 650-288-9405

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: JUSTIN OTUS	Responsible Designer Signature: Justin Otus
Company: A3 ENGINEERING	Date Signed: 04/17/2025
Address: 527 W 7TH ST	License: E 24595
City/State/Zip: LOS ANGELES, CA 90014	Phone: 650-288-9405

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SANTA BARBARA COUNTY

1

REVISIONS:

1 PC REVISIONS	05/29/2025

08/04/2025

ENERGY COMPLIANCE FORMS

E7.00

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Division 26: GENERAL ELECTRICAL REQUIREMENTS

1 GENERAL INSTRUCTIONS

A. GENERAL REQUIREMENTS

All requirements under Division 01 and the general and supplementary conditions of these specifications apply to this section and division. Where the requirements of this section and division exceed those of Division 01, this section and division take precedence. Become thoroughly familiar with all its contents as to requirements that affect this division, section, or both. Work required under this division includes all material, equipment, appliances, transportation, services, and labor required to complete the entire system as required by the drawings and specifications, or reasonably inferred to be necessary to facilitate the function of each system as implied by the design and the equipment specified.

The specifications and drawings for the project are complementary, and any portion of work described in one shall be provided as if described in both. In the event of discrepancies, notify the Engineer and request clarification prior to proceeding with the Work involved.

Drawings are graphic representations of the work upon which the contract is based. They show the materials and their relationship to one another, including sizes, shapes, locations, and connections. They convey the scope of work, indicating the intended general arrangement of the systems without showing all of the exact details as to elevations, offsets, control lines, and other installation requirements. Use the drawings as a guide when laying out the work and to verify that materials and equipment will fit into the designated spaces, and which when installed per manufacturers' requirements, will ensure a complete, coordinated, satisfactory, and properly operating system.

B. DEFINITIONS

Division: References contained in this specification follow the numbering system defined in the Construction Specifications Institute (CSI) MasterFormat 2004 Edition.

2004 Edition
Division 21 – Fire Suppression
Division 22 – Plumbing
Division 23 – HVAC
Division 26 – Electrical
Division 27 – Communications
Division 28 – Electronic Safety and Security

Furnish: "to supply and deliver to the project site, ready for unloading, unpacking, assembling, installing, and similar operations."

Install: "to perform all operations at the project site including, but not limited to, the actual unloading, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, testing, commissioning, starting up and similar operations, complete, and ready for the intended use."

Provide: "to furnish and install."

Furnished by Owner (or Owner-Furnished) or Furnished by Others: "an item furnished by the Owner or under other divisions or contracts, and installed under the requirements of this division, complete, and ready for the intended use, including all items and services incidental to the work necessary for proper installation and operation. Include the installation under the warranty required by this division.

Engineer: Where referenced in this Division, "Engineer" is the Engineer of Record and the Design Professional for the work under this division, and is a consultant to, and an authorized representative of the Architect, as defined in the General and/or Supplementary Conditions. When used in this division, Engineer means increased involvement by and obligations to the Engineer, in addition to involvement by and obligations to the Architect.

AHJ : The local code and/or inspection agency (Authority) Having Jurisdiction over the Work.

NRTL : Nationally Recognized Testing Laboratory, as defined and listed by OSHA in 29 CFR 1910.7 (e.g., UL, ETL, CSA), and acceptable to the AHJ over this project. Nationally recognized testing laboratories and standards listed are used only to represent the characteristics required and are not intended to restrict the use of other NRTLs that are acceptable to the AHJ and standards that meet the specified criteria.

Homerun: That portion of an electrical circuit originating at a junction box, termination box, receptacle, or switch with termination at an electrical panelboard. Note: Where MC cable is utilized for receptacle and/or lighting branch circuiting loads, the originating point of the homerun shall be at the first load in the circuit or at a junction box located in an accessible ceiling space as close as possible to the first load.

Substitution: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor. Substitutions include Value Engineering proposals.

1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
2. Substitutions for convenience: changes proposed by contractor or owner that are not required in order to meet other project requirements but may offer advantage to contractor or owner.

When 'furnish', 'install', 'perform', or 'provide' is not used in connection with services, materials, or equipment in a context clearly requiring an obligation of Contractor, "provide" is implied.

The terms "approved equal", "equivalent", or "equal" are used synonymously and shall mean "accepted by or acceptable to the Engineer as equivalent to the item or manufacturer specified". The term "approved" shall mean labeled, listed, certified, or all three, by an NRTL, and acceptable to the AHJ over this project.

C. PRE-BID SITE VISIT

Prior to submitting bid, visit the site of the proposed work and become fully informed as to the conditions under which the work is to be done. Failure to comply with this requirement shall not be considered sufficient justification to request or obtain extra compensation over and above the contract price.

Existing conditions were taken from original drawings and/or site visits and may not reflect exact "as-built" conditions. Contractor shall verify existing conditions prior to submitting final bid. Coordinate new and demolition work with all other trades and existing conditions.

D. MATERIAL AND WORKMANSHIP

Provide new material, equipment, and apparatus under this contract unless otherwise stated herein, of best quality normally used for the purpose in good commercial practice, and free from defects. Model numbers listed in the specifications or shown on the drawings are not necessarily intended to designate the required trim, written descriptions of the trim govern model numbers.

Provide markings or a nameplate for all material and equipment identifying the manufacturer and providing sufficient reference to establish quality, size, and capacity. All workmanship shall be of the finest possible by experienced mechanics of the proper trade. In general, provide the following quality grade(s) for all materials and equipment.

Commercial specification grade

Provide all hoists, scaffolds, staging, runways, tools, machinery, and equipment required for the performance of the electrical work. Store and maintain material and equipment in clean condition, and protected from weather, moisture, and physical damage.

Furnish only material and equipment that are listed, labeled, certified, or all three, by an NRTL whenever any listing or labeling exists for the types of material and equipment specified.

At a minimum, general work practices for electrical construction shall be in accordance with NECA 1 (latest edition), "Standard Practices for Good Workmanship in Electrical Construction".

E. MANUFACTURERS

In other articles where lists of manufacturers are introduced, subject to compliance with requirements, provide products by one of the manufacturers specified.

Where a list is provided, manufacturers are listed alphabetically and not in accordance with any ranking or preference.

Where manufacturers are not listed, provide products subject to compliance with requirements from manufacturers that have been actively involved in manufacturing the specified product for no less than 5 years.

F. COORDINATION

Coordinate all work with other divisions and trades so that various components of the systems are installed at the proper time, fit the available space, and allow proper service access to those items requiring maintenance. Components which are installed without regard to the above shall be relocated at no additional cost to the Owner.

All roof penetrations, floor chasing and/or core drilling shall require the specific approval of the Landlord and Owner. All work in common areas, shafts or other Landlord owned spaces must be reviewed and approved by the Landlord and Owner prior to commencement of the work. Contractor shall minimize any disruption and disturbances to other tenants. All work within other tenant spaces must be coordinated with and approved by the Landlord and Owner.

Unless otherwise indicated, the General Contractor shall provide chases and openings in building construction required for installation of the systems specified herein. Contractor shall furnish the General Contractor with information where chases and openings are required. Contractor shall keep informed as to the work of other trades engaged in the construction of the project and shall execute work in a manner as to not interfere with or delay the work of other trades.

Figured dimensions shall be taken in preference to scale dimensions. Contractor shall take his own measurements at the building, as variations may occur. Contractor shall be held responsible for errors that could have been avoided by proper checking and inspection.

Provide materials with trim that will properly fit the types of ceiling, wall, or floor finishes actually installed. Model numbers listed in the specifications or shown on the drawings are not intended to designate the required trim.

Make all offsets required to clear equipment, beams, and other structural members, and to facilitate concealing raceways in the manner anticipated in the design. Provide materials with trim that will fit properly the types of ceiling, wall, or floor finishes actually installed.

Coordinate all work with Architectural phasing drawings to properly stage transitions of work to provide power to existing, new and temporary loads. Monitor loads on distribution system to ensure shifting of loads does not overload electrical equipment.

G. ORDINANCES AND CODES

Work performed under this contract shall, at a minimum, be in conformance with applicable national, state and local codes having jurisdiction. Equipment furnished and associated installation work performed under this contract shall be in strict compliance with current applicable codes adopted by the local AHJ, including any amendments and standards as set forth by the following:

1. National Fire Protection Association (NFPA)
2. Underwriters Laboratories (UL)
3. Occupational Safety and Health Administration (OSHA)
4. American National Standards Institute (ANSI)
5. American Society of Testing Materials (ASTM)
6. Rules and regulations of public utilities and municipal departments affected by connection of services.
7. Other national standards and codes where applicable.

Where the contract documents exceed the requirements of the referenced codes, standards, etc., the contract documents shall take precedence. Where conflicts between various codes, ordinances, rules, and regulations exist, comply with the most stringent.

Promptly bring all conflicts observed between codes, ordinances, rules, regulations, referenced standards, and these documents to the attention of the Architect and Engineer for final resolution. Contractor will be held responsible for any violation of the law.

Procure and pay for permits and licenses required for the accomplishment of the work herein described. Where required, obtain, pay for, and furnish certificates of inspection to Owner. Provide all safety lights, guards, and warning signs required for the performance of the work and for the safety of the public.

Electrical equipment shall be located so that the code required minimum working clearance and dedicated electrical space are maintained. Existing equipment not meeting current code required clearance requirements may remain if allowed by the AHJ, Engineer and Owner.

H. PROTECTION OF EQUIPMENT AND MATERIALS

Store and protect from damage equipment and materials delivered to job site. For materials and equipment susceptible to changing weather conditions, dampness, or temperature variations, store inside in conditioned spaces. For materials and equipment not susceptible to these conditions, cover with waterproof, tear-resistant, heavy tarp or polyethylene plastic as required to protect from plaster, dirt, paint, water, or physical damage. Equipment and material damaged by construction activities shall be rejected, and Contractor shall furnish new equipment and material of a like kind at his own expense.

Keep premises broom clean of foreign material created during work performed under this contract. Conduit, equipment, etc. shall have a neat and clean appearance at the termination of the work.

Protect adjacent materials indicated to remain. For work specific to this Division, install and maintain dust and noise barriers to keep dirt, dust, and noise from being transmitted to adjacent areas. Remove protection and barriers after demolition operations are complete.

Plug or cap open ends of conduits while stored and installed during construction when not in use to prevent the entrance of debris into the systems.

I. SUBSTITUTIONS

Materials, products, equipment, and systems described in the Bidding Documents establish a standard of required function, dimension, appearance and quality to be met by the proposed substitution. The base bid shall include only the products from manufacturers specifically named in the drawings and specifications. To request a substitution, request the Substitution Request Form from the Architect or Engineer. Complete and send the Substitution Request From for each material, product, equipment, or system that is proposed to be substituted. The burden of proof of the merit of the proposed substitution is upon the proposer.

Unless stated otherwise in writing to the Engineer by the Contractor, Contractor warrants to the Engineer, Architect, and Owner the following:

1. Proposed substitution has been fully investigated and determined to meet or exceed the specified Work in all respects unless stated otherwise in the substitution request.
2. Proposed substitution is consistent with the Contract Documents and will produce indicated results, including functional clearances, maintenance service, and sourcing of replacement parts.

Proposed substitution has received necessary approvals of authorities having jurisdiction.

Same warranty will be furnished for proposed substitution as for specified Work.

If accepted substitution fails to perform as required, Contractor shall replace substitute material or system with that originally specified and bear costs incurred thereby.

Coordination, installation and changes in the Work as necessary for accepted substitution will be complete in all respects.

No substitutions will be considered unless the Substitution Request Form is completed and attached with the appropriate substitution documentation. No substitution will be considered prior to receipt of bids unless written request for approval to bid has been received by the Engineer at least ten (10) calendar days prior to the date for receipt of bids.

If the proposed substitution is approved prior to receipt of bids, such approval will be stated in an addendum. Bidders shall not rely upon approvals made in any other way. Verbal approval will not be given. No substitutions will be considered after the contract is awarded unless specifically provided in the contract documents.

Provide factory generated point-by-point calculations for all exterior light fixtures (photometric files supplied so the engineer can generate a point-by-point do not suffice for the point-by-point calculations). Provide interior point-by-point calculations at the discretion of the engineer.

J. SUBMITTALS

Assemble and submit for review shop drawings, material lists, manufacturer product literature for equipment to be furnished, and items requiring coordination between contractors under this contract. Provide submittals in sufficient detail so as to demonstrate compliance with these Contract Documents and the design concept. Prior to transmitting submittals, verify that the equipment submitted is mutually compatible with and suitable for the intended use, will fit the available space, and maintain manufacturer recommended service clearances. If the size of equipment furnished makes necessary any change in location or configuration, submit a shop drawing showing the proposed layout.

Transmit submittals as early as required to support the project schedule. Allow two weeks for Engineer review time, plus to/from mailing time via the Architect, plus a duplication of this time for resubmittals, if required. Only resubmit those sections requested for resubmittal.

Submittals shall contain the project name, applicable specification section, submittal data, equipment identifications acronym as used on the drawings, and the Contractor's stamp. The stamp shall certify that the submittal has been checked by the Contractor, complies with the drawings and specifications, and is coordinated with other trades. Manufacturer product literature shall include shop drawings, product data, performance sheets, samples, and other submittals required by this division. Highlight, mark, list, or indicate the materials, performance criteria, and accessories that are being proposed. General product catalog data not specifically noted to be part of the specified product will be rejected and returned without review.

Submittals and shop drawings shall not contain firm name, logo, the seal, or signature of the Engineer. They shall not be copies of the work product of the Engineer. If the Contractor desires to use elements of such product, refer to paragraph "Electronic Drawing Files" for procedures to be used.

Separate submittals according to individual specification sections. Illegible submittals will be rejected and returned without review. Catalog data shall be properly bound, identified, indexed and tabbed in a 3-ring binder. Each item or model number shall be clearly marked and accessories indicated. Label the catalog data with the equipment identification acronym or number as used on the drawings and include performance curves, capacities, sizes, weights, materials, finishes, wiring diagrams, electrical requirements and deviations from specified equipment or materials. Mark out inapplicable items. Shop drawings will be returned without review if the above mentioned requirements are not met.

For electronic submittals, Contractor shall submit the documents in accordance with the procedures specified in Division 01. Contractor shall notify the Architect and Engineer that the submittals have been posted. If electronic submittal procedures are not defined in Division 01, Contractor shall include the website, user name, and password information needed to access the submittals. For submittals sent by e-mail, Contractor shall copy the designated representatives of the Architect and Engineer. Contractor shall allow for the Engineer review time as specified above in the construction schedule. Contractor shall submit only the documents required to purchase the materials and/or equipment in the submittal.

The checking and subsequent acceptance of submittals by the Engineer and/or Architect shall not relieve the Contractor from responsibility for deviations from the drawings and specifications, errors in dimensions, details, sizes of equipment, or quantities, omissions of components or fittings, coordination of electrical requirements, and not coordinating items with actual building conditions and adjacent work. Contractor shall request and secure written acceptance from the Engineer and Architect prior to implementing any deviation.

K. ELECTRONIC DRAWING FILES

In preparation of shop drawings or record drawings, Contractor may, at his option, obtain electronic drawing files in AutoCAD or DXF format on CD-ROM disk, DVD disk, flash drive, or direct download, as desired, from the Engineer for a shipping and handling fee of $200 for a drawing set up to 12 sheets and $15 per sheet for each additional sheet. Contact the Architect for written authorization and Engineer for the necessary agreement form and to specify shipping method and drawing format. In addition to payment, the written authorization from the Architect and release agreement form from the Engineer must be received before electronic drawing files will be sent.

L. RECORD DRAWINGS (AS-BUILT DRAWINGS)

During progress of the work in this division, Contractor shall maintain an accurate record of all changes made during the installation of the system. Upon completion of the work, accurately transfer all record information to three identical sets of the approved shop drawings. Insert one set into each copy of the manual described below.

See Division 01 and General Conditions for additional information.

M. OPERATION AND MAINTENANCE INSTRUCTIONS

During the course of construction, collect and compile a complete brochure of equipment furnished and installed on this project. Include operational and maintenance instructions, manufacturer's catalog sheets, wiring diagrams, parts lists, approved submittals and shop drawings, warranties, and descriptive literature as furnished by the equipment manufacturer. Include an inside cover sheet that lists the project name, date, Owner, Architect, Engineer, General Contractor, Sub-Contractor, and an index of contents.

Submit three copies of literature bound in approved binders with index and tabs separating equipment types to the Architect, for Engineer's review, at the termination of the work. Paper clips, staples, rubber bands, loose-leaf binding, and mailing envelopes are not considered approved binders. Final approval of systems installed under this contract shall be withheld until this equipment brochure is received and deemed complete by the Architect and Engineer. Instruct workmen to save required literature shipped with the equipment itself for inclusion in this brochure.

Include Record Drawings as described above.

Refer to Division 01 for acceptance of electronic manuals for this project. For electronic manuals, refer to paragraph "Submittals" for requirements.

N. WARRANTIES

Warrant each system and each element thereof against all defects due to faulty workmanship, design, or material for a period of 12 months from date of Substantial Completion, unless specific items are noted to carry a longer warranty in these construction documents or manufacturer's standard warranty exceeds 12 months. Remedy all defects occurring within the warranty period(s) as stated in the General Conditions and Division 01.

Warranties shall include labor and material, including travel expenses. Make repairs or replacements without any additional costs to the Owner, and to the satisfaction of the Owner, Architect, and Engineer.

Perform the remedial work promptly, upon written notice from the Engineer or Owner.

Also warrant the following additional items:

1. All raceways are free from obstructions, holes, crushing, or breaks of any nature.
2. All raceway seals are effective.
3. The entire electrical system is free from all short circuits and unwanted open circuits and grounds.

At the time of Substantial Completion, deliver to the Owner all warranties, in writing and properly executed, including term limits for warranties extending beyond the one year period and any actions the Owner must take in order to maintain warranty status. Each warranty instrument shall be addressed to the Owner and state the commencement date and term.

2 GENERAL MATERIALS AND INSTALLATION

A. BUILDING OPERATION

Comply with the schedule of operations as outlined in the architectural portions of this specification. Building shall be in operation during normal workday hours. Accomplish work requiring interruption of building operation at a time when the building is not in operation and only with written approval of building Owner and/or tenant. Coordinate interruption of building operation with the Owner and/or tenant a minimum of seven (7) days in advance of work.

B. EXISTING EQUIPMENT REUSE AND REMOVAL

Provide all demolition of existing electrical systems and new electrical system modifications required because of building remodeling, as noted on the Drawings, or necessary for proper operation and new construction. Remove all abandoned cables and wiring and conduit above accessible ceilings and ventilation shafts.

Notify Architect, Engineer and Owner immediately of any dangerous conditions that exist on the job site, as they are discovered, before demolition, during selective demolition or before remodel work begins.

Remove all existing wiring, light fixtures, exposed conduits, and other electrical installations not reused prior to substantial completion of the work.

Existing raceways may be reused if their points of terminations are suitable; if they are clean inside with no evidence of rust or burrs; if free from cracks, flattened sections, or sharp bends; and, if suitably located to avoid conflicts with other trades or installations. Carefully "fish" all existing conduits reused under this contract to remove all debris and obstructions, and swab until all moisture is removed.

Cut, patch, and repair where required for new electrical installations, and patch and repair all surface damage resulting from this work. Cut flush with the floor and plug at both ends raceways stubbed above the floor and not used at substantial completion of the work.

Relocate all existing electrical systems required to be in operation at substantial completion of the contract, if required, as a result of work included under this contract, even if not specifically indicated in the drawings or specifications.

Existing service entrance conductors and feeder conductors may be reused if all of the following conditions are met:

1. Conductor sizes meet or exceed the sizes specified on the drawings.
2. Conductor insulation is in good or better condition.
3. Conductor insulation is the correct type for the conditions.

C. EXCAVATION AND BACKFILLING

Perform excavation and backfill required for installation of underground work under this contract. Trenches shall be of sufficient width. Crib or brace trenches to prevent cave-in or settlement. Do not excavate trenches close to columns and walls of new building without prior consultation with the Architect. Use pumping equipment if required to keep trenches free of water. Backfill trenches in maximum 6-inch layers of well tamped dry earth in a manner to prevent future settlement.

Excavation as specified herein shall be classified as common excavation. Common excavation shall comprise the satisfactory removal and disposition of material of whatever substances and of every description encountered, including rock, if any, within the limits of the work as specified and shown on the drawings. Excavation shall be performed to the lines and grades indicated on the drawings. Dispose of excavated materials that are considered unsuitable for backfill, and surplus of excavated material, which is not required for backfill, all to the satisfaction of the Engineer.

D. COINCIDENTAL DAMAGE

Avoid damaging streets, sidewalks, drives, paving, walls, finishes, and other facilities, including equipment, light fixtures, and devices that are existing to remain, new or reused. Repair all damage caused in the course of this Work at no extra cost to the Owner. Repair or replace any existing damaged or recalled electrical equipment, light fixtures, wiring devices and related circuitry and restore all electrical systems to proper working order. Repair materials shall match existing construction. Repair work shall meet all requirements of the Owner, local authorities having jurisdiction, and meet the satisfaction of the Architect. Repair work shall be thoroughly first class and be free from any defects.

E. CUTTING AND PATCHING

Conform to the requirements in Division 01. Cut walls, floors, ceilings, and other portions of the facility as required to install work under this division. Obtain permission of the Architect prior to cutting. Do not cut or disturb structural members without prior approval from the Architect. Cut holes as small as possible. Patch walls, floors, and other portions of the facility as required by work under this division. Patching shall match the original material and construction including fire ratings, if applicable. Repair and refinish areas disturbed by work to the condition of adjoining surfaces in a manner satisfactory to the Architect.

F. ROUGH-IN

Coordinate without delay all roughing-in with other divisions. Conceal all conduit and raceways except in unfinished areas and where otherwise indicated on the drawings.

G. SUPPORT SYSTEMS

Steel Slotted Support Systems (Slotted Channel): Comply with MFMA-3, factory-fabricated components for field assembly; 12-gauge, 1-5/8-inch by 1-5/8-inch.

Finishes: Metallic Coatings: Hot-dip galvanized after fabrication and applied according to MFMA-3.
Aluminum Slotted Support Systems (Slotted Channel): Comply with MFMA-3, Type 6063-T6, per ASTM B221; factory-fabricated components for field assembly; 12-gauge, 1-5/8-inch by 1-5/8-inch.
Manufacturers: Cooper B-Line, ERiCO International, Hilti, Power-Strut, Thomas and Betts, or Unistrut.

Field Fabrication:
Where field cutting of standard lengths of channel are required, make cuts straight and perpendicular to manufactured surfaces.

For field-cut or damaged surfaces of coated channels, dress cut ends, damaged surfaces, or both, with an abrasive material (e.g., file, grinding stone, or similar) and cleanser to remove oils, rust, sharp edges, and shards.

For channel with a factory-applied coating, re-finish cut edges with a coating compatible with the factory finish and as recommended by the manufacturer (e.g., manufacturer's touch-up paint or zinc-rich cold-galvanizing compound, as applicable).

H. ACCESS DOORS

Provide access doors for all concealed equipment where indicated or as required, except where above lay-in ceilings. Access doors shall be adequately sized for the devices served with a minimum size of 18 inches x 18 inches. Access doors must be of the proper construction for the type of construction in which it is installed. Obtain Architect's approval of type, size, location and color before ordering. Provide factory-fabricated and assembled units, complete with attachment devices and fasteners ready for installation, concealed hinges, flush screwdriver-operated cam lock, and anchor straps. Provide access doors manufactured by: Bar-Co, J.L. Industries, Karp Associates, Milcor, Nystrom Building Products, Wade, or Zum.

I. PENETRATIONS

Coordinate sleeve selection and application with selection and application of fire-stopping specified in Division 07 section "Through-Penetration Firestop Systems."

Walls and Floors:

1. Steel Pipe Sleeves for Raceways and Cables: ASTM A53/A53M, Type E, Grade B, Schedule 40, galvanized steel, plain ends, and drip rings.
2. Cast-Iron Pipe Sleeves for Raceways and Cables: Cast or fabricated "wall pipe," equivalent to ductile-iron pressure pipe, with plain ends and integral waterstop, unless otherwise indicated.
3. Sleeves for Rectangular Openings: Galvanized sheet steel with minimum 0.052 inch thickness and of length to suit application.

J. FIRESTOPPING

Sealants and accessories shall have fire-resistance ratings indicated, as established by testing identical assemblies in accordance with UL 2079 or ASTM E 814, or other NRTL acceptable to AHJ.

Manufacturers: Hilti, RectorSeal, Specified Technologies Inc., United States Gypsum Company, or 3M corp.

Through and Membrane Penetration Firestopping Systems Product Schedule: Provide UL listing, location, wall or floor rating, and installation drawing for each penetration fire stop system.

Where project conditions require modification to qualified testing and inspecting agency's illustrations for a particular firestopping condition, submit illustration, with modifications marked, approved by penetration firestopping manufacturer's fire-protection engineer as an engineering judgment or equivalent fire-resistance-rated assembly. Include qualifications data for testing agency.

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PLANNING SUBMISSION

SANTA BARBARA COUNTY

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REVISIONS:
1 PC REVISIONS 05/29/2025

08/04/2025

ELECTRICAL SPECIFICATIONS

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K. EQUIPMENT FURNISHED BY OTHERS

Provide necessary equipment and accessories that are not provided by the equipment supplier or Owner to complete installation of equipment furnished by others in locations as indicated on the drawings, specified herein, or both. Equipment and accessories not provided by the equipment supplier may include, but not be limited to, flexible cords and plugs as required for proper operation of the complete system, in accordance with the manufacturers' instructions.

Contractor shall be responsible for correct rough-in dimensions, and verify them with Architect and/or equipment supplier prior to rough-in and service installations.

L. SYSTEM TESTING AND ADJUSTING

Adjust, align, and test all electrical equipment on this project provided under this division and all electrical equipment furnished by others for installation or wiring under this division for proper operation.

Test all systems and equipment according to the requirements in NETA ATS (latest edition) and all additional requirements specified in following sections.

Maintain the following on the project premises at all times: a true RMS reading voltmeter, a true RMS reading ammeter, and a megohmmeter insulation resistance tester. Provide test data readings as requested or as required by the Engineer.

M. SEISMIC CONTROLS FOR MEPF SYSTEMS

Seismic Protection Criteria:

Risk/Occupancy Category:	II
Site Soil Category:	Contractor's Seismic Engineer To Determine.
Seismic Design Category:	Contractor's Seismic Engineer To Determine.
Component Importance Factor:	Determined From ASCE 7-2010.

The Contractor shall be responsible for determining the requirements for seismic bracing of mechanical, electrical, and plumbing systems. Seismic protection criteria used to determine seismic bracing requirements of all mechanical, electrical, and plumbing systems shall be determined by the applicable code adopted in the project jurisdiction. Where not already determined within the contract documents, the Contractor shall be responsible for contracting a licensed professional engineer to establish building site class, seismic design category, seismic zone, or any other criteria necessary to determine the requirements for seismic bracing on mechanical, electrical, and/or plumbing systems.

Seismic bracing of fire protection systems shall be installed in strict accordance with the provisions of NFPA 13 (2010 or later edition).

The Contractor shall determine the type and location of seismic bracing required for the mechanical, electrical, and plumbing elements shown on the drawings based on the established seismic criteria, the size and weight of the supported element, and the distance from structure of the supported element.

The Contractor shall submit the following shop drawing information to the AHJ and the Engineer for review and approval:

1. Seismic analysis listing all applicable seismic design criteria.
2. Descriptive catalog data of seismic bracing materials.
3. Shop drawings showing bracing type and location.
4. Installation details of all bracing used.
5. Calculations showing that the seismic restraints meet the seismic requirements.

Shop drawings and calculations shall be signed and sealed by a registered professional engineer, licensed in the state of the project and employed by the manufacturer of the seismic bracing products. Calculations shall include dead loads, static seismic loads, and capacity of materials utilized for connections.

Seismic bracing, restraints, isolators, and isolation materials shall be of the same manufacturer and shall be certified by the manufacturer. Approved manufacturers are: Amber/Booth Company, Inc., B-Line/Tolco, Kinetics Noise Control, Inc., Loos & Company, Inc., Mason Industries, Inc., Uni-strut, or Vibro-Acoustics. Each device shall have a pre-approval number from California OSHPD or other recognized government agency showing maximum restraint ratings.

Seismic bracing measures to be applied to mechanical, electrical, and plumbing equipment/systems and shall be installed in strict accordance with all applicable local, state, and/or federal codes as well as manufacturer's requirements. The most stringent criteria shall apply. All anchor connections to structure for support of mechanical and electrical equipment, regardless of the need for seismic restraints, shall be shown on shop drawings.

F. EQUIPMENT IDENTIFICATION

Provide equipment identification nameplates on all switchboards, panelboards, electrical equipment enclosures, access doors, transformers, disconnect switches, enclosed circuit breakers, motor starters, feeder devices in switchboards, distribution panelboards, and motor control centers.

Nameplates:

1. Engraved, contrasting color, three-layer, laminated plastic, indicating the name of the equipment, load, or circuit as designated on the drawings and in the specifications:
2. Field-applied permanent epoxy adhesive, compatible with the equipment finish.

Attachment method shall be acceptable to the manufacturers of the equipment to which the nameplates are being applied.

Nameplate Color:

1. Black background with white letters for Normal Power;
2. Red background with white letters for Emergency Power.
3. Letter height: 3/8-inch minimum.

N. SYSTEM START UP

Perform the following prior to starting up the electrical systems:

1. Check all components and devices and lubricate items accordingly.
2. Tighten screws and bolts for connectors and terminals according to manufacturer's published torque-tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A and UL 486B.
3. Adjust taps on each transformer for rated secondary voltage when the transformer is at minimum load.
4. Check and record building's service entrance voltage, grounding conditions, grounding resistance, and proper phasing.
5. Replace all burned-out lamps and lamps used for temporary construction lighting in permanent light fixtures.
6. Balance all single-phase loads at each panelboard, redistributing branch circuit connections until balance is achieved. Do not type up final panelboard directories until all re-balancing and redistribution of circuits are complete. Turn on all loads in an attempt to maximize the load on the panel and take ampere readings on each of the phases before redistributing circuits and balancing the panel.
7. After all systems have been inspected and adjusted, confirm all operating features required by the drawings and specifications and make final adjustments as necessary.

3 ALTERNATES

Refer to the architectural portion of the specifications for the list of alternates. Applicable sections of the base specifications apply to all work required by the alternates unless otherwise specified. Determine whether or not and how each alternate affects work. Include labor, materials, equipment, and transportation services necessary for and incidental to the completion of work under each particular alternate. Furnish separate bid for each alternate applicable to work, stating the amount to be added to or deducted from the base bid.

4 ACCEPTANCE TESTING

Perform acceptance test procedures in accordance with the specifications listed in the Reference Joint Appendices for the Building Energy Efficiency Standards of California. Reference the Non-Residential Certificate of Compliance (NRCC) forms on the drawings for the systems which shall be tested. Submit Non-Residential Certificate of Acceptance (NRCA) forms for each system for which the CLCATT is responsible.

END OF SECTION 26

Division 26: BASIC ELECTRICAL MATERIALS AND METHODS

1 RACEWAYS

A. METALLIC CONDUIT AND TUBING

Electrical Metallic Tubing, Couplings, and Fittings (EMT): ANSI C80.3, UL 797. Only steel products allowed. Reduced wall EMT is not allowed.

Flexible Metal Conduit (FMC): Zinc-coated steel or aluminum, UL 1. Reduced-wall FMC is not allowed.

Intermediate Metal Conduit (IMC): Hot-dip Galvanized Rigid Steel Conduit, ANSI C80.6, UL 1242.

Liquidtight Flexible Metal Conduit (LFMC): Flexible steel conduit with PVC jacket, UL 360; fittings: NEMA FB 1.

Rigid Metal Conduit (RMC):

1. Hot-dip Galvanized Rigid Steel Conduit (GRS): ANSI C80.1, UL 6.
2. Rigid Aluminum Conduit (RAC): ANSI C80.5, UL 6A.

Plastic-Coated IMC, RMC, and Fittings: NEMA RN 1, NRTL listed. Coating thickness of 0.04 inches minimum.

IMC and RMC Fittings: NEMA FB 1; compatible with conduit type and material, NRTL listed.

Manufacturers: AFC Cable, Alflex, Anamet Electrical, Electri-Flex, Indalex, Manhattan/CDT/Cole-Flex, O-Z/Gedney, Republic Raceway, Tyco International, Western Tube and Conduit, or Wheatland Tube.

B. NON-METALLIC CONDUIT AND TUBING

Rigid Nonmetallic Conduit (RNC): Schedule 40 PVC, 90 deg C rated, NEMA TC-2, UL 651

Fittings: NEMA TC 3, TC 6; UL 651, compatible with conduit/tubing type and material, NRTL listed.

Manufacturers: AFC Cable, American International, Anamet Electrical, Amco, Cantex, Certainteed, Condux International, Elecsys, Electri-Flex, Lamson and Sessions, Manhattan/CDT/Cole-Flex, Prime Conduit, Raco, Spiralduct, Superflex Ltd, or Thomas and Betts.

2 RACEWAY INSTALLATION

A. GENERAL RACEWAY INSTALLATION REQUIREMENTS

Install raceways parallel and perpendicular to building lines.

Install raceways to requirements of structure, to requirements of all other work on the project, and to clear all openings, depressions, pipes, ducts, reinforcing steel, and other immovable obstacles.

Install raceways set in forms for concrete structure in such a manner that installation will not affect the strength of the structure.

Except where approved in writing by the Engineer, install no raceway in a slab-on-grade. Locate raceway below granular fill below slabs-on-grade.

Install raceways a minimum of 24" below bottom of slab/paving/grade where practicable.

Install raceways continuous between connections to outlets, boxes, and cabinets with a minimum possible number of bends and not more than the equivalent of four 90-degree bends between connections. Use manufactured elbows for all 45- and 90-degree bends, unless approved by the Engineer in advance. Make other bends smooth, even and without flattening raceway or flaking galvanizing or enamel. Radii of bends shall be as long as possible and never shorter than the corresponding trade elbow.

Conceal raceways from view unless noted or approved otherwise.

Route raceways serving rooftop equipment inside equipment curb and minimize roof penetrations and exterior raceway runs. Support raceway from structure, do not support from the roof decking. Maintain 2 " spacing between the raceway and roof deck to prevent roofing screws from penetrating raceway. Do not route raceways across skylights or other roof penetrations.

Route all exposed non-flexible raceways tight to structure, parallel to building lines in strut or cable tray where practicable. Install raceways plumb/level where exposed to view.

Use long radius elbows for all underground installations, where necessary, or where otherwise indicated.

Securely fasten raceways in place with approved straps, hangers, and steel supports as required. Attach raceway supports to the building structure. Hang single raceways for feeders with malleable split ring hangers with rod and turnbuckle suspension from inserts spaced not over 10 feet apart in construction above. Clamp groups of horizontal feeder raceways to steel channels that are suspended from inserts spaced not over 10 feet apart in construction above. Securely clamp vertical feeder raceways to structural steel members attached to structure. Install cable clamps for support of vertical feeders where required. Add raceway supports within 12 inches of all bends, on both sides of the bends. Do not support raceways from suspended ceiling components.

Ream raceway ends, thoroughly clean raceways before installation, and keep clean after installation. Plug or cover openings and boxes as required to keep raceways clean during construction and fish all raceways clear of obstructions before pulling conductor wires. Provide raceways of ample size for pulling of wire, not smaller than code requirements and not less than 1/2-inch in size, unless indicated otherwise on Drawings. Homeruns containing more than one branch circuit shall not be less than 3/4-inch in size.

Protect all raceway installations against damage during construction. Repair all raceways damaged or moved out of line after roughing-in to meet Engineer's approval without additional cost to the Owner.

Align and install true and plumb all raceway terminations at panelboards, switchboards, motor control equipment, and junction boxes.

Install approved expansion/deflection fittings where raceways pass through (if embedded) or across (if exposed) expansion joints, and when using RNC or RAC in exposed environments in accordance with NFPA 70 and expansion/contraction properties of RNC or RAC.

Install a pull wire in each empty raceway that is left for installation of conductors or cables under other divisions or contracts. Use polypropylene or monofilament plastic line with not less than 200-lb tensile strength. Leave at least 24 inches of slack at each end of pull wire.

Terminate all conduit stub-ups with nylon bushings.

Make all joints and connections in a manner that will ensure mechanical strength and electrical continuity.

Coordinate raceway routing and installation with other trades prior to rough-in and installation.

B. ABOVE GROUND RACEWAY USE:

Install all circular raceways concealed above suspended ceilings or concealed in walls or floors wherever possible except where otherwise indicated. Provide GRS for all conduits exposed to weather or other hazardous conditions.

Unless noted otherwise, all other raceway may be EMT where approved by local code. Use compression type fittings for EMT, with all fittings NRTL listed for the environment in which they are used. Unless noted otherwise, set-screw type fittings are not allowed.

C. UNDERGROUND RACEWAY USE:

Provide GRS installed below grade with a corrosion-resistant bonded-plastic or approved mastic coating. This shall include the 90-degree elbow below grade and the entire vertical transition to above grade.

RNC conduit may be used underground where permitted by local code and where not specifically restricted by these documents. When used, provide plastic-coated GRS, as specified above, for all bends greater than 30 degrees, including the 90-degree elbows below grade and the entire vertical risers for transitions from below to above grade or above slab.

D. EQUIPMENT CONNECTIONS

Use FMC for final connection to each motor, transformer, and any device that would otherwise transmit motion, vibration, or noise. Use LFMC where exposed to liquids, vapors, or sunlight. Provide all FMC and LFMC with an insulated bonding conductor.

Use only metal raceways for all power wiring from the output of variable frequency drives to their respective motors.

E. BUSHINGS AND LOCKNUTS

Rigidly terminate conduits entering sheet metal enclosures to the enclosure with a bushing and locknut on the inside and a locknut or an approved hub on the outside. Conduit shall enter the enclosure squarely.

Provide bushings and locknuts made of galvanized malleable iron with sharp, clean-cut threads.

Where EMT enters a box, provide approved EMT compression connectors.

Use insulated, grounding, or combination bushings wherever connection is subject to vibration and/or moisture, or when required by NFPA 70.

Provide nylon bushings for all communications and low voltage wiring conduits and sleeves, unless noted otherwise.

3 CONDUCTORS AND CABLES

A. GENERAL CONDUCTOR AND CABLE REQUIREMENTS

Annealed (soft) copper complying with ICEA S-95-658/NEMA WC70 and UL standards 44 or 83 as applicable.

Aluminum conductor option:

1. Compact stranded, aluminum alloy (AA-8000 series), complying with ICEA S-95-658/NEMA WC70; No. 1/0 AWG or larger only.
2. Terminations: Tinned, compression type only; NRTL-listed for copper and aluminum conductors at 75 degrees C minimum.
3. Increase the raceway size as required, at no additional cost to the Owner, to accommodate the increased size of the aluminum Conductors.
4. Aluminum conductor size shall meet or exceed the ampere rating of the scheduled copper conductors at 75 degrees C.
5. Option applies only for the following feeders or services No. 2 AWG and larger (based on copper conductors):

a. Service entrance conductors.
b. Feeders to switchboards.
c. Feeders to panelboards. Exception: Apartment unit load center feeder conductors shall be copper; aluminum is not acceptable.
d. Feeders to motor control centers.
e. Feeders to transformers.

6. Where aluminum conductors terminate within equipment that utilizes compression connections, use hydraulic-compression type connectors with a zinc base, anti-oxidizing compound. Use compression tools of the type that will not release unless the correct pressure has been applied.
7. Measure the temperature of all aluminum conductors at all splices and terminations. Make each test under typical building load conditions after the building is occupied and in operation for a minimum of two weeks. Replace all joints or splices indicating excessive heating.
8. Take measurements with a non-contact type infrared thermometer, with target size not exceeding one inch at five feet and an accuracy of two percent or better. Submit the meter specifications and calibration date with the test results.
9. Aluminum Conductor Manufacturer: General Cable or approved equal.

Conductor Insulation Types: 90-degree C-rated, Type THHN/THWN-2 or XHHW-2 complying with ICEA S-95-658/NEMA WC70.

Sizes of conductors and cables indicated or specified are in American Wire Gage (AWG - Brown and Sharpe).

All feeder and branch circuit conductors No. 8 AWG and larger: Stranded.

All conductors, No. 10 AWG and smaller: Solid copper.

All Branch Circuit Wiring: Not smaller than No. 12 AWG. If no conductor size is indicated on the Drawings for a branch circuit, provide conductors and conduit sized per NFPA 70 and based on the indicated branch circuit overcurrent protective device (OCPD) rating and number of poles. Where no circuit size (i.e., conductors and OCPD) is indicated on the drawings for a branch circuit, provide three No. 12 AWG conductors, in 3/4-inch raceway, and a 20A circuit breaker.

Control Wiring: Stranded copper conductors, 600V insulation, of the proper type, size, and number as required to accomplish specified function. Minimum size: No. 14 AWG, unless noted otherwise.

Flexible Cords and Cables: Stranded copper conductors for all, unless noted otherwise.

Special Purpose Conductors And Cables, Such As Low Voltage Control And Shielded Instrument Wiring: As recommended by the system equipment manufacturer unless indicated otherwise.

Copper Conductor Manufacturers: Advance Wire and Cable, AFC Cable, Alan Wire, Alflex, American Insulated Wire, Encore Wire, Northern Cables, Okonite, or Southwire.

Connections: Apply a zinc based anti-oxidizing compound to connections. Do not use terminals on wiring devices to feed through to the next device.

B. CONDUCTORS AND CABLES INSTALLATION

Install all wiring in approved raceway and enclosures, except where specified or indicated for low-voltage wiring, where specified or indicated for direct-buried cables, or where type MC cable is indicated or specified as acceptable.

Install all conductors and cables in raceways continuous without taps or splices. Splice or tap only in approved boxes and enclosures with approved solderless connectors, or crimp connectors and terminal blocks for control wiring, and keep to the minimum required. Insulate all splices, taps, and joints as required by codes.

All materials used to terminate, splice, or tap conductors: designed for, properly sized for, and NRTL listed for the specific application and conductors involved, and installed in strict accordance with the manufacturer's recommendations, using the manufacturer's recommended tools.

Where wiring is indicated as installed, but the connection is indicated "FUTURE" or "BY OTHER DIVISION, TRADES, OR CONTRACTS", leave a minimum 3-foot "Pigtail" at the box, tape the ends of the conductors, and cover the box.

In general, the direction of branch circuit "home run" routing is indicated on the drawings, complete with circuit numbers and panelboard designation. Continue all such "home run" wiring to the designated panelboard, as though "circuit runs" were indicated in their entirety.

Common or shared neutrals are not allowed unless shown on the drawings to be used or specifically noted to be allowed.

When multiple home runs are combined into a single raceway such that the number of conductors exceeds four (conductor count is made up of any combination of phase and neutral conductors), the following restrictions apply, which are in addition to those in NFPA 70:

Normal or Non-Essential circuits:

1. Maximum of 16 conductors in a single raceway. For up to eight conductors in a raceway, minimum raceway size: 3/4-inch. For greater than eight conductors, minimum raceway size: 1-inch. Do not install any other type of circuit in this raceway.
2. Minimum wire size for all conductors in this raceway: No. 10 AWG.
3. Only 15A and 20A branch circuit homeruns may be combined into one raceway.

GFCI circuits:Do not use multi-conductor circuits, with a shared neutral, for any GFCI circuit breaker or receptacle circuit.

For branch circuits fed from GFCI circuit breakers, limit the one-way conductor length to 100 feet between the panelboard and the most remote receptacle or load on the GFCI circuit.

Properly identify all terminal blocks and wire terminals for control wiring with vinyl stick-on markers or equivalent. Provide Engineer with a list of proposed identifying numbers for review prior to installing markers.

Provide an equipment-grounding conductor or bonding jumper, as applicable, in all feeders and branch circuits, sized in accordance with NFPA 70 Tables 250.66 or 250.122, as applicable, unless indicated as larger on the drawings.

Voltage drop in branch circuits shall not exceed 3 percent.

Wiring shall have insulation of the proper color to match color code system in the table below unless there is a color system currently in use by the facility, utility, or enforced by local amendments, in which case the colors are to match the requirements set forth by the AHJ, utility or facility management. In larger sizes where properly colored insulation is not available, use vinyl plastic electrical tape of the appropriate color around each conductor at all termination points, junctions, and pull boxes.

System Voltage:

240V and under, including 120/240 systems:

1. Phase A: Black.
2. Phase B: Red.
3. Phase C: Blue.
4. Neutral: White.
5. Equipment Ground: Green.
6. Isolated Ground: Green with yellow stripe.

C. MC CABLE

Metal-clad cable (MC Cable): 600V, unjacketed; UL Standard 83, 1569, and 1685; NFPA 70 Article 330; aluminum or galvanized steel interlocked armor; THHN- or XHHW-insulated conductors; color code: ICEA Method 1, with green insulated grounding conductor; listed for use in UL 1, 2, and 3 hour through-penetration firestop systems. MC Cable manufacturers: AFC Cable Systems, Encore Wire Corporation, Kaf-Tech, or Southwire.

D. APPLICATIONS OF MC CABLE

In lieu of flexible conduit and wiring from light fixtures located in accessible ceilings to junction boxes attached to building structure directly above the ceiling. Provide cable whips of sufficient lengths to allow for relocating each light fixture within a 5 foot radius of its installed location, but not exceeding 6 feet in unsupported lengths.

For vertical drops in stud walls.

In lieu of EMT, only for 15A and 20A branch circuits (with up to four (4) conductors, not including ground conductor), and only in dry concealed locations above grade, except where specifically not permitted by NFPA 70, Owner, Landlord, AHJ, or noted in list below.

E. PROHIBITED USE OF MC CABLE UNLESS NOTED ABOVE

Examples of those uses include, but are not limited to the following:

1. Homeruns to panelboards (refer to Section 26: Definitions).
2. Where exposed to view.
3. Where exposed to damage.
4. Hazardous locations.
5. Wet locations.
6. When restricted otherwise.
7. When specifically disallowed by the local AHJ.
8. When specifically disallowed by the landlord.
9. Circuits supplied by an emergency or standby power source.

F. MC CABLE INSTALLATION

Secure and support cable per NFPA 70 Article 330. Secure cable within 12 inches of every box or fitting. Securing and supporting intervals shall not exceed six feet. Maintain consistent spacing to avoid derating due to bundling per NFPA 70 Section 310.15. Utilize steel cable hangers, Arlington SMC series or equivalent, to support wherever possible so cables can be routed in a neat and workmanship like manner.

4 JUNCTION BOXES, PULL BOXES, CABINETS, AND WIREWAYS

Provide junction boxes, pull boxes, cabinets, and wireways wherever necessary for proper installation of various electrical systems according to NFPA 70 and where indicated on the drawings. Size as required for the specific function or as required by NFPA 70, whichever is larger. Construction shall be of a NEMA design suitable for the environment installed.

Junction boxes installed behind wall cases and in or on other store fixtures, except where otherwise specified, shall be 4 inches square or larger with galvanized covers.

Horizontally mount junction boxes under center fixtures (and cases), handy boxes or 4-inch square boxes with tops of boxes not more than 3-1/2 inches above the floor. Size junction boxes to adequately contain all required conductors and splices.

5 OUTLET BOXES

All outlets including light fixture, switch, receptacle, and similar outlets: galvanized steel knockout boxes, suitable in design to the purpose they serve and the space they occupy. Size as required for the specific function or as required by NFPA 70, whichever is larger. Set all outlet boxes in walls, columns, floors, or ceilings so they are flush with the finished surface, accurately set, and rigidly secured in position. Provide plaster rings, extension rings and/or masonry rings as required for flush mounting. Provide approved cast outlet boxes with hubs and weatherproof covers in all areas subject to damp, wet, or harsh conditions.

Manufacturers: Appleton, Cooper, Erikson Electrical, Hoffman, Killark Electric, O-Z/Gedney, Raco, Robroy Industries, Scott Fetzer, Spring City Electrical, Thomas and Betts, Walker Systems, or Woodhead.

6 OUTLET LOCATIONS

Coordinate locations of outlet boxes. Outlets are only approximately located on the small scale drawings. Use great care in the actual location by consulting the various large scale detailed drawings used by other division trades, and by securing definite locations from the Engineer.

7 MOUNTING HEIGHTS

Unless noted otherwise, install wiring devices vertically aligned at height indicated on construction drawings.

8 RECEPTACLES

Unless indicated otherwise, install vertically with the ground slot mounted at the top.

Where installed horizontally, install with the neutral slot mounted at the top.

Mechanical and electrical equipment rooms and janitors closets: mount vertically aligned.

Weatherproof exterior receptacles: horizontally aligned.

GFCI receptacles: Same as general receptacles.

Concrete Block Walls: As long as ADA requirements are maintained, dimensions above may be adjusted slightly as required to compensate for variable joint dimensions such that bottom or top of boxes, as applicable, are at block joints.

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PLANNING SUBMISSION

SANTA BARBARA COUNTY

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REVISIONS:
1 PC REVISIONS 05/29/2025

08/04/2025

ELECTRICAL SPECIFICATIONS

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MECHANICAL GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF ALL APPLICABLE CODES, INCLUDING THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA MECHANICAL CODE AND LOCAL CODES AS APPLIED BY THE AUTHORITY HAVING JURISDICTION.
2. PRIOR TO SUBMITTING BID, VISIT THE JOB SITE AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS OF THE PROJECT. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT, ENGINEER AND/OR OWNER OF CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
3. EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS AND SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. COORDINATE NEW WORK AND DEMOLITION WITH OTHER DISCIPLINES AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
4. COORDINATE THE INSTALLATION OF THE MECHANICAL SYSTEMS WITH OTHER TRADES TO ENSURE A NEAT AND ORDERLY INSTALLATION. INSTALL DUCTWORK AND PIPING AS TIGHT TO STRUCTURE AS POSSIBLE. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS. COORDINATE INSTALLATION OF DUCTWORK AND PIPING TO AVOID CONFLICTS WITH ELECTRICAL PANELS, LIGHTING FIXTURES, ETC. ANY MODIFICATIONS REQUIRED DUE TO LACK OF COORDINATION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
5. WHERE SHUTDOWN OF EXISTING SYSTEMS IS REQUIRED DURING NEW WORK, COORDINATE SHUTDOWN TIME AND DURATION WITH THE OWNER TO MINIMIZE DOWNTIME. NOTIFY OWNER SEVEN (7) DAYS PRIOR TO INTERRUPTION OF SERVICE.
6. DURING INSTALLATION OF NEW WORK, AVOID DAMAGING EXISTING SURFACES AND EQUIPMENT TO REMAIN. REPAIR DAMAGE CAUSED DURING CONSTRUCTION AT NO EXTRA COST TO THE OWNER.
7. PROVIDE TEMPORARY BARRIERS TO CONTAIN DUST AND DEBRIS RESULTING FROM THE PERFORMANCE OF THE WORK TO THE AREA WHERE WORK IS BEING PERFORMED.
8. ALL MECHANICAL EQUIPMENT SHOWN ON THE MECHANICAL PLANS SHALL BE PROVIDED BY DIVISION 23 UNLESS OTHERWISE NOTED.
9. ALL DUCT DIMENSIONS SHOWN ON DRAWINGS ARE INSIDE DIMENSIONS. REFER TO DUCTWORK SPECIFICATIONS FOR DUCTWORK INSULATION AND LINER INFORMATION.
10. MAINTAIN CLEAR ACCESS TO SERVICE EQUIPMENT AND OTHER ACCESSORIES REQUIRING SERVICE, VISUAL INSPECTION OR HAND OPERATION. WHERE INDICATED OR REQUIRED, PROVIDE ACCESS PANELS OF THE TYPE SELECTED TO SUIT MATERIALS IN WHICH INSTALLED.
11. NEW MECHANICAL EQUIPMENT, DUCTWORK AND PIPING ARE SHOWN AT APPROXIMATE LOCATIONS. FIELD MEASURE FINAL DUCTWORK AND PIPING LOCATIONS PRIOR TO FABRICATION AND MAKE ADJUSTMENTS AS REQUIRED TO FIT THE DUCTWORK AND PIPING WITHIN THE AVAILABLE SPACE. VERIFY THAT FINAL EQUIPMENT LOCATIONS MEET MANUFACTURER 'S RECOMMENDATIONS REGARDING SERVICE CLEARANCE AND PROPER AIRFLOW CLEARANCE AROUND EQUIPMENT.
12. REFER TO ARCHITECTURAL DRAWINGS FOR RELATED CONSTRUCTION DETAILS AS APPLICABLE TO THE HVAC SYSTEM. VERIFY CHASES AND PENETRATIONS SHOWN ON ARCHITECTURAL DRAWINGS THAT ARE INTENDED FOR DUCTWORK AND PIPING MEET REQUIREMENTS.
13. COORDINATE LOCATION OF ROOF MOUNTED HVAC EQUIPMENT AND ROOF PENETRATIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
14. INDOOR AIR QUALITY MEASURES: PROTECT INSIDE OF (INSTALLED AND DELIVERED) DUCTWORK AND HVAC UNITS FROM EXPOSURE TO DUST, DIRT, PAINT AND MOISTURE. REPLACE INSULATION THAT HAS BECOME WET AT ANY TIME DURING CONSTRUCTION, DRYING THE INSULATION IS NOT ACCEPTABLE. SEAL ANY TEARS OR JOINTS OF INTERNAL FIBERGLASS INSULATION. REMOVE DEBRIS FROM CEILING/RETURN AIR PLENUM INCLUDING DUST. AN INDEPENDENT, PROFESSIONAL DUCT CLEANING COMPANY SHALL VACUUM CLEAN ANY DUCTWORK CONNECTED TO HVAC UNITS THAT WERE OPERATED DURING THE CONSTRUCTION PERIOD AFTER NEW FILTERS ARE INSTALLED AND PRIOR TO TURNING SYSTEM OVER TO THE OWNER. THE INTERNAL SURFACES AND ASSOCIATED COILS OF ANY HVAC UNITS THAT WERE OPERATED SHALL ALSO BE CLEANED.
15. INSTALL DUCTWORK AND PIPING PARALLEL TO BUILDING COLUMN LINES UNLESS OTHERWISE SHOWN OR NOTED.
16. OVERHEAD HANGERS AND SUPPORTS FOR EQUIPMENT, DUCTWORK AND PIPING SHALL BE FASTENED TO BUILDING JOISTS OR BEAMS. DO NOT ATTACH HANGERS AND SUPPORTS TO THE ABOVE FLOOR SLAB OR ROOF EXCEPT WHERE CONCRETE INSERTS IN CONCRETE SLABS ARE ALLOWED BY THE SPECIFICATIONS.
17. COORDINATE LOCATION OF EQUIPMENT SUPPORTS WITH LOCATION OF EQUIPMENT ACCESS PANELS/DOORS TO ENABLE SERVICE OF EQUIPMENT AND/OR FILTER REPLACEMENT.
18. SEAL PENETRATIONS THROUGH THE BUILDING COMPONENTS IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. FIREPROOF PENETRATIONS THROUGH FIRE RATED COMPONENTS IN ACCORDANCE WITH U.L. REQUIREMENTS.
19. DUCTWORK CROSSING FIRE RATED WALLS OR OTHER FIRE RATED ASSEMBLIES SHALL BE MINIMUM 26 GAUGE SHEET METAL.
20. PROVIDE FIRE OR FIRE/SMOKE DAMPERS, AS APPLICABLE, IN DUCTWORK AT CEILINGS AND WALLS AT LOCATIONS SHOWN ON THE PLANS. FIRE AND FIRE/SMOKE DAMPERS SHALL CONFORM TO NFPA AS APPLICABLE. COORDINATE SLEEVE LENGTH WITH REQUIREMENTS OF INSTALLED LOCATION.
21. PROVIDE WALL OR DUCT ACCESS PANELS OR DOORS FOR ACCESS TO FIRE AND FIRE/SMOKE DAMPERS. ACCESS PANEL OR DOOR SHALL BE MINIMUM SIZE OF 10 " BY 10" AND SHALL BE INSTALLED WITHIN 12" OF DAMPER. PROVIDE A REMOVABLE DUCT SECTION WHERE DUCT SIZE IS TOO SMALL FOR A 10 " BY 10" ACCESS DOOR.
22. DRAIN, FLUSH, AND REFILL ALL PIPING SYSTEMS NECESSARY TO PERFORM THE WORK. REFERENCE SPECIFICATIONS FOR FLUSHING PERFORMANCE REQUIREMENTS AND SUBMIT FLUSHING PLAN TO ENGINEER FOR REVIEW. PROVIDE CHEMICAL TREATMENT FOR ALL PIPING SYSTEMS AFTER FLUSHING AND REFILLING THE SYSTEM.
23. COORDINATE THE EXACT MOUNTING SIZE AND FRAME TYPE OF DIFFUSERS, REGISTERS AND GRILLES WITH THE SUPPLIER TO MEET THE CEILING, WALL AND DUCT INSTALLATION REQUIREMENTS.
24. ADJUST LOCATION OF CEILING DIFFUSERS, REGISTERS AND GRILLES AS REQUIRED TO ACCOMMODATE FINAL CEILING GRID AND LIGHTING LOCATIONS.
25. PAINT PORTIONS OF DUCTWORK AND INSULATION THAT ARE EXPOSED TO VIEW BY THE INSTALLATION OF DIFFUSERS, REGISTERS, AND GRILLES IN CEILINGS OR WALLS FLAT BLACK. PORTIONS INCLUDE BOTH THE INTERIOR OF UNLINED DUCTWORK AND THE EXTERIOR OF DUCTWORK AND INSULATION.
26. LOCATE AND SET THERMOSTATS AT LOCATIONS SHOWN ON PLANS. VERIFY EXACT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. INSTALL DEVICES WITH TOP OF DEVICE AT MAXIMUM 48 " AFF TO MEET ADA REQUIREMENTS UNLESS NOTED OTHERWISE ON PLANS. PROVIDE INSULATED BACKING FOR THERMOSTATS MOUNTED ON EXTERIOR BUILDING WALLS. INSTALL WIRING IN CONDUIT PROVIDED BY DIVISION 26. AT A MINIMUM, PROVIDE CONDUIT IN THE WALL FROM THE JUNCTION BOX TO 6 " ABOVE THE CEILING.
27. COORDINATE THE LOCATION AND ELEVATION OF WALL-MOUNTED DEVICES WITH PRESENTATION BOARDS, DISPLAY CABINETS, SHELVES OR OTHER COMPONENTS SHOWN ON THE ARCHITECTURAL DRAWINGS THAT ARE TO BE INSTALLED UNDER OTHER DIVISIONS. CONTRACTOR WILL NOT BE REIMBURSED FOR RELOCATION OF WALL-MOUNTED DEVICES CAUSED BY A LACK OF COORDINATION.
28. PROVIDE A MANUAL BALANCING DAMPER IN EACH DUCT TAKEOFF FROM SUPPLY, RETURN, OUTDOOR AND EXHAUST AIR DUCTS.
29. PROVIDE A PREFABRICATED 45 DEGREE, HIGH EFFICIENCY, RECTANGULAR/ROUND BRANCH DUCT TAKEOFF FITTING FOR BRANCH DUCT CONNECTIONS AND TAKE-OFFS TO INDIVIDUAL DIFFUSERS, REGISTERS AND GRILLES. PROVIDE WITH INTEGRAL MANUAL BALANCING DAMPER AND LOCKING QUADRANT WHERE INDICATED ON PLANS.
30. BRANCH DUCTWORK TO AIR OUTLETS SHALL BE SAME SIZE AS OUTLET NECK SIZE UNLESS OTHERWISE NOTED.
31. REFER TO SPECIFICATIONS FOR DUCTWORK AND PIPING INSULATION REQUIREMENTS. DUCT SIZES ON MECHANICAL PLANS INDICATE CLEAR INSIDE AIRFLOW DIMENSIONS, INCREASE SHEET METAL SIZES ACCORDINGLY TO ACCOUNT FOR THICKNESS OF DUCT LINER.
32. FLEXIBLE DUCTWORK SHALL NOT EXCEED 5 '-0" IN LENGTH AND SHALL BE INSTALLED AND SUPPORTED TO AVOID SHARP BENDS AND SAGGING. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
33. RIGIDLY SUSPEND UNIT HEATER FROM STRUCTURE WITH SUPPORTING ANGLES AND ALL-THREAD HANGING RODS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
34. PROVIDE WALL MOUNTED LOUVERS AND DAMPERS WITH SUITABLE MOUNTING FRAME TO MATCH WALL CONSTRUCTION. COORDINATE WITH ARCHITECTURAL DRAWINGS.
35. PROVIDE A NEW SET OF AIR FILTERS IN UNITS PRIOR TO TESTING, ADJUSTING AND BALANCING AND BEFORE TURNING SYSTEM(S) OVER TO OWNER.
36. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND SHALL ARRANGE FOR ALL INSPECTIONS AS REQUIRED.

MECHANICAL SHEET LIST

Sheet Number	Sheet Name
M0.00	MECHANICAL LEGEND AND ABBREVIATIONS
M1.00	HVAC PLAN - LEVEL 1
M1.01	HVAC PLAN - LEVEL 2
M2.00	MECHANICAL PIPING - LEVEL 1
M2.01	MECHANICAL PIPING - LEVEL 2
M3.00	MECHANICAL ENLARGED PLAN
M4.00	MECHANICAL SCHEDULES
M4.01	MECHANICAL SCHEDULES
M5.00	MECHANICAL DETAILS
M6.00	ENERGY COMPLIANCE FORMS
M6.01	ENERGY COMPLIANCE FORMS
M7.00	MECHANICAL SPECIFICATIONS
M7.01	MECHANICAL SPECIFICATIONS
M7.02	MECHANICAL SPECIFICATIONS

MECHANICAL SYMBOL LEGEND

GENERAL PLAN SYMBOLS

- 1 — MECHANICAL PLAN NOTE CALLOUT
- CU 1 — MECHANICAL EQUIPMENT DESIGNATION (CONTRACTOR FURNISHED AND INSTALLED UNLESS NOTED OTHERWISE)
- CU 1 (ETR) — EXISTING MECHANICAL EQUIPMENT DESIGNATION (EXISTING TO REMAIN UNLESS NOTED OTHERWISE)
- CONNECTION POINT OF NEW WORK TO EXISTING
- 1 / M1 — DETAIL REFERENCE. UPPER NUMBER INDICATES DETAIL NUMBER LOWER NUMBER INDICATES SHEET NUMBER
- 1 / M1 — SECTION CUT DESIGNATION
- AIRFLOW ARROW
- CONTINUATION SYMBOL

HVAC CONTROL DEVICES

- H — HUMIDISTAT
- T — THERMOSTAT
- CO — CARBON MONOXIDE DETECTOR
- CO2 — CARBON DIOXIDE DETECTOR
- DP — DIFFERENTIAL PRESSURE SENSOR
- FS — FLOW SWITCH
- HS — HUMIDITY SENSOR
- TH — TEMP/ HUMIDITY SENSOR
- TC — TEMP/ CO2 SENSOR
- RT — REMOTE TESTING STATION WITH INDICATING LIGHT
- SP — STATIC PRESSURE
- TS — TEMPERATURE SENSOR
- NO2 — NITROGEN DIOXIDE DETECTOR
- PS — PULL STATION

ABBREVIATIONS

A/C	AIR CONDITIONING	HP	HORSEPOWER
ACC	AIR COOLED CHILLER	HTG	HEATING
ACCU	AIR COOLED CONDENSING UNIT	IN WC	INCHES OF WATER COLUMN
AFC	ABOVE FINISHED CEILING	L	LOUVER
AFF	ABOVE FINISHED FLOOR	LAT	LEAVING AIR TEMPERATURE
AFG	ABOVE FINISHED GRADE	LDB	LEAVING DRY BULB
AHJ	AUTHORITY HAVING JURISDICTION	LP	LOW PRESSURE
		LWB	LEAVING WET BULB
AHU	AIR HANDLING UNIT	LWT	LEAVING WATER TEMPERATURE
AI	ANALOG INPUT	MAX	MAXIMUM
AO	ANALOG OUTPUT	MBH	1000 BTU PER HOUR
AP	ACCESS PANEL	MD	MOTORIZED DAMPER
APD	AIR PRESSURE DROP	MFR	MANUFACTURER
AWG	AMERICAN WIRE GAUGE	N/A	NOT APPLICABLE
B	BOILER	N/C	NORMALLY CLOSED
BAS	BUILDING AUTOMATION SYSTEM	N/O	NORMALLY OPEN
BB	BACKBONE	NOM	NOMINAL
BD	BACKDRAFT DAMPER	NC	NOISE CRITERIA
BD	BLOWDOWN	NF	NON-FUSED
BFC	BELOW FINISHED CEILING	NIC	NOT IN CONTRACT
BFF	BELOW FINISHED FLOOR	OA	OUTSIDE AIR
BFG	BELOW FINISHED GRADE	PICV	PRESSURE INDEP CONTROL VALVE
BFP	BOILER FEED PUMP	QTY	QUANTITY
BHP	BRAKE HORSEPOWER	RA	RETURN AIR
BI	BINARY INPUT	RC	ROOM CRITERIA
BO	BINARY OUTPUT	RD	RETURN DUCT
BOD	BOTTOM OF DUCT	REA	RELIEF AIR
BOS	BOTTOM OF STRUCTURE	RF	RETURN FAN
BTU	BRITISH THERMAL UNIT	RFR	REFRIGERANT
CFM	CUBIC FEET PER MINUTE	RH	RELATIVE HUMIDITY
CH	CHILLER	RH	ROOF HOOD
CLG	COOLING	RPM	REVOLUTIONS PER MINUTE
CP	CONDENSATE PUMP	RTU	ROOFTOP UNIT
CPT	CONTROL POWER TRANSFORMER	SA	SUPPLY AIR
		SD	SMOKE DETECTOR
CV	CONTROL VALVE	SD	SUPPLY DUCT
CWP	CONDENSER WATER PUMP	SF	SUPPLY FAN
CU	CONDENSING UNIT	SH	SENSIBLE HEAT CAPACITY
DB	DECIBELS	SOW	SCOPE OF WORK
DBA	DECIBEL AVERAGE	SP	STATIC PRESSURE
DDC	DIRECT DIGITAL CONTROL	TBD	TO BE DETERMINED
DI	DIGITAL INPUT	TC/C	TEMPERATURE CONTROLS CONTRACTOR
DISC	DISCONNECT		
DN	DOWN	TFA	TO FLOOR ABOVE
DS	DUCT SILENCER	TFB	TO FLOOR BELOW
DX	DIRECT EXPANSION	TH	TOTAL HEAT CAPACITY
(E)	EXISTING	TSP	TOTAL STATIC PRESSURE
EA	EXHAUST AIR	TT	TEMPERATURE TRANSMITTAL
EAT	ENTERING AIR TEMPERATURE	TYP	TYPICAL
ED	EXHAUST DUCT	U/F	UNDERFLOOR
EDB	ENTERING DRY BULB	U/G	UNDERGROUND
EF	EXHAUST FAN	U/S	UNDERSLAB
EFF	EFFICIENCY	UH	UNIT HEATER
ESP	EXTERNAL STATIC PRESSURE	UNO	UNLESS NOTED OTHERWISE
ETR	EXISTING TO REMAIN	VAV	VARIABLE AIR VOLUME
EWB	ENTERING WEB BULB	VEL	VELOCITY
EWT	ENTERING WATER TEMPERATURE	VFD	VARIABLE FREQUENCY DRIVE
FCU	FAN COIL UNIT	VRF	VARIABLE REFRIGERANT FLOW
FFA	FROM FLOOR ABOVE	VRV	VARIABLE REFRIGERANT VOLUME
FFB	FROM FLOOR BELOW	W/	WITH
FF	FINISHED FLOOR	W/O	WITHOUT
FPM	FEET PER MINUTE	WB	WET BULB
GC	GENERAL CONTRACTOR	WC	WATER COLUMN
GPM	GALLONS PER MINUTE	WPD	WATER PRESSURE DROP

HVAC SYMBOLS

- LINEAR SLOT DIFFUSER
- INSULATED FLEXIBLE DUCT (MAX. 5'-0" LONG)
- BRANCH DUCT WITH 45° RECTANGLE-ROUND BRANCH FITTING AND MANUAL VOLUME DAMPER
- ELBOW WITH TURNING VANES
- BRANCH DUCT WITH BELL MOUTH FITTING & MANUAL VOLUME CONTROL DAMPER
- RECT RETURN DUCT RISE / DROP
- RECT EXHAUST DUCT RISE / DROP
- RECT SUPPLY DUCT RISE / DROP
- ROUND RETURN DUCT RISE / DROP
- ROUND EXHAUST DUCT RISE / DROP
- ROUND SUPPLY DUCT RISE / DROP
- EQUIPMENT WITH FLEXIBLE DUCT CONNECTION
- 10"Ø (NECK SIZE) CS1 (TYPE - MOUNTING/SYSTEM/DESIGNATION) 300 CFM (CFM OF SUPPLY DIFFUSER OR REGISTER)
- 24"x24" (NECK SIZE) CE1 (TYPE - MOUNTING/SYSTEM/DESIGNATION) 800 CFM (CFM OF EXHAUST GRILLE)
- MANUAL VOLUME DAMPER
- SQUARE TO ROUND TRANSITION
- 24"x12" — SQ. DUCT SIZE (WIDTH x HEIGHT)
- 24"/12" — OVAL DUCT SIZE (WIDTH / HEIGHT)
- 18"Ø — ROUND DUCT SIZE (DIAMETER)
- (E) — EXISTING DUCT TO REMAIN
- SA — SUPPLY AIR
- VA — VENTILATION AIR
- OA — OUTSIDE AIR
- RA — RETURN AIR
- TA — TRANSFER AIR
- LA — RELIEF AIR
- EA — GENERAL EXHAUST AIR
- KEA — KITCHEN EXHAUST AIR
- CA — COMBUSTION AIR

DAMPER TYPES

- B — MANUAL BALANCING DAMPER
- M — MOTORIZED DAMPER
- BD — BACKDRAFT DAMPER
- S — SMOKE DAMPER
- MOTORIZED DAMPER
- S — COMB. FIRE/SMOKE DAMPER

* NOTE *

ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET.THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

INSTALL DEVICES AT THE MOUNTING HEIGHTS SHOWN ABOVE UNLESS NOTED OTHERWISE IN THE CONSTRUCTION DOCUMENTS. MOUNTING HEIGHTS LISTED ABOVE OR ELSEWHERE IN THE CONSTRUCTION DOCUMENTS ARE ABOVE FINISHED FLOOR OR ABOVE FINISHED GRADE TO BOTTOM OF DEVICE, UNLESS NOTED OTHERWISE. ALL DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH CURRENT ADA AND LOCAL REQUIREMENTS.

MECHANICAL PIPING SYMBOLS

- 2" — NOMINAL PIPE SIZE
- ABOVE GRADE PIPING
- BELOW GRADE PIPING
- 1/8" / 12" SLOPE — PIPE SLOPE
- (E) — EXISTING PIPE TO REMAIN
- PIPE TO BE DEMOLISHED
- PIPE RISE / DROP
- CD — CONDENSATE DRAIN (CD)
- ACD — AUXILARY CONDENSATE DRAIN (ACD)
- NPW — NON-POTABLE WATER (NPW)
- G — NATURAL GAS (G)
- G — NATURAL GAS ON ROOF (G)
- MPG — MEDIUM PRESSURE NATURAL GAS (G)
- MPG — MEDIUM PRESSURE NATURAL GAS ON ROOF (G)
- FOS — FUEL OIL SUPPLY (FOS)
- FOR — FUEL OIL RETURN (FOR)
- FOV — FUEL OIL VENT (FOV)
- LPG — LIQUEFIED PETROLEUM GAS (LPG)
- BFW — BOILER FEED WATER (BFW)
- HPS — HIGH PRESSURE STEAM SUPPLY (HPS)
- HPC — HIGH PRESSURE STEAM CONDENSATE (HPC)
- LPS — LOW PRESSURE STEAM SUPPLY (LPS)
- LPC — LOW PRESSURE STEAM CONDENSATE (LPC)
- PD — CONDENSATE PUMP DISCHARGE (PD)
- HWS — HEATING HOT WATER SUPPLY (HWS)
- HWR — HEATING HOT WATER RETURN (HWR)
- CHWS — CHILLED WATER SUPPLY (CHWS)
- CHWR — CHILLED WATER RETURN (CHWR)
- HCS — HOT / CHILLED WATER SUPPLY (HCS)
- HCR — HOT / CHILLED WATER RETURN (HCR)
- CWS — CONDENSER WATER SUPPLY (CWS)
- CWR — CONDENSER WATER RETURN (CWR)
- HPWS — HEAT PUMP WATER SUPPLY (HPWS)
- HPWR — HEAT PUMP WATER RETURN (HPWR)
- RL — REFRIGERANT LIQUID (RL)
- RD — REFRIGERANT DISCHARGE (HOT GAS) (RD)
- RS — REFRIGERANT SUCTION (RS)
- RDB — REFRIGERANT DISCHARGE BYPASS (RDB)
- RV — REFRIGERANT VENT (RV)
- DIRECTION OF FLOW
- CONTROL VALVE
- THREE-WAY CONTROL VALVE
- SHUTOFF VALVE
- CHECK VALVE
- BALANCING VALVE WITH PRESSURE PORTS
- TRIPLE DUTY VALVE WITH PRESSURE PORTS
- STRAINER
- STRAINER WITH BLOWDOWN VALVE
- RELIEF / SAFETY VALVE
- SOLENOID VALVE
- PRESSURE REDUCING VALVE
- GAS PRESSURE REGULATOR
- THERMOSTATIC MIXING VALVE
- AV — AUTOMATIC AIR VENT
- MV — MANUAL AIR VENT
- RECIRCULATION PUMP
- FLEXIBLE CONNECTION

STANDARD MOUNTING HEIGHT

THERMOSTATS (USER ADJUSTABLE)(TOP OF DEVICE)	48"
CONTROLS (TOP OF DEVICE)	48"

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VETERANS BUILDING

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112 CABRILLO BLVD.
SANTA BARBARA, CA. 93101

PLANNING SUBMISSION

SANTA BARBARA COUNTY

LICENSED PROFESSIONAL ENGINEER
AUSTIN LAIR ALLEN
M 36447
MECHANICAL
STATE OF CALIFORNIA
08.04.2025

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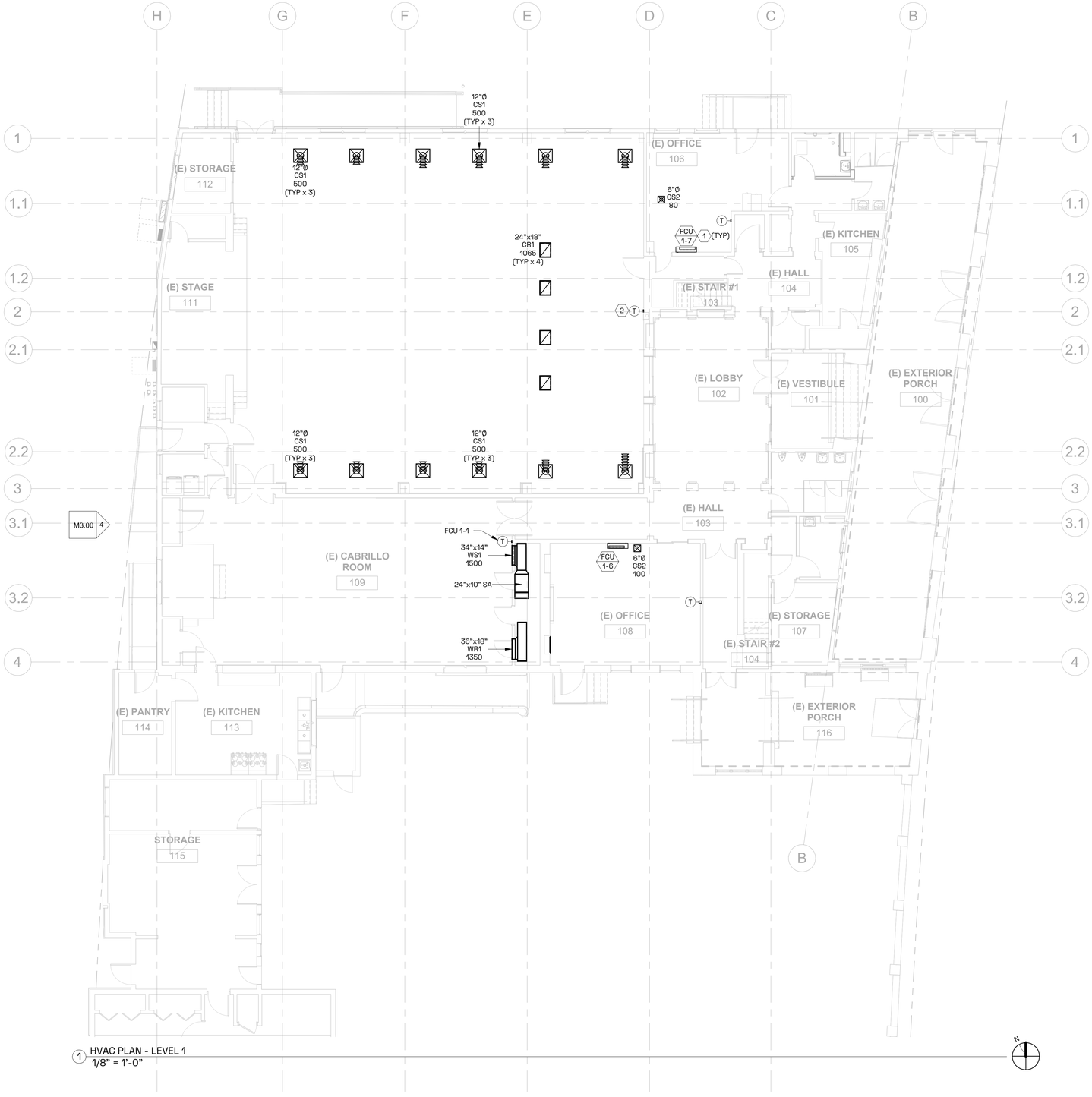
MECHANICAL LEGEND AND ABBREVIATIONS

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MECHANICAL PLAN NOTES:

1. PROVIDE MECHANICAL EQUIPMENT WITH LABELS CLEARLY INDICATING THE PROJECT AREAS IT SERVES. REFER TO EQUIPMENT SCHEDULES.
2. PROVIDE TWINNING KIT SUCH THAT ALL FOUR VERTICAL FAN COIL UNITS SERVING SANTA BARBARA ROOM, 1-2, 1-3, 1-4, AND 1-5, OPERATE OFF OF ONE THERMOSTAT.



1 HVAC PLAN - LEVEL 1
1/8" = 1'-0"

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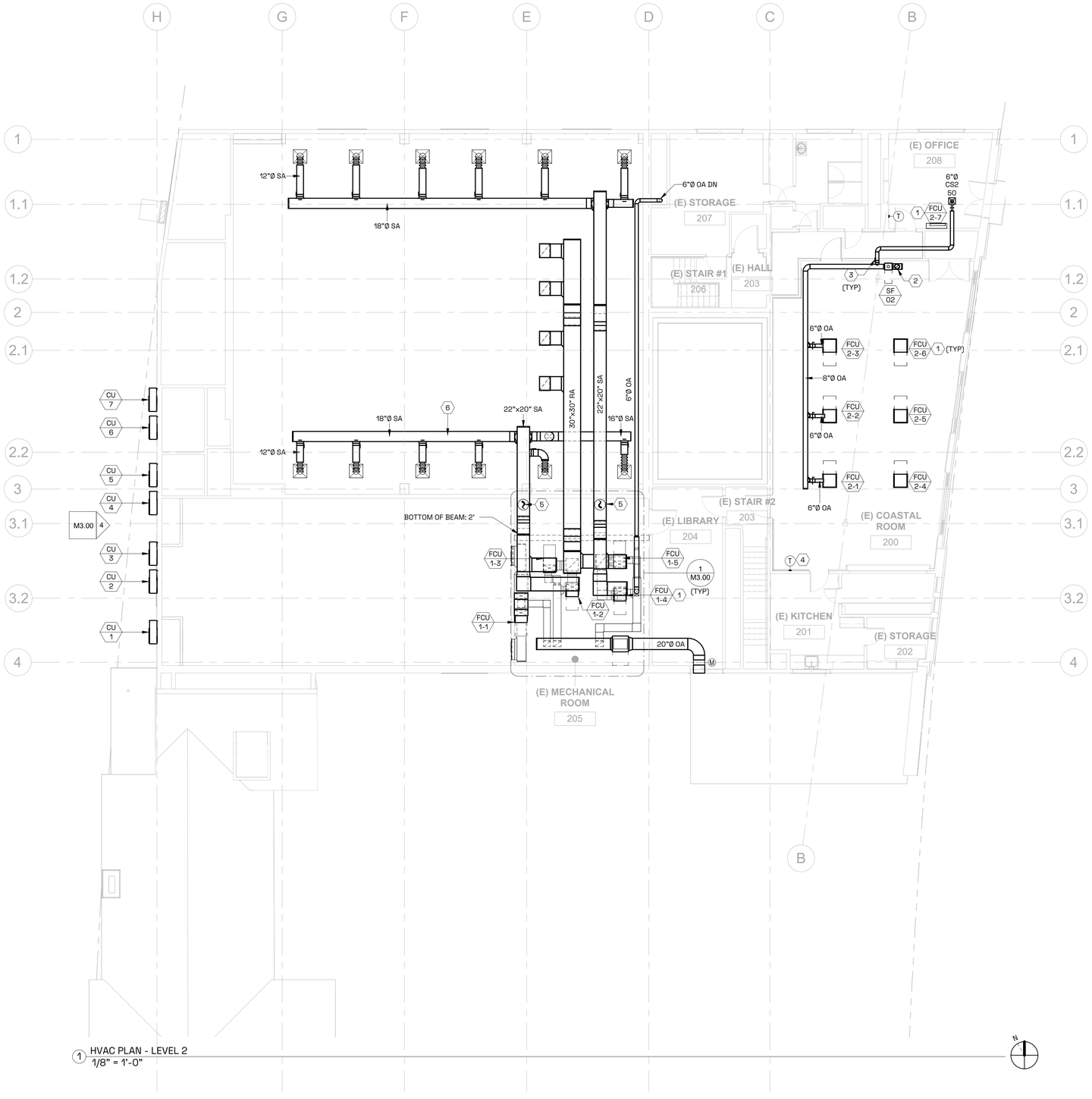
HVAC PLAN - LEVEL 1

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MECHANICAL PLAN NOTES:

1. ROUTE CONDENSATE TO NEAREST JANITOR MOP SINK OR TAILPIECE BELOW RESTROOM SINK FOR DISCHARGE. COORDINATE WITH MECHANICAL ENGINEER IF TOTAL HORIZONTAL DISTANCE EXCEEDS 65 FEET.
2. OUTSIDE AIR DUCT UP TO LOUVER LOCATED BETWEEN TIERED ROOFS.
3. PROVIDE REMOTE CABLE OPERATED VOLUME DAMPER AT EACH OUTSIDE AIR BRANCH DUCT.
4. PROVIDE TWINNING KIT SUCH THAT ALL SIX CASSETTE FAN COIL UNITS SERVING COASTAL ROOM, 2-1, 2-2, 2-3, 2-4, 2-5, AND 2-6, OPERATE OFF OF ONE THERMOSTAT.
5. PROVIDE DUCT MOUNTED SMOKE DETECTOR.
6. PROVIDE CONCEALED RIGID SUPPLY DUCTWORK WITH 2 INCH THICK ASTM C553, TYPE II FLEXIBLE FIBERGLASS INSULATION.



1 HVAC PLAN - LEVEL 2
1/8" = 1'-0"

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HVAC PLAN - LEVEL 2

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MECHANICAL PLAN NOTES:



1 HVAC PIPING PLAN - LEVEL 1
1/8" = 1'-0"

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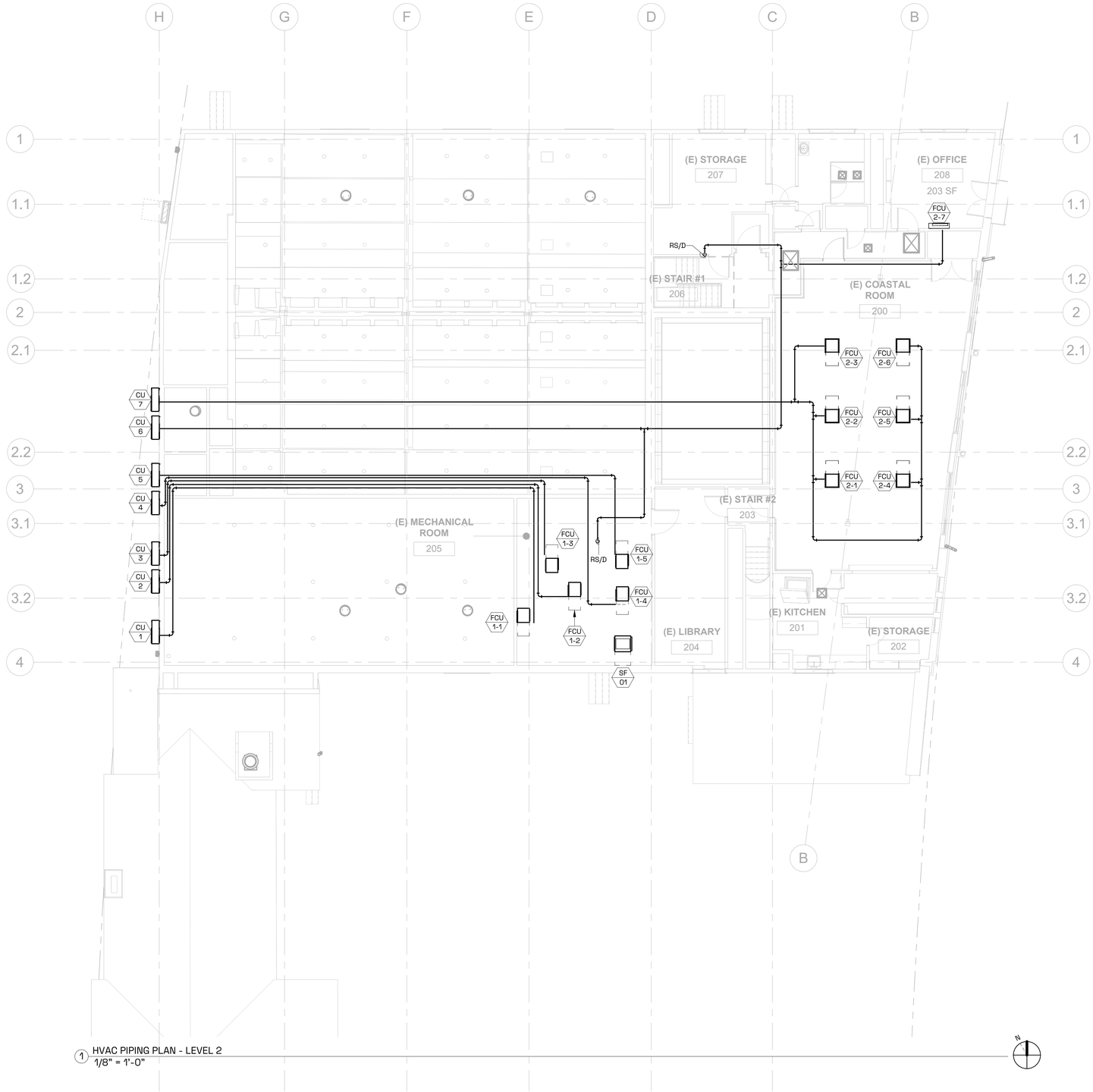
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MECHANICAL PIPING - LEVEL 1

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MECHANICAL PLAN NOTES:



1 HVAC PIPING PLAN - LEVEL 2
1/8" = 1'-0"

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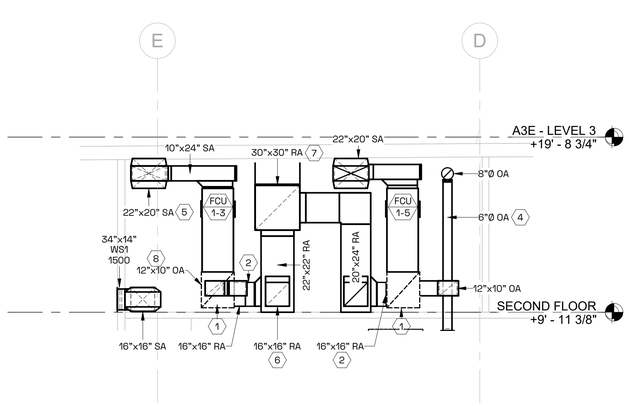
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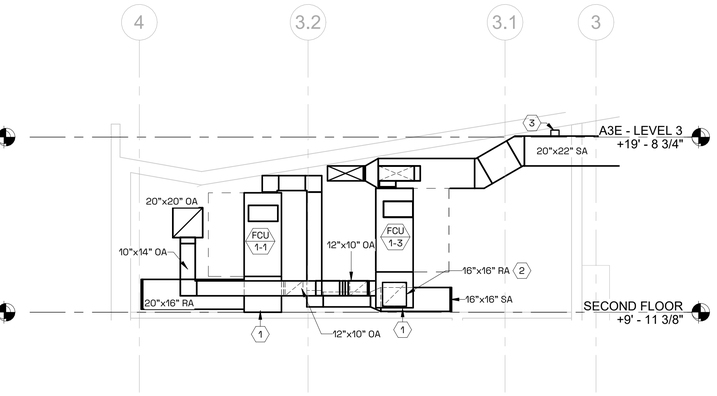
MECHANICAL PIPING - LEVEL 2

M2.01

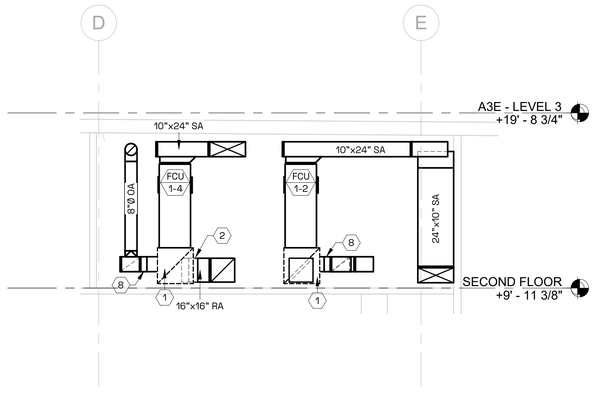
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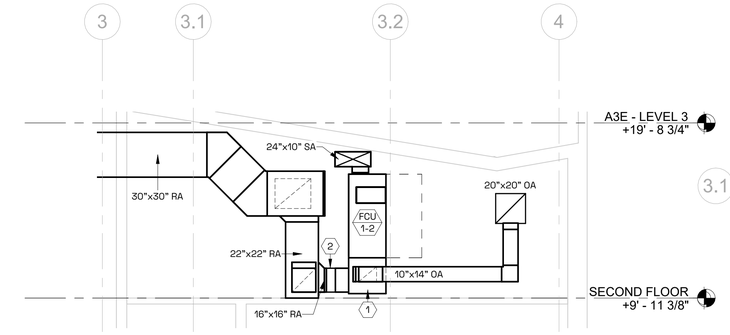
5 5 - MECHANICAL ROOM - NORTH FACING
1/4" = 1'-0"



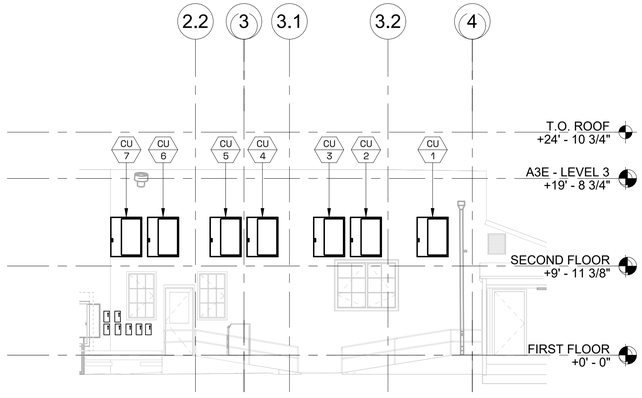
2 2 - MECHANICAL ROOM - WEST FACING
1/4" = 1'-0"



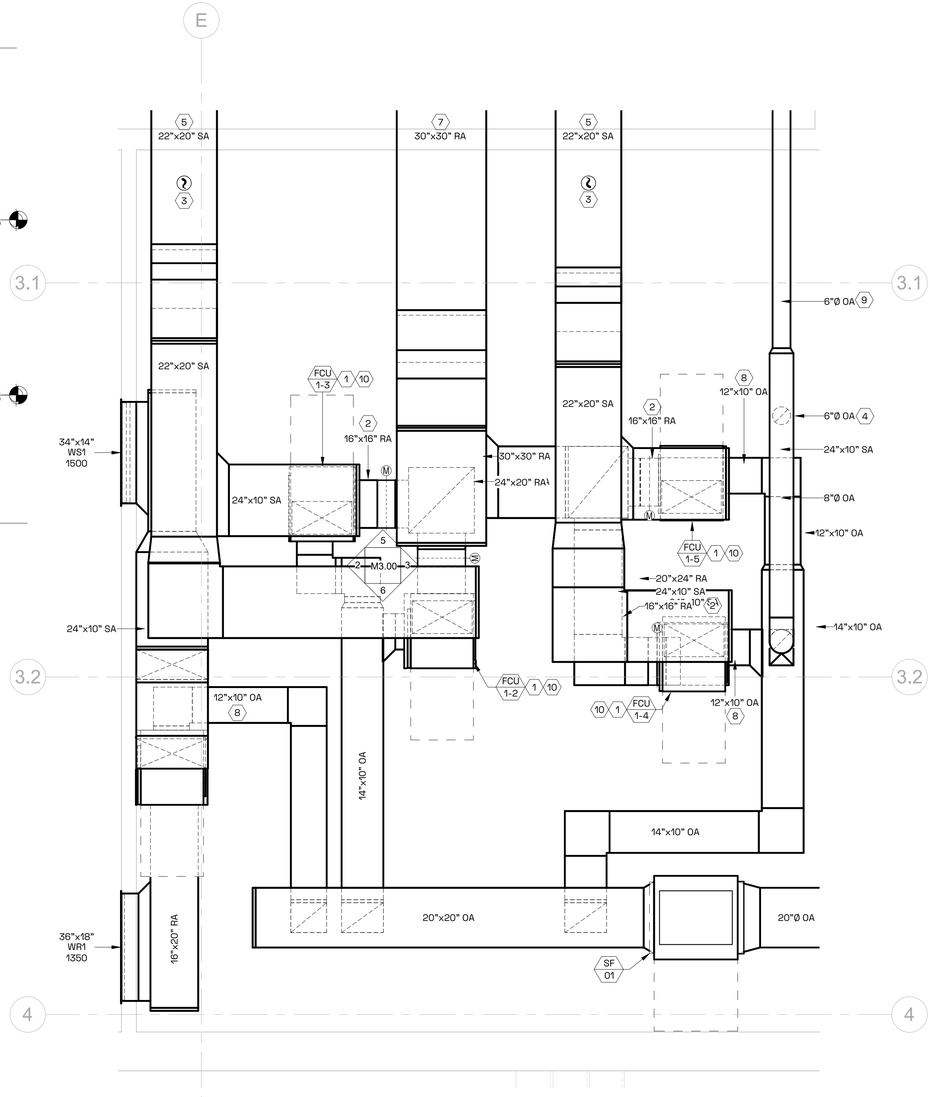
6 6 - MECHANICAL ROOM - SOUTH FACING
1/4" = 1'-0"



3 3 - MECHANICAL ROOM - EAST FACING
1/4" = 1'-0"



4 CONDENSING UNITS ON WEST EXTERIOR WALL
1/8" = 1'-0"



1 ENLARGED PLAN - MECHANICAL ROOM 205
1/2" = 1'-0"

MECHANICAL PLAN NOTES:

1. PROVIDE MIXING BOX BELOW VERTICAL FAN COIL. REFER TO EQUIPMENT SCHEDULES.
2. PROVIDE MOTORIZED DAMPER ON FINAL RETURN DUCT BRANCH TO VERTICAL UNIT. MOTORIZED DAMPER SHALL BE FULLY CLOSED DURING ECONOMIZER MODE.
3. PROVIDE DUCT MOUNTED SMOKE DETECTOR.
4. OUTSIDE AIR DOWN TO OFFICE 108.
5. SUPPLY AIR TO SANTA BARBARA ROOM.
6. RETURN AIR TO FCU 1-2
7. RETURN AIR FROM SANTA BARBARA ROOM.
8. PROVIDE MOTORIZED DAMPER ON FINAL OUTSIDE AIR DUCT BRANCH TO VERTICAL UNIT. MOTORIZED DAMPER SHALL BE FULLY OPEN DURING ECONOMIZER MODE.
9. OUTSIDE AIR TO OFFICE 106.
10. PATCH EXISTING METAL FLOOR PADS. MOUNT FAN COIL UNITS ON TOP OF PADS.

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MECHANICAL ENLARGED PLAN

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VRF VERTICAL FAN COIL UNIT SCHEDULE

TAG	CONDENSING UNIT	MANUFACTURER	FCU MODEL NUMBER	TYPE	MOUNTING	FAN			COOLING COIL		REFRIG. TYPE	RATED HEATING CAPACITY (MBH)	ELECTRICAL			MIXING BOX MODEL NUMBER	COMBINED UNIT DIMENSIONS (L" x W" x H")	COMBINED WEIGHT (LBS)	NOTES
						NOMINAL AIRFLOW...	OUTSIDE AIR...	ESP (IN WG)	NOMINAL CAPACITY...	RATED CAPACITY...			V/PH	MCA	MOCP				
FCU 1-1	CU 1	LG	ZRNU483NBAA	VERTICAL	FLOOR	1520	520	1	4	48.0	R-32	54.0	230/1	3.4	15	MBFXTQTA4248DB-BEA	21x22x77	300	A-H, K
FCU 1-2	CU 2	LG	ZRNU483NBAA	VERTICAL	FLOOR	1520	340	1	4	48.0	R-32	54.0	230/1	3.4	15	MBFXTQTA4248DB-BAE	21x22x77	300	A-L, N
FCU 1-3	CU 3	LG	ZRNU483NBAA	VERTICAL	FLOOR	1520	340	1	4	48.0	R-32	54.0	230/1	3.4	15	MBFXTQTA4248DB-BDE	21x22x77	300	A-L, N
FCU 1-4	CU 4	LG	ZRNU603NCAA	VERTICAL	FLOOR	1530	340	1	5	60.0	R-32	66.0	230/1	6.3	15	MBFXTQTA5460DB-BED	21x25x82	325	A-K, M-N
FCU 1-5	CU 5	LG	ZRNU603NCAA	VERTICAL	FLOOR	1530	340	1	5	60.0	R-32	66.0	230/1	6.3	15	MBFXTQTA5460DB-BED	21x25x82	325	A-K, M-N

NOTES:

A. ASSOCIATED CONDENSING UNIT SHALL BE BY THE SAME MANUFACTURER.
B. DESIGN COOLING CAPACITY SIZED FOR 80°F INDOOR TEMPERATURE AND DESIGN HEATING CAPACITY SIZED FOR 70°F INDOOR TEMPERATURE.
C. PROVIDE UNIT WITH 2" MERV-13 FILTER IN MIXING BOX.
D. DISCONNECT SWITCH SHALL BE FURNISHED AND INSTALLED BY THE DIVISION 26 CONTRACTOR.
E. PROVIDE UNIT WITH 7-DAY PROGRAMMABLE THERMOSTAT AND TEMPERATURE SENSOR AS PER THE SPECIFICATIONS AND MANUFACTURERS REQUIREMENTS.
F. PROVIDE UNIT WITH AUXILIARY DRAIN PAN WITH FLOAT SWITCH SUCH THAT THE UNIT IS SHUT DOWN BASED ON DRAIN PAN FLOAT SWITCH ACTIVATION.
G. PROVIDE UNIT WITH GPS DM-2 OR EQUIVALENT DUCT MOUNTED IONIZATION DEVICE.
H. SCHEDULED ESP ACCOUNTS FOR STATIC PRESSURE EXTERNAL TO THE UNIT.
I. PROVIDE BASE MOUNTING STAND FOR VERTICAL INSTALLATION OF THE UNIT. PAD MUST BE MADE OF WOOD OR METAL AND SHALL LIFT THE MIXING BOX NO MORE THAN 3 INCHES OFF THE FINISHED FLOOR.
J. PROVIDE TWINNING KIT SUCH THAT UNITS OPERATE IN TANDEM ACCORDING TO SINGLE THERMOSTAT.
I. NOT USED
J. PROVIDE EXTERNAL SMOKE DETECTORS IN SUPPLY AIR DUCTWORK UNITS SUCH THAT UNIT SHUTS DOWN ON DETECTION OF SMOKE.
K. PROVIDE SUBMITTAL OF MIXING BOXES AND SHOP DRAWINGS BEFORE ORDERING EQUIPMENT.
L. NOMINAL AIRFLOW IS DESIGNED FOR OPERATION ON HIGH AIRFLOW SETTING.
M. NOMINAL AIRFLOW IS DESIGNED FOR OPERATION ON MEDIUM AIRFLOW SETTING.
N. PROVIDE CONDENSATE PUMP. DISCHARGE CONDENSATE IN NEAREST DRAIN TAILPIECE.

VRF CASSETTE FAN COIL UNIT SCHEDULE

TAG	CONDENSING UNIT	MANUFACTURER	MODEL	TYPE	MOUNTING	SUPPLY FAN	OUTSIDE AIR (CFM)	COOLING COIL			RATED HEATING CAPACITY (MBH)	ELECTRICAL			WEIGHT (LBS)	NOTES
						NOMINAL CFM		NOMINAL CAPACITY (TONS)	RATED CAPACITY (MBH)	REFRIG. TYPE		V/PH	MCA	MOCP		
FCU 2-1	CU-7	LG	ZRNU073TRAA	CASSETTE	CEILING	265	60	0.75	7.5	R-32	8.5	120/1	0.25	15	35	A-H
FCU 2-2	CU-7	LG	ZRNU073TRAA	CASSETTE	CEILING	265	60	0.75	7.5	R-32	8.5	120/1	0.25	15	35	A-H
FCU 2-3	CU-7	LG	ZRNU073TRAA	CASSETTE	CEILING	265	60	0.75	7.5	R-32	8.5	120/1	0.25	15	35	A-H
FCU 2-4	CU-7	LG	ZRNU073TRAA	CASSETTE	CEILING	265	0	0.75	7.5	R-32	8.5	120/1	0.25	15	35	A-H
FCU 2-5	CU-7	LG	ZRNU073TRAA	CASSETTE	CEILING	265	0	0.75	7.5	R-32	8.5	120/1	0.25	15	35	A-H
FCU 2-6	CU-7	LG	ZRNU073TRAA	CASSETTE	CEILING	265	0	0.75	7.5	R-32	8.5	120/1	0.25	15	35	A-H

NOTES:

A. ASSOCIATED CONDENSING UNIT SHALL BE BY THE SAME MANUFACTURER.
B. DESIGN COOLING AND HEATING CAPACITY IS SIZED FOR 80°F AND 70°F INDOOR TEMPERATURES RESPECTIVELY.
C. PROVIDE UNIT WITH EXTERNAL 2" MERV-13 FILTER.
D. DISCONNECT SWITCH SHALL BE FURNISHED AND INSTALLED BY THE DIVISION 26 CONTRACTOR.
E. PROVIDE UNIT(S) WITH 7-DAY PROGRAMMABLE THERMOSTAT AS PER THE SPECIFICATIONS AND MANUFACTURERS REQUIREMENTS.
F. PROVIDE UNIT WITH AUXILIARY DRAIN PAN WITH FLOAT SWITCH SUCH THAT THE UNIT IS SHUT DOWN BASED ON DRAIN PAN FLOAT SWITCH ACTIVATION.
G. PROVIDE UNIT WITH GPS-IRIB-18/36 OR EQUIVALENT IONIZATION STRIP.
H. PROVIDE UNIT WITH TWINNING KIT SUCH THAT UNITS OPERATE IN TANDEM OFF OF A SINGLE THERMOSTATIC INPUT.

GRILLE, REGISTER AND DIFFUSER SCHEDULE

TAG	MANUFACTURER	SERVICE	MODEL	CONSTRUCTION...	FACE TYPE	MOUNTING LOCATION	FACE SIZE (IN)	MAX NC	MAX PRESS...	NOTES
CR1	PRICE	RETURN	RE: ARCH	ALUMINUM	RE: ARCH	CEILING	SEE NOTE G	20	0.1	B-H
CS1	PRICE	SUPPLY	RE: ARCH	ALUMINUM	RE: ARCH	CEILING	24 x 24	16	0.1	A-B, E-F, H
CS2	PRICE	SUPPLY	RE: ARCH	ALUMINUM	RE: ARCH	CEILING	12 x 12	16	0.1	A-B, E-F, H
WR1	PRICE	RETURN	RE: ARCH	ALUMINUM	RE: ARCH	WALL	SEE NOTE G	20	0.1	B-H
WS1	PRICE	SUPPLY	RE: ARCH	ALUMINUM	RE: ARCH	WALL	SEE NOTE G	20	0.1	B-H

MODEL NUMBERS SHALL NOT BE CONSIDERED COMPLETE AND MATERIAL SHALL NOT BE ORDERED BY MANUFACTURER AND MODEL NUMBERS ONLY. REVIEW THE COMPLETE DESCRIPTION. NOTES AND SPECIFICATIONS TO DETERMINE THE EXACT MATERIAL AND ACCESSORIES TO BE ORDERED. THE MANUFACTURERS LISTED ARE THE BASIS FOR THE DESIGN.

NOTES:

A. DIFFUSERS SHALL HAVE 4-WAY THROW PATTERN UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION DOCUMENTS.
B. SIZES SHOW ON THE CONSTRUCTION DOCUMENTS INDICATE THE NECK SIZE OF THE AIR DISTRIBUTION DEVICE.
C. DEFLECTION BARS SHALL BE ADJUSTABLE.
D. PROVIDE OPPOSED BLADE DAMPER ADJUSTABLE FROM THE FACE OF THE DEVICE.
E. FRAME TYPE SHALL MATCH CEILING, WALL, OR DUCT CONSTRUCTION, COORDINATE WITH ARCHITECTURAL DRAWINGS.
F. PROVIDE ALL DIFFUSERS AND GRILLES WITH NO EXPOSED MOUNTING SCREWS.
G. FACE DIMENSIONS SHALL BE 2" GREATER THAN NECK SIZES INDICATED ON PLAN.
H. REFER TO ARCHITECT FOR EXACT SPECIFICATIONS OF DIFFUSERS DUE TO HISTORICAL SIGNIFICANCE OF THE PROJECT.

VRF CONDENSING UNIT SCHEDULE

TAG	INDOOR UNIT	MANFACTURER	MODEL	REFR TYPE	COOLING CAPACITY		HEATING CAPACITY		ELECTRICAL			WEIGHT (LBS)	NOTES
					NOMINAL CAPACITY (TONS)	RATED CAPACITY (MBH)	TH (MBH)	MIN EFF SEER2	MCA	MOCP	V/PH		
CU 1	FCU1-1	LG	ZRUM048GSS0	R-32	4	48.0	54.0	17.0	31	40	230/1	265	A-K
CU 2	FCU1-2	LG	ZRUM048GSS0	R-32	4	48.0	54.0	17.0	31	40	230/1	265	A-K
CU 3	FCU1-3	LG	ZRUM048GSS0	R-32	4	48.0	54.0	17.0	31	40	230/1	265	A-K
CU 4	FCU1-4	LG	ZRUM060GSS0	R-32	5	60.0	67.0	16.2	32.9	40	230/1	270	A-K
CU 5	FCU1-5	LG	ZRUM060GSS0	R-32	5	60.0	67.0	16.2	32.9	40	230/1	270	A-K
CU 6	FCU1-6, -7, & FCU2-8	LG	ZRUM036GSS0	R-32	3	36.0	42.0	17.0	31	40	230/1	265	A-K
CU 7	FCU2-1, -2, -3, -4, -5, -6	LG	ZRUM048GSS0	R-32	4	48.0	54.0	17.0	31	40	230/1	265	A-K

Notes:

A. ASSOCIATED FAN COIL UNIT SHALL BE BY THE SAME MANUFACTURER.
B. DESIGN COOLING CAPACITY SIZED FOR 95°F AMBIENT TEMPERATURE AND DESIGN HEATING CAPACITY SIZED FOR 47°F AMBIENT TEMPERATURE.
C. HEAT PUMP (MBH) IS EQUIPMENT CAPACITY AT AMBIENT TEMPERATURE INDICATED.
D. APPROXIMATE LOCATION OF REFRIGERANT COMPONENTS AND CONTROL DEVICES AND GENERAL PIPE ROUTING ARE SHOWN ON THE DRAWINGS ONLY TO CONVEY GENERAL DESIGN INTENT. COORDINATE FINAL HORIZONTAL AND VERTICAL PIPE ROUTING WITH MANUFACTURER TO DETERMINE PIPE SIZES. MANUFACTURER SHALL PROVIDE DETAILED REFRIGERANT PIPING DIAGRAMS INCLUDING DIMENSIONAL DATA FOR ALL REFRIGERANT PIPING DEVICES. MANUFACTURER SHALL SIZE AND LOCATE THE ASSOCIATED REFRIGERANT TRAPS BASED ON THE ACTUAL ROUTING AND PROVIDE OTHER APPURTENANCES TO PROVIDE A FULLY FUNCTIONAL AND OPERATIONAL SYSTEM. COORDINATE WITH THE MANUFACTURER LOCATIONS FOR ALL REFRIGERANT PIPING AND CONTROL DEVICES TO MAINTAIN SERVICEABILITY AND ACCESSIBILITY.
E. PROVIDE UNIT WITH MANUFACTURERS CONDENSER GUARDS.
F. MANUFACTURER TO PROVIDE WALL BRACKET FOR MOUNTING.
G. FUSED DISCONNECT SWITCH AND FUSES SHALL BE FURNISHED BY MANUFACTURER.
H. PROVIDE UNIT WITH COIL COATING FOR INSTALLATION IN COASTAL APPLICATIONS.
I. NOT USED.
J. STARTERS FOR ALL MOTORS SHALL BE PROVIDED INTEGRAL WITH UNIT.
K. INSTALL UNIT ON WALL MOUNTING BRACKET PER STRUCTURAL ENGINEERING DRAWINGS. PROVIDE UNIT WITH BASE MOUNTING PACKAGE.

FAN SCHEDULE

TAG	SERVICE DESCRIPTION	MANUFACTURER	MOUNTING	MODEL	AIRFLOW (CFM)	ESP (IN)	HP	DRIVE (BELT/DIRECT)	VFD (Y/N)	ELECTRICAL			WEIGHT (LBS)	NOTES
										V/PH	MCA	MOCP		
SF 01	OUTSIDE AIR	GREENHECK	INLINE	BSQ-140	2060	1	1	BELT	N	208/1	11	15	120	A-D
SF 02	OUTSIDE AIR	GREENHECK	INLINE	CSP-A390-VG	185	1	0.1	DIRECT	N	115/1	1.9	15	25	A-D

MODEL NUMBERS SHALL NOT BE CONSIDERED COMPLETE AND MATERIAL SHALL NOT BE ORDERED BY MANUFACTURER AND MODEL NUMBERS ONLY. REVIEW THE COMPLETE DESCRIPTION. NOTES AND SPECIFICATIONS TO DETERMINE THE EXACT MATERIAL AND ACCESSORIES TO BE ORDERED. THE MANUFACTURERS LISTED ARE THE BASIS FOR THE DESIGN.

NOTES:

A. UNIT SHALL BE HUNG FROM STRUCTURE.
B. DIVISION 26 CONTRACTOR SHALL FURNISH AND INSTALL DISCONNECT SWITCH.
C. PROVIDE UNIT WITH MANUFACTURERS SPEED CONTROLLER FOR BALANCING.
D. PROVIDE UNIT WITH ELECTRONICALLY COMMUTATED (ECM) MOTOR.

VRF WALL MOUNTED FAN COIL UNIT SCHEDULE

TAG	CONDENSING UNIT	MANUFACTURER	MODEL	TYPE	MOUNTING	SUPPLY FAN	COOLING COIL		TOTAL HTG CAP (MBH)	ELECTRICAL			WEIGHT (LBS)	NOTES
						NOMINAL CFM	TOTAL CAPACITY (MBH)	REFRIG. TYPE		V/PH	MCA	MOCP		
FCU 1-6	CU-6	LG	ZRNU093SJSA	WALL MOUNTED	WALL	275	9.6	R32	10.9	230/1	0.25	15	25	A-G
FCU 1-7	CU-6	LG	ZRNBU123SJSA	WALL MOUNTED	WALL	300	12	R32	13.6	230/1	0.25	15	25	A-G
FCU 2-7	CU-6	LG	ZRNU093SJSA	WALL MOUNTED	WALL	275	9.6	R32	10.9	230/1	0.25	15	25	A-G

NOTES:

A. ASSOCIATED CONDENSING UNIT SHALL BE BY THE SAME MANUFACTURER.
B. COOLING CAPACITY SIZED FOR 95°F AMBIENT TEMPERATURE. HEATING CAPACITY SIZED FOR 47°F AMBIENT TEMPERATURE.
C. PROVIDE UNIT WITH EXTERNAL 2" MERV-13 FILTER.
D. DISCONNECT SWITCH SHALL BE FURNISHED AND INSTALLED BY THE DIVISION 26 CONTRACTOR.
E. PROVIDE UNIT(S) WITH 7-DAY PROGRAMMABLE THERMOSTAT AS PER THE SPECIFICATIONS AND MANUFACTURERS REQUIREMENTS.
F. PROVIDE UNIT WITH AUXILIARY DRAIN PAN WITH FLOAT SWITCH SUCH THAT THE UNIT IS SHUT DOWN BASED ON DRAIN PAN FLOAT SWITCH ACTIVATION.
G. PROVIDE UNIT WITH GPS-IRIB-18/36 OR EQUIVALENT IONIZATION STRIP.

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SANTA BARBARA, CA. 93101

PLANNING SUBMISSION

SANTA BARBARA COUNTY

LICENSED PROFESSIONAL ENGINEER
AUSTIN LAIR ALLEN
M 36447
MECHANICAL
STATE OF CALIFORNIA
08.04.2025

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1 PC REVISIONS 05/29/2025

08/04/2025

MECHANICAL SCHEDULES

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OUTSIDE AIR REQUIREMENTS, 2022 CALIFORNIA ENERGY CODE

PROJECT:	SANTA BARBARA VETERANS
DATE:	2025 0429
CALCULATED BY:	RUBEN ALBERTS
SYSTEM NUMBER:	SF 01/02
System Design Primary Air [Vpsd] (CFM)	

			California Energy Code Requirements [Section 120.1(c)3 A and B]								Demand Control Ventilation Comparison		
Ventilation Zone	Zone Floor Area [Az] (ft2)	Zone Population [Pz] (people)	CEC Space Use Category	People Outdoor Air Rate [Rp] (CFM/person)	Area Outdoor Air Rate [Rt] (cfm/ft2)	Exception 1 to Section 120.1(c)3 Applies?	People-Based Zone OA Required [Vz] (Rp*Pz) (CFM)	Area-Based Zone OA Required [Vz] (Rt*Az) (CFM)	Rate that Sets Maximum Airflow	**Required Minimum Outdoor Airflow (CFM)**	Zone DCV Control	CEC Min Area OA Rate for DCV (Ra) (CFM/SF)	CEC Required DCV Reset Airflow (CFM)
OFFICE 106	526	4	Office space	15	0.2	0.00	N/A	79	Area	**79**	No. Per Table 1201.A	N/A	N/A
OFFICE 108	661	4	Office space	15	0.2	0.00	N/A	100	Area	**100**	No. Per Table 1201.A	N/A	N/A
CABRILLO ROOM 109	1032	90	Multiuse assembly	15	0.5	0.00	N/A	516	Area	**516**	YES	0.15	155
SANTA BARBARA ROOM 110	2693	250	Multiuse assembly	15	0.5	0.00	N/A	1347	Area	**1347**	YES	0.15	404
COASTAL ROOM 200	1005	85	Office space	15	0.2	0.00	N/A	151	Area	**151**	No. Per Table 1201.A	N/A	N/A
OFFICE 208	170	1	Office space	15	0.2		N/A	26	Area	**26**	No. Per Table 1201.A	N/A	N/A
x	6087	434					**0**	**2219**		**2219**			**559**
	Total Zone Area	Total Zone Population					Total People-Based OA Required	Total Area-Based OA Required		Total OA Required by CEC			Total DVC Required by CEC

Multi-zone System Outdoor Air Intake Flow (Vot)

Required OA Intake Flow (CFM)	**2219**
DCV OA reset airflow (CFM)	559

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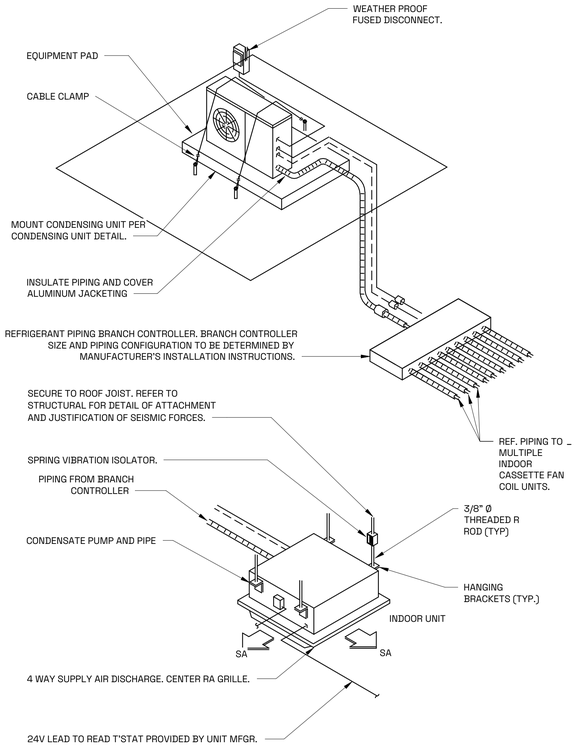
REVISIONS:

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MECHANICAL SCHEDULES

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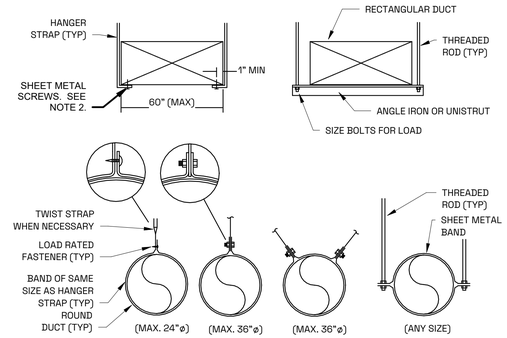
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NOTES:

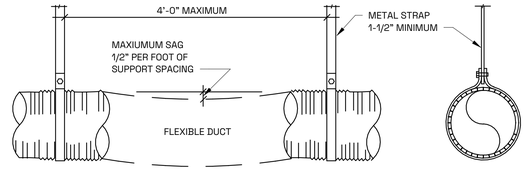
1. CONCEAL PIPING IN WALL OR FURRED OUT WALL SPACE.
2. PROVIDE LINE COVERS TO CONCEAL ANY EXPOSED PIPE WHERE PIPE CAN NOT BE CONCEALED ABOVE CEILING OR INSIDE WALL VERTICAL CHASE.
3. PROVIDE A DDC GATEWAY INTERFACE COMMUNICATION MODULE BETWEEN UNIT APPLICATION SPECIFIC CONTROLLER AND BUILDING LEVEL CONTROL SYSTEM.
4. PROVIDE MANUFACTURES CONDENSATE PUMP IF REQUIRED. REFER TO MECHANICAL SCHEDULES.
5. ALL REFRIGERANT PIPE SIZES, QUANTITIES AND CONFIGURATIONS SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND MANUFACTURER. DETAIL IS FOR GENERAL PREFERENCE ONLY.
6. DETAIL IS ALSO APPLICABLE FOR WALL MOUNTED UNITS. WALL MOUNTED INDOOR UNITS MOUNTING HEIGHTS AND LOCATIONS SHALL BE COORDINATED WITH ALL WALL MOUNTED DEVICES AND PLANS.
7. MANUFACTURER SHALL PROVIDE DETAILED REFRIGERANT PIPING DIAGRAMS AND SHOP DRAWINGS INCLUDING DIMENSIONAL DATA FOR ALL REFRIGERANT PIPING DEVICES.

5 GENERAL VRF SPLIT SYSTEM
NTS



NOTES:
1. USE THREADED ROD FOR RECTANGULAR DUCTS LARGER THAN 60" WIDE.
2. OMIT SHEET METAL SCREWS IF HANGER STRAP IS CONTINUOUS AND LOOPS UNDER ENTIRE RECTANGULAR DUCT.
3. FOR ROUND DUCTS LARGER THAN 36"ø, USE TWO HANGER RODS TO SUPPORT DUCT FROM EACH SIDE.
4. HANGERS MUST NOT DEFORM DUCT SHAPE.

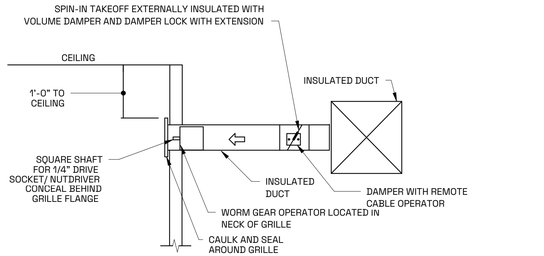
2 DUCT HANGER LOWER ATTACHMENT DETAILS
NTS



NOTES:

1. DUCT SHOUT EXTEND STRAIGHT FOR SEVERAL INCHES FROM A CONNECTION BEFORE BENDING.
2. SUPPORT SYSTEM MUST NOT DAMAGE DUCT OR CAUSE OUT OF ROUND SHAPE.

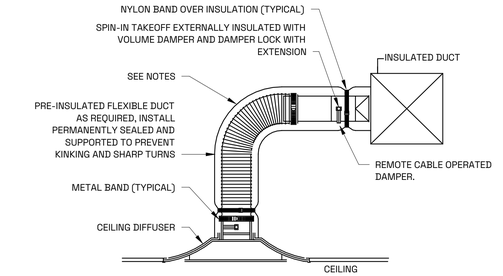
1 FLEX DUCT SUPPORT
NTS



NOTES:

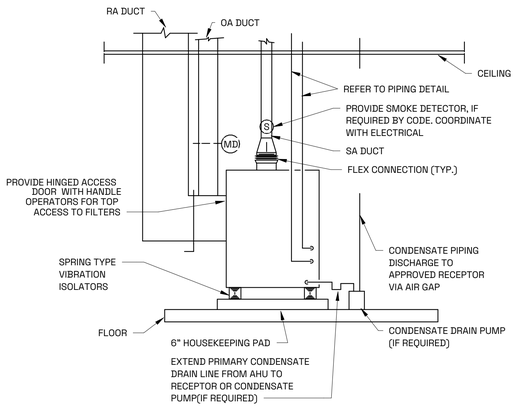
PROVIDE WORM GEAR OPERATOR AND DAMPER WITH REMOTE CABLE FOR DAMPERS ABOVE HARD CEILINGS.

4 WALL MOUNTED DIFFUSER
NTS

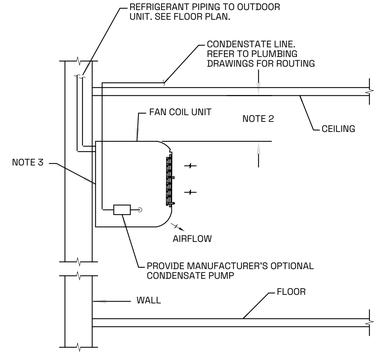


NOTE:
EXTEND HARD METAL DUCT SO THAT MAXIMUM FLEXIBLE DUCT LENGTH DOES NOT EXCEED 5'-0". PROVIDE RIGID 90° ELBOW WHERE REQUIRED TO KEEP FLEXIBLE DUCT WITHIN 5'-0" LENGTH LIMITATION.

3 CEILING DIFFUSER
NTS

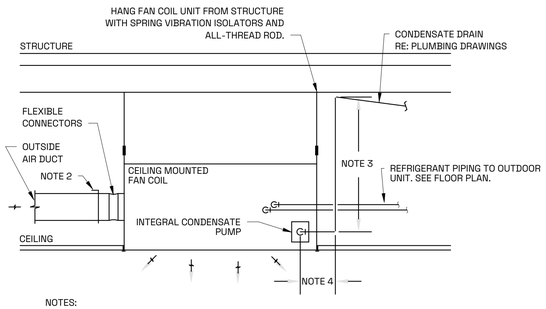


9 VERTICAL AC UNIT
NTS



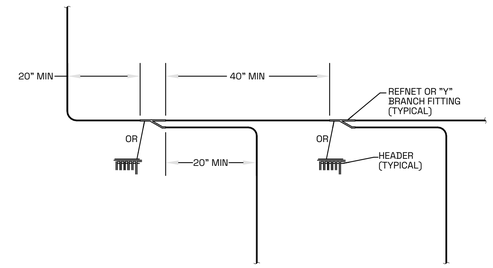
NOTES:
1. ARRANGEMENT SHOWN IS SCHEMATIC, ADJUST TO SUIT FIELD CONDITIONS OR MEET LOCAL CODE REQUIREMENTS.
2. PROVIDE MINIMUM 3.5" OF CLEARANCE AT THE TOP OF THE UNIT.
3. ATTACH FAN COIL UNIT TO MANUFACTURER'S PROVIDED INSTALLATION PLATE. MOUNT INSTALLATION PLATE TO WALL PER MANUFACTURER'S RECOMMENDATIONS.

8 WALL MOUNTED FCU
NTS



NOTES:
1. ARRANGEMENT SHOWN IS SCHEMATIC, ADJUST TO SUIT FIELD CONDITIONS OR MEET LOCAL CODE REQUIREMENTS.
2. SET DAMPER TO DELIVER SCHEDULED OUTSIDE AIRFLOW.
3. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM CONDENSATE DRAIN LIFT LENGHTS.
4. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR HORIZONTAL CONDENSATE DRAIN CONNECTION FROM THE UNIT. REFER TO STRUCTURAL FOR CALCULATIONS AND DETAIL.

7 VRF CEILING CASSETTE FCU
NTS



NOTES:
1. FITTINGS SHALL BE INSTALLED WITH THE SEPARATION DISTANCES AS SHOWN AND SUBJECT TO COMPLIANCE WITH THE VRF MANUFACTURER'S REFRIGERANT PIPING INSTALLATION INSTRUCTIONS AND CERTIFIED SHOP DRAWINGS. THE MORE STRINGENT SEPARATION DISTANCE REQUIREMENT SHALL GOVERN.
2. INSTALL 90° ELBOWS 20" MINIMUM FROM FAN COILS AND BS BOXES.
3. INSTALL 90° ELBOWS 20" MINIMUM FROM REFNET OR "Y" BRANCH FITTINGS AND HEADERS.
4. INSTALL REFNET OR"Y" BRANCH FITTINGS AND HEADERS 40" MINIMUM FROM EACH OTHER.
5. FLARE FITTING TORQUE REQUIREMENTS SHOWN ARE PER DAIKIN INSTALLATION INSTRUCTIONS. INSTALLER SHALL COORDINATE REQUIREMENTS WITH ACTUAL VRF EQUIPMENT MANUFACTURERS PUBLISHED INSTALLATION REQUIREMENTS AND TIGHTEN FITTINGS WITHIN SPECIFIED VALUES.
6. IMPROPERLY TIGHTENED FLARE FITTINGS MAY LEAD TO SYSTEM FAILURE.

6 VRF STANDARD BRANCH FITTING AND HEADER PIPING
NTS

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CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: Santa Barbara Veterans Building	**Report Page:**	**(Page 3 of 11)**
	Date Prepared:	2025-05-28T19:06:01-04:00

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Space Conditioning System Information

01	02	03	04	05	06
System Name	Quantity	System Serving	System Status	Space Type	Utilizing Recovered Heat
CU 4, 5, and FCU 1-4, 1-5	2	Single zone	New/ Addition	All Other Occupancies	☐
CU 7, FCU 2-1, 2-2, 2-3, 2-4, 2-5, 2-6	6	Single zone	New/ Addition	Office	☒
CU 6, FCU 1-6, 1-7, 2-7	3	Multi-zone			☐

Dry System Equipment Sizing (includes air conditioners, condensers, heat pumps, VRF, furnaces and unit heaters and DOAS systems)

01	02	03	04	05	06	07	08	09	10	11
Name or Item Tag	Equipment Category per Tables 110.2, 140.4(a)2 and 170.2(c)3aii	Equipment Type per Tables 110.2 and Title 20	Smallest Size Available[1] 140.4(a) and 170.2(c)1	Equipment Sizing per Mechanical Schedule (kBtu/h) 140.4(a&b), 170.2(c)1 & 170.2(c)2						
				Heating Output[2,3]			Cooling Output[2,3]		Load Calculations[3,4]	
				Per Design (kBtu/h)	Rated (kBtu/h)	Supp. Heating Output (kBtu/h)	Sensible Per Design (kBtu/h)	Rated (kBtu/h)	Total Heating Load (kBtu/h)	Total Sensible Cooling Load (kBtu/h)
CU 1, 2, 3, and FCU 1-1, 1-2, 1-3	Variable Refrigerant Flow (with heat recovery)		Yes	54	54	0	48	48	54	48
CU 4, 5, and FCU 1-4, 1-5	Variable Refrigerant Flow (with heat recovery)		Yes	67	64	0	60	60	67	60
CU 7, FCU 2-1, 2-2, 2-3, 2-4, 2-5, 2-6	Variable Refrigerant Flow (with heat recovery)		Yes	8.5	8.5	0	7.5	7.5	8.5	7.5
CU 6, FCU 1-6, 1-7, 2-7	Variable Refrigerant Flow (with heat recovery)		Yes	13.5	13.5	0	12	12	13.5	12

[1]FOOTNOTES: Equipment shall be the smallest size, within the available options of the desired equipment line, necessary to meet the design heating and cooling loads of the building per 140.4(a) and 170.2(c)1. Healthcare facilities are excepted.

[2]It is common practice to show rated output capacity on the equipment schedule. Sensible cooling output comes from specification sheet tables.

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CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
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	Date Prepared:	2025-05-28T19:06:01-04:00

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with mechanical requirements. This table is not editable by the user. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D., or the table indicated as not compliant for guidance.

01		02		03		04		05		06		07		08	09
System Summary 110.1, 110.2, 140.4, 170.2(c)	AND	Pumps 140.4(k), 170.2(c)4I	AND	Fans/ Economizers 140.4(c), 140.4(e), 170.2(c)	AND	System Controls 110.2, 120.2, 140.4(f), 170.2(c)	AND	Ventilation 120.1, 160.2	AND	Terminal Box Controls 140.4(d), 170.2(c)4B	AND	Distribution 120.3, 140.4(l), 160.2, 160.3	AND	Cooling Towers 110.2(e)2	Compliance Results
(See Table F)		(See Table G)		(See Table H)		(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)	
Yes	AND		AND	Yes	AND	Yes	AND	Yes	AND		AND	Yes	AND		COMPLIES with Exceptional Conditions
Mandatory Measures Compliance (See Table Q for Details)												COMPLIES			

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

The permit applicant has indicated on Table J that ventilation calculations have been attached or included elsewhere on the plans.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Space Conditioning System Information

01	02	03	04	05	06
System Name	Quantity	System Serving	System Status	Space Type	Utilizing Recovered Heat
CU 1, 2, 3, and FCU 1-1, 1-2, 1-3	3	Single zone	New/ Addition	All Other Occupancies	☐

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
This document is used to demonstrate compliance for mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, or 141.0(b)2 for alterations.		
Project Name: Santa Barbara Veterans Building	**Report Page:**	**(Page 1 of 11)**
Project Address:	**Date Prepared:**	2025-05-28T19:06:01-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Santa Barbara	04	Total Conditioned Floor Area	10505
02	Climate Zone	6	05	Total Unconditioned Floor Area	0
03	Occupancy Types Within Project:		06	# of Stories (Habitable Above Grade)	2

● Auditorium ● Office

B. PROJECT SCOPE

This table includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, 170.2(b) or 141.0(b)2 and 180.2(b)2 for alterations.

01	02	03
Air System(s)	Wet System Components	Dry System Components
☒ Heating Air System	☐ Water Economizer	☐ Air Economizer
☒ Cooling Air System	☐ Pumps	☐ Electric Resistance Heat
Mechanical Controls	☐ System Piping	☒ Fan Systems
☐ Mechanical Controls (existing to remain, altered or new)	☐ Cooling Towers	☒ Ductwork (existing to remain, altered or new)
	☐ Chillers	☒ Ventilation
	☐ Boilers	☐ Zonal Systems/ Terminal Boxes

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CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: Santa Barbara Veterans Building	**Report Page:**	**(Page 6 of 11)**
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H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	SF 02	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	185	Site Elevation	200	Economizer	NA: Efficiency per Table 140.4-F
01	02	03	04			05		06	07	08	09			10	11
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Allowance		Design				
									Component Allowance (watt/cfm)	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Fan Electrical Input Power (kW)
SF 02	Supply	1	None used							0	Manufacturer provided				0.07
Supply Fan Base Allowance (watt/cfm)			Exhaust/Return/Relief/Transfer Fan Base Allowance(watt/cfm)						Fan System Allowance (kW)[3]				Fan System Electrical Input Power (kW)		0.07

[1] FOOTNOTES: Fans serving spaces with design background noise goals below NC35

[2] Low-turndown single-zone VAV fan system must be capable of and configured to reduce airflow to 50 percent of design airflow and use no more than 30 percent of the design wattage at that airflow. No more than 10 percent of the design load served by the equipment shall have fixed loads.

[3] Fan system allowance includes fan system base allowance.

[4] Filter pressure loss can only be counted once per fan system.

[5] Complex Fan System means a fan system that combines a single cabinet fan system with other supply fans, exhaust fans, or both.

[6] Computer room economizers must meet requirements of 140.9(a) and will be documented on the NRCC-PRC-E document..

Fan Energy Index (FEI)

01	02	03
Name or Item Tag	FEI Exception	FEI
SF 01	None Applies	1
SF 02	<1.00 HP or 0.89 kW	

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CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
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H. FAN SYSTEMS & AIR ECONOMIZERS

This table is used to demonstrate compliance with prescriptive requirements found in 140.4(c), 140.4(e), 140.4(m), 170.2(c)3, and 170.2(c)4A for fan systems. Fan systems serving only process loads are exempt from these requirements and do not need to be included in Table H.

System Name	SF 01	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	2,060	Site Elevation	200	Economizer	NA: Efficiency per Table 140.4-F
01	02	03	04			05		06	07	08	09			10	11
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Allowance		Design				
									Component Allowance (watt/cfm)	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Fan Electrical Input Power (kW)
SF 01	Supply	1	None used							0	Manufacturer provided				0.73
Supply Fan Base Allowance (watt/cfm)			Exhaust/Return/Relief/Transfer Fan Base Allowance(watt/cfm)						Fan System Allowance (kW)[3]				Fan System Electrical Input Power (kW)		0.73

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CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: Santa Barbara Veterans Building	**Report Page:**	**(Page 4 of 11)**
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F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Dry System Equipment Sizing (includes air conditioners, condensers, heat pumps, VRF, furnaces and unit heaters and DOAS systems)

01	02	03	04	05	06	07	08	09	10	11

[3] If equipment is heating only, leave cooling output and load blank. If equipment is cooling only, leave heating output and load blank.

[4] Authority Having Jurisdiction may ask for load calculations used for compliance per 140.4(b) and 170.2(c).

Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP), DX-DOAS and Dual Fuel Heat Pumps)

01	02	03	04	05	06	07	08	09
Name or Item Tag	Size Category (Btu/h)	Heating Mode				Cooling Mode		
		Rating Condition (°F)	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency
CU 1, 2, 3, and FCU 1-1, 1-2, 1-3			HSPF		10	SEER	12.8	17
CU 4, 5, and FCU 1-4, 1-5			HSPF		9.1	SEER	12.8	16.2
CU 7, FCU 2-1, 2-2, 2-3, 2-4, 2-5, 2-6			HSPF		10.3	SEER	12.8	23.3
CU 6, FCU 1-6, 1-7, 2-7			HSPF		10.6	SEER	12.8	23

G. PUMPS

This section does not apply to this project.

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VETERANS BUILDING

SANTA BARBARA COUNTY
112 CABRILLO BLVD.
SANTA BARBARA, CA. 93101

PLANNING SUBMISSION

SANTA BARBARA COUNTY

LICENSED PROFESSIONAL ENGINEER
AUSTIN LAIR ALLEN
M 36447
MECHANICAL
STATE OF CALIFORNIA
08.04.2025

REVISIONS:
1 PC REVISIONS 05/29/2025

08/04/2025

ENERGY COMPLIANCE FORMS

M6.00

M. COOLING TOWERS

This section does not apply to this project.

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency-4

Form/Title
NRCI-MCH-01-E - Must be submitted for all buildings

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency-4

Form/Title	Systems/Spaces To Be Field Verified
NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap.	

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no NRCV forms required for this project.

L. DISTRIBUTION (DUCTWORK and PIPING)

This table is used to show compliance with mandatory pipe insulation requirements found in 120.3 and mandatory requirements found in 120.4(g) for duct sealing.

01	☐	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space shall have a Class I or Class II vapor retarder. All penetrations and joints of which shall be sealed.

Duct Leakage Testing

The answers to the questions below apply to the following duct systems:	Supply, return, and outside air supply ductwork serving variety of rooms.	**NR/ Common Use:** Duct leakage testing shall not exceed 6% per NA7.5.3 required for these systems?	No
		Dwelling Units: Total duct leakage of duct system shall not exceed 12% or duct system to outside shall not exceed 6% per RA3.1.4 required for systems?	---
		Duct leakage testing per CMC Section 603.9.2 required for these systems?	Yes

11	No	The scope of the project includes only duct systems serving healthcare facilities
12	No	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.
13	No	The space conditioning system serves less than 5,000 ft² of conditioned floor area.
14	No	The combined surface area of the ducts is more than 25% of the total surface area of the entire duct system:
15	No	The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.
16	No	The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.
17	Yes	All Ductwork and plenums with pressure class ratings shall be constructed to Seal Class A
18	No	All ductwork is an extension of an existing duct system
19	No	Ductwork serving individual dwelling unit
20		< 25 ft of new or replacement space conditioning ducts installed
21	R-4.2	Duct Insulation R-value
22	No	Ductwork Existing To Remain
23	No	Duct System Connected To Altered Space Conditioning System

I. SYSTEM CONTROLS

This table is used to demonstrate compliance with mandatory controls in 110.2 and 120.2 and prescriptive controls in 140.4(f) and (n), 170.2(c)4D 170.2(c)4L or requirements in 141.0(b)2E 180.2(b)2 for altered space conditioning systems.

01	02	03	04	05	06	07	08	09	10
System Name	System Zoning	Conditioned Floor Area Being Served (ft²)	Thermostats 110.2(b) & (c)[1], 120.2(a) 160.3(a)2A or 141.0(b)2E & 180.2(b)2	Shut-Off Controls 120.2(e) & 160.3(a)2D	Isolation Zone Controls 120.2(g) & 160.3(a)2F	Demand Response 110.12 120.2(b) & 160.3(a)2B	Supply Air Temp. Reset 140.4(f) & 170.2(c)4D	Window Interlocks per 140.4(n) & 170.2(c)4D	Direct Digital Control (DDC) per 120.2
FCU 1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 1-7, 2-1, 2-2, 2-3, 2-4, 2-5, 2-6, and 2-7	Multi-zone	<= 25,000 ft²	Setback	NA: 7 day per 120.2(e)1	NA: Serves < 25k ft²	DR Tstat per 110.12	NA: Alteration	NA: No operable windows	NA: Alteration in which no DDC is existing

[1]*FOOTNOTES: Gravity gas wall heaters, gravity floor heaters, gravity room heaters, non-central electric heaters, fireplaces or decorative gas appliances, wood stoves are not required to have setback thermostats.*

J. VENTILATION AND INDOOR AIR QUALITY

This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1 120.2(e)3B 140.4(n) and 140.4(g) for all nonresidential and hotel/motel and dt24refnolink/1160.2, 160.3(a)3D, 170.2(a)4N, 170.2(a)4O for high-rise residential occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflows may be shown on the plans or the calculations can be presented in a spreadsheet.

01	☒	Check the box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table.
02	☐	Check this box if the project included Nonresidential, Hotel/Motel Spaces or Multifamily Common Use Spaces
	☐	
03	☐	Check the box if the project is using natural ventilation in any nonresidential or hotel/motel spaces to meet required ventilation rates per 120.1(c)2.

K. TERMINAL BOX CONTROLS

This section does not apply to this project.

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Ben Larson	Documentation Author Signature: Ben Larson
Company: A3 Engineering	Signature Date: 05.28.2025
Address: 527 W 7th Street, Suite 500	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Los Angeles, CA 90014	Phone: 541.588.0285

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Austin Allen	Responsible Designer Signature:
Company: A3 Engineering	Date Signed: 05.28.2025
Address: 527 W 7th Street, Suite 500	License: M36447
City/State/Zip: Los Angeles, CA 90014	Phone: 816.985.2889

Q. MANDATORY MEASURES DOCUMENTATION LOCATION

This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.

01		02
Compliance with Mandatory Measures documented through MCH Mandatory Measures Note Block	No	Plan sheet or construction document location
03		04
Mandatory Measure		**Plan sheet or construction document location**
Heating Equipment Efficiency per 110.1		Sheet M4.00
Cooling Equipment Efficiency per 110.1		Sheet M4.00
Furnace Standby Loss Control per 110.2(d)		N/A
Duct Insulation per 120.4		M7.01
Heat Pump with Supplemental electric Resistance Heater Controls per 110.2(b)		N/A
The air duct and plenum system is designed per 120.4(a)-(f)		M7.00, M7.01, M7.02
Kitchen range hoods shall be rated for sound in accordance with Section 7.2 of ASHRAE 62.2		N/A

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DIVISION 23: HEATING, VENTILATING, AND AIR CONDITIONING

1. GENERAL INSTRUCTIONS

A. GENERAL REQUIREMENTS

ALL REQUIREMENTS UNDER THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THESE SPECIFICATIONS APPLY TO THIS SECTION AND DIVISION. WHERE THE REQUIREMENTS OF THIS SECTION AND DIVISION EXCEED THOSE OF OTHER DIVISIONS, THIS SECTION AND DIVISION TAKE PRECEDENCE. BECOME THOROUGHLY FAMILIAR WITH ALL ITS CONTENTS AS TO REQUIREMENTS THAT AFFECT THIS DIVISION, SECTION, OR BOTH. WORK REQUIRED UNDER THIS DIVISION INCLUDES ALL MATERIAL, EQUIPMENT, APPLIANCES, TRANSPORTATION, SERVICES, AND LABOR REQUIRED TO COMPLETE THE ENTIRE SYSTEM AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS, OR REASONABLY INFERRED TO BE NECESSARY TO FACILITATE THE FUNCTION OF EACH SYSTEM AS IMPLIED BY THE DESIGN AND THE EQUIPMENT SPECIFIED.

THE SPECIFICATIONS AND DRAWINGS FOR THE PROJECT ARE COMPLEMENTARY, AND ANY PORTION OF WORK DESCRIBED IN ONE SHALL BE PROVIDED AS IF DESCRIBED IN BOTH. IN THE EVENT OF DISCREPANCIES, NOTIFY THE ENGINEER AND REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK INVOLVED.

DRAWINGS ARE GRAPHIC REPRESENTATIONS OF THE WORK UPON WHICH THE CONTRACT IS BASED. THEY SHOW THE MATERIALS AND THEIR RELATIONSHIP TO ONE ANOTHER, INCLUDING SIZES, SHAPES, LOCATIONS, AND CONNECTIONS. THEY CONVEY THE SCOPE OF WORK, INDICATING THE INTENDED GENERAL ARRANGEMENT OF THE SYSTEMS WITHOUT SHOWING ALL OF THE EXACT DETAILS AS TO ELEVATIONS, OFFSETS, CONTROL LINES, AND OTHER INSTALLATION REQUIREMENTS. USE THE DRAWINGS AS A GUIDE WHEN LAYING OUT THE WORK AND TO VERIFY THAT MATERIALS AND EQUIPMENT WILL FIT INTO THE DESIGNATED SPACES, AND WHICH WHEN INSTALLED PER MANUFACTURERS' REQUIREMENTS, WILL ENSURE A COMPLETE, COORDINATED, SATISFACTORY, AND PROPERLY OPERATING SYSTEM.

B. DEFINITIONS

DIVISION: REFERENCES CONTAINED IN THIS SPECIFICATION FOLLOW THE NUMBERING SYSTEM DEFINED IN THE CONSTRUCTION SPECIFICATIONS INSTITUTE (CSI) MASTERFORMAT 2004 EDITION.
2004 EDITION

1. DIVISION 21 – FIRE SUPPRESSION
2. DIVISION 22 – PLUMBING
3. DIVISION 23 – HVAC
4. DIVISION 26 – ELECTRICAL
5. DIVISION 27 – COMMUNICATIONS
6. DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

FURNISH: "TO SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION AND SIMILAR OPERATIONS."

INSTALL: "TO PERFORM ALL OPERATIONS AT THE PROJECT SITE INCLUDING, BUT NOT LIMITED TO, THE ACTUAL UNLOADING, UNPACKING, ASSEMBLING, ERECTING, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, TESTING, COMMISSIONING, STARTING UP AND SIMILAR OPERATIONS, COMPLETE, AND READY FOR THE INTENDED USE."

PROVIDE: "TO FURNISH AND INSTALL."

FURNISHED BY OWNER (OR OWNER-FURNISHED) OR FURNISHED BY OTHERS: "AN ITEM FURNISHED BY THE OWNER OR UNDER OTHER DIVISIONS OR CONTRACTS, AND INSTALLED UNDER THE REQUIREMENTS OF THIS DIVISION, COMPLETE AND READY FOR INTENDED USE, INCLUDING ALL ITEMS AND SERVICES INCIDENTAL TO THE WORK NECESSARY FOR PROPER INSTALLATION AND OPERATION. INCLUDE THE INSTALLATION UNDER THE WARRANTY REQUIRED BY THIS DIVISION. "

ENGINEER: WHERE REFERENCED IN THIS DIVISION, "ENGINEER" IS THE ENGINEER OF RECORD AND THE DESIGN PROFESSIONAL FOR THE WORK UNDER THIS DIVISION, AND IS A CONSULTANT TO, AND AN AUTHORIZED REPRESENTATIVE OF THE ARCHITECT, AS DEFINED IN THE GENERAL AND/OR SUPPLEMENTARY CONDITIONS. WHEN USED IN THIS DIVISION, ENGINEER MEANS INCREASED INVOLVEMENT BY AND OBLIGATIONS TO THE ENGINEER, IN ADDITION TO INVOLVEMENT BY AND OBLIGATIONS TO THE ARCHITECT.

AHJ: THE LOCAL CODE AND/OR INSPECTION AGENCY (AUTHORITY) HAVING JURISDICTION OVER THE WORK.

CMATT: CERTIFIED ACCEPTANCE MECHANICAL TEST TECHNICIAN. A PROFESSIONAL CERTIFIED TO PERFORM ACCEPTANCE TESTS AND COMPLETE THE DOCUMENTATION REQUIRED FOR NONRESIDENTIAL ACCEPTANCE TESTS AS REQUIRED BY THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS. TECHNICIAN SHALL BE CERTIFIED BY AN AUTHORIZED MECHANICAL ACCEPTANCE TEST TECHNICIAN CERTIFICATION PROVIDER.

NRTL: NATIONALLY RECOGNIZED TESTING LABORATORY, AS DEFINED AND LISTED BY OSHA IN 29 CFR 1910.7 (E.G., UL, ETL, CSA), AND ACCEPTABLE TO THE AHJ OVER THIS PROJECT. NATIONALLY RECOGNIZED TESTING LABORATORIES AND STANDARDS LISTED ARE USED ONLY TO REPRESENT THE CHARACTERISTICS REQUIRED AND ARE NOT INTENDED TO RESTRICT THE USE OF OTHER NRTLS THAT ARE ACCEPTABLE TO THE AHJ AND STANDARDS THAT MEET THE SPECIFIED CRITERIA.

SUBSTITUTION: CHANGES IN PRODUCTS, MATERIALS, EQUIPMENT, AND METHODS OF CONSTRUCTION FROM THOSE REQUIRED BY THE CONTRACT DOCUMENTS AND PROPOSED BY CONTRACTOR. SUBSTITUTIONS INCLUDE VALUE ENGINEERING PROPOSALS.

1. SUBSTITUTIONS FOR CAUSE: CHANGES PROPOSED BY CONTRACTOR THAT ARE REQUIRED DUE TO CHANGED PROJECT CONDITIONS, SUCH AS UNAVAILABILITY OF PRODUCT, REGULATORY CHANGES, OR UNAVAILABILITY OF REQUIRED WARRANTY TERMS.
2. SUBSTITUTIONS FOR CONVENIENCE: CHANGES PROPOSED BY CONTRACTOR OR OWNER THAT ARE NOT REQUIRED IN ORDER TO MEET OTHER PROJECT REQUIREMENTS BUT MAY OFFER ADVANTAGE TO CONTRACTOR OR OWNER.

THE TERMS "APPROVED EQUAL", "EQUIVALENT", OR "EQUAL" ARE USED SYNONYMOUSLY AND SHALL MEAN "ACCEPTED BY OR ACCEPTABLE TO THE ENGINEER AS EQUIVALENT TO THE ITEM OR MANUFACTURER SPECIFIED ". THE TERM "APPROVED" SHALL MEAN LABELED, LISTED, OR BOTH, BY AN NRTL, AND ACCEPTABLE TO THE AHJ OVER THIS PROJECT.

C. PREBID SITE VISIT

PRIOR TO SUBMITTING BID, VISIT THE SITE OF THE PROPOSED WORK AND BECOME FULLY INFORMED AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL NOT BE CONSIDERED SUFFICIENT JUSTIFICATION TO REQUEST OR OBTAIN EXTRA COMPENSATION OVER AND ABOVE THE CONTRACT PRICE.

D. MATERIAL AND WORKMANSHIP

PROVIDE NEW MATERIAL, EQUIPMENT, AND APPARATUS UNDER THIS CONTRACT UNLESS OTHERWISE STATED HEREIN, OF BEST QUALITY NORMALLY USED FOR THE PURPOSE IN GOOD COMMERCIAL PRACTICE, AND FREE FROM DEFECTS. INSTALL MATERIAL AND EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER 'S INSTALLATION INSTRUCTIONS. MODEL NUMBERS LISTED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS ARE NOT NECESSARILY INTENDED TO DESIGNATE THE REQUIRED TRIM, WRITTEN DESCRIPTIONS OF THE TRIM GOVERN MODEL NUMBERS.

PIPE, PIPE FITTINGS, PIPE SPECIALTIES AND VALVES SHALL BE MANUFACTURED IN PLANTS LOCATED IN THE UNITED STATES OR CERTIFIED TO MEET THE SPECIFIED ASTM AND ANSI STANDARDS.

ALL GROOVED COUPLINGS, FITTINGS, VALVES, AND SPECIALTIES SHALL BE THE PRODUCTS OF A SINGLE MANUFACTURER. GROOVING TOOLS SHALL BE OF THE SAME MANUFACTURER AS THE GROOVED COMPONENTS.

ALL CASTINGS USED FOR COUPLINGS HOUSINGS, FITTINGS, OR VALVE AND SPECIALTY BODIES SHALL BE DATE STAMPED FOR QUALITY ASSURANCE AND TRACEABILITY.

WORK PERFORMED UNDER THIS CONTRACT SHALL PROVIDE A NEAT AND "WORKMANLIKE" APPEARANCE WHEN COMPLETED, TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER. WORKMANSHIP SHALL BE THE FINEST POSSIBLE BY EXPERIENCED MECHANICS. INSTALLATIONS SHALL COMPLY WITH APPLICABLE CODES AND LAWS.

THE COMPLETE INSTALLATION SHALL FUNCTION AS DESIGNED AND INTENDED WITH RESPECT TO EFFICIENCY, CAPACITY, NOISE LEVEL, ETC. ABNORMAL NOISE CAUSED BY RATTLING EQUIPMENT, PIPING, DUCTS, AIR DEVICES, AND SQUEAKS IN ROTATING COMPONENTS SHALL NOT BE ACCEPTABLE. MATERIALS AND EQUIPMENT SHALL BE OF COMMERCIAL SPECIFICATION GRADE IN QUALITY. LIGHT DUTY AND RESIDENTIAL GRADE EQUIPMENT SHALL NOT BE ACCEPTED UNLESS OTHERWISE INDICATED.

REMOVE FROM THE PREMISES WASTE MATERIAL PRESENT AS A RESULT OF WORK, INCLUDING CARTONS, CRATING, PAPER, STICKERS, AND/OR EXCAVATION MATERIAL NOT USED IN BACKFILLING, ETC. CLEAN EQUIPMENT INSTALLED UNDER THIS CONTRACT TO PRESENT A NEAT AND CLEAN INSTALLATION AT THE TERMINATION OF THE WORK.

REPAIR OR REPLACE PUBLIC AND PRIVATE PROPERTY DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT TO THE SATISFACTION OF AUTHORITIES AND REGULATIONS HAVING JURISDICTION. PROVIDE ALL SAFETY LIGHTS, GUARDS, AND WARNING SIGNS REQUIRED FOR THE PERFORMANCE OF THE WORK AND FOR THE SAFETY OF THE PUBLIC.

E. MANUFACTURERS

IN OTHER ARTICLES WHERE LISTS OF MANUFACTURERS ARE INTRODUCED, SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE MANUFACTURERS SPECIFIED.

WHERE A LIST IS PROVIDED, MANUFACTURERS ARE LISTED ALPHABETICALLY AND NOT IN ACCORDANCE WITH ANY RANKING OR PREFERENCE.

WHERE MANUFACTURERS ARE NOT LISTED, PROVIDE PRODUCTS SUBJECT TO COMPLIANCE WITH REQUIREMENTS FROM MANUFACTURERS THAT HAVE BEEN ACTIVELY INVOLVED IN MANUFACTURING THE SPECIFIED PRODUCT FOR NO LESS THAN 5 YEARS.

F. COORDINATION

COORDINATE WORK WITH THAT OF OTHER TRADES SO THAT THE VARIOUS COMPONENTS OF THE SYSTEMS ARE INSTALLED AT THE PROPER TIME, WILL FIT THE AVAILABLE SPACE, AND WILL ALLOW PROPER SERVICE ACCESS TO THOSE ITEMS REQUIRING MAINTENANCE. COMPONENTS WHICH ARE INSTALLED WITHOUT REGARD TO THE ABOVE SHALL BE RELOCATED AT NO ADDITIONAL COST TO THE OWNER.

UNLESS OTHERWISE INDICATED, THE GENERAL CONTRACTOR SHALL PROVIDE CHASES AND OPENINGS IN BUILDING CONSTRUCTION REQUIRED FOR INSTALLATION OF THE SYSTEMS SPECIFIED HEREIN. CONTRACTOR SHALL FURNISH THE GENERAL CONTRACTOR WITH INFORMATION WHERE CHASES AND OPENINGS ARE REQUIRED. CONTRACTOR SHALL KEEP INFORMED AS TO THE WORK OF OTHER TRADES ENGAGED IN THE CONSTRUCTION OF THE PROJECT AND SHALL EXECUTE WORK IN A MANNER AS TO NOT INTERFERE WITH OR DELAY THE WORK OF OTHER TRADES.

FIGURED DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALE DIMENSIONS. CONTRACTOR SHALL TAKE HIS OWN MEASUREMENTS AT THE BUILDING, AS VARIATIONS MAY OCCUR. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ERRORS THAT COULD HAVE BEEN AVOIDED BY PROPER CHECKING AND INSPECTION.

PROVIDE MATERIALS WITH TRIM THAT WILL PROPERLY FIT THE TYPES OF CEILING, WALL, OR FLOOR FINISHES ACTUALLY INSTALLED. MODEL NUMBERS LISTED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS ARE NOT INTENDED TO DESIGNATE THE REQUIRED TRIM.

G. ORDINANCES AND CODES

WORK PERFORMED UNDER THIS CONTRACT SHALL, AT A MINIMUM, BE IN CONFORMANCE WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES HAVING JURISDICTION. EQUIPMENT FURNISHED AND ASSOCIATED INSTALLATION WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN STRICT COMPLIANCE WITH CURRENT APPLICABLE CODES ADOPTED BY THE LOCAL AHJ, INCLUDING ANY AMENDMENTS AND STANDARDS AS SET FORTH BY THE FOLLOWING:

1. NATIONAL ELECTRICAL CODE (NEC)
2. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
3. UNDERWRITERS LABORATORIES (UL)
4. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)
5. AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME)
6. AMERICAN SOCIETY OF HEATING, REFRIGERATING, AND AIR CONDITIONING ENGINEERS (ASHRAE)
7. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
8. AMERICAN SOCIETY OF TESTING AND MATERIALS (ASTM)
9. OTHER NATIONAL STANDARDS AND CODES WHERE APPLICABLE.

WHERE THE CONTRACT DOCUMENTS EXCEED THE REQUIREMENTS OF THE REFERENCED CODES, STANDARDS, ETC., THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE. WHERE CONFLICTS BETWEEN VARIOUS CODES, ORDINANCES, RULES, AND REGULATIONS EXIST, COMPLY WITH THE MOST STRINGENT.

PROMPTLY BRING ALL CONFLICTS OBSERVED BETWEEN CODES, ORDINANCES, RULES, REGULATIONS, REFERENCED STANDARDS, AND THESE DOCUMENTS TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR FINAL RESOLUTION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY VIOLATION OF THE LAW.

PROCURE AND PAY FOR PERMITS AND LICENSES REQUIRED FOR THE ACCOMPLISHMENT OF THE WORK HEREIN DESCRIBED. WHERE REQUIRED, OBTAIN, PAY FOR, AND FURNISH CERTIFICATES OF INSPECTION TO OWNER.

H. PROTECTION OF EQUIPMENT AND MATERIALS

STORE AND PROTECT FROM DAMAGE EQUIPMENT AND MATERIALS DELIVERED TO JOB SITE. FOR MATERIALS AND EQUIPMENT SUSCEPTIBLE TO CHANGING WEATHER CONDITIONS, DAMPNESS, OR TEMPERATURE VARIATIONS, STORE INSIDE IN CONDITIONED SPACES. FOR MATERIALS AND EQUIPMENT NOT SUSCEPTIBLE TO THESE CONDITIONS, COVER WITH WATERPROOF, TEAR-RESISTANT, HEAVY TARP OR POLYETHYLENE PLASTIC AS REQUIRED TO PROTECT FROM PLASTER, DUST, DIRT, PAINT, WATER, OR PHYSICAL DAMAGE. REPLACE INSULATION THAT HAS BECOME WET AT ANY TIME DURING CONSTRUCTION. DRYING THE INSULATION IS NOT ACCEPTABLE. SEAL ANY TEARS OR JOINTS OF INTERNAL FIBERGLASS INSULATION. EQUIPMENT AND MATERIAL DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REJECTED AND CONTRACTOR SHALL FURNISH NEW EQUIPMENT AND MATERIAL OF A LIKE KIND AT HIS OWN EXPENSE.

KEEP PREMISES BROOM CLEAN OF FOREIGN MATERIAL CREATED DURING WORK PERFORMED UNDER THIS CONTRACT. PIPING, EQUIPMENT, ETC. SHALL HAVE A NEAT AND CLEAN APPEARANCE AT THE TERMINATION OF THE WORK. REMOVE DEBRIS FROM CEILING/RETURN AIR PLENUM, INCLUDING DUST.

PLUG, SEAL, OR CAP OPEN ENDS OF DUCTWORK AND PIPING SYSTEMS WHILE STORED AND INSTALLED DURING CONSTRUCTION WHEN NOT IN USE TO PREVENT THE ENTRANCE OF DEBRIS INTO THE SYSTEMS. REMOVE TEMPORARY PROTECTION PRIOR TO STARTING EQUIPMENT AND TURNING THE SYSTEM OVER TO THE OWNER.

I. SUBSTITUTIONS

MATERIALS, PRODUCTS, EQUIPMENT, AND SYSTEMS DESCRIBED IN THE BIDDING DOCUMENTS ESTABLISH A STANDARD OF REQUIRED FUNCTION, DIMENSION, APPEARANCE AND QUALITY TO BE MET BY THE PROPOSED SUBSTITUTION. THE BASE BID SHALL INCLUDE ONLY THE PRODUCTS FROM MANUFACTURERS SPECIFICALLY NAMED IN THE DRAWINGS AND SPECIFICATIONS. TO REQUEST A SUBSTITUTION, REQUEST THE SUBSTITUTION REQUEST FORM FROM THE ARCHITECT OR ENGINEER. COMPLETE AND SEND THE SUBSTITUTION REQUEST FORM FOR EACH MATERIAL, PRODUCT, EQUIPMENT, OR SYSTEM THAT IS PROPOSED TO BE SUBSTITUTED. THE BURDEN OF PROOF OF THE MERIT OF THE PROPOSED SUBSTITUTION IS UPON THE PROPOSER.

UNLESS STATED OTHERWISE IN WRITING TO THE ENGINEER BY THE CONTRACTOR, CONTRACTOR WARRANTS TO THE ENGINEER, ARCHITECT, AND OWNER THE FOLLOWING:

1. PROPOSED SUBSTITUTION HAS BEEN FULLY INVESTIGATED AND DETERMINED TO MEET OR EXCEED THE SPECIFIED WORK IN ALL RESPECTS UNLESS STATED OTHERWISE IN THE SUBSTITUTION REQUEST.
2. PROPOSED SUBSTITUTION IS CONSISTENT WITH THE CONTRACT DOCUMENTS AND WILL PRODUCE INDICATED RESULTS, INCLUDING FUNCTIONAL CLEARANCES, MAINTENANCE SERVICE, AND SOURCING OF REPLACEMENT PARTS.
3. PROPOSED SUBSTITUTION HAS RECEIVED NECESSARY APPROVALS OF AUTHORITIES HAVING JURISDICTION.
4. SAME WARRANTY WILL BE FURNISHED FOR PROPOSED SUBSTITUTION AS FOR SPECIFIED WORK.
5. IF ACCEPTED SUBSTITUTION FAILS TO PERFORM AS REQUIRED, CONTRACTOR SHALL REPLACE SUBSTITUTE MATERIAL OR SYSTEM WITH THAT ORIGINALLY SPECIFIED AND BEAR COSTS INCURRED THEREBY.
6. COORDINATION, INSTALLATION AND CHANGES IN THE WORK AS NECESSARY FOR ACCEPTED SUBSTITUTION WILL BE COMPLETE IN ALL RESPECTS.

NO SUBSTITUTIONS WILL BE CONSIDERED UNLESS THE SUBSTITUTION REQUEST FORM IS COMPLETED AND ATTACHED WITH THE APPROPRIATE SUBSTITUTION DOCUMENTATION. NO SUBSTITUTION WILL BE CONSIDERED PRIOR TO RECEIPT OF BIDS UNLESS WRITTEN REQUEST FOR APPROVAL TO BID HAS BEEN RECEIVED BY THE ENGINEER AT LEAST TEN (10) CALENDAR DAYS PRIOR TO THE DATE FOR RECEIPT OF BIDS.

IF THE PROPOSED SUBSTITUTION IS APPROVED PRIOR TO RECEIPT OF BIDS, SUCH APPROVAL WILL BE STATED IN AN ADDENDUM. BIDDERS SHALL NOT RELY UPON APPROVALS MADE IN ANY OTHER WAY. VERBAL APPROVAL WILL NOT BE GIVEN. NO SUBSTITUTIONS WILL BE CONSIDERED AFTER THE CONTRACT IS AWARDED UNLESS SPECIFICALLY PROVIDED IN THE CONTRACT DOCUMENTS.

J. SUBMITTALS

ASSEMBLE AND SUBMIT FOR REVIEW SHOP DRAWINGS, MATERIAL LISTS, MANUFACTURER PRODUCT LITERATURE FOR EQUIPMENT TO BE FURNISHED, AND ITEMS REQUIRING COORDINATION BETWEEN CONTRACTORS UNDER THIS CONTRACT. PROVIDE SUBMITTALS IN SUFFICIENT DETAIL SO AS TO DEMONSTRATE COMPLIANCE WITH THESE CONTRACT DOCUMENTS AND THE DESIGN CONCEPT. PRIOR TO TRANSMITTING SUBMITTALS, VERIFY THAT THE EQUIPMENT SUBMITTED IS MUTUALLY COMPATIBLE AND SUITABLE FOR THE INTENDED USE, WILL FIT THE AVAILABLE SPACE, AND MAINTAIN MANUFACTURER RECOMMENDED SERVICE CLEARANCES. IF THE SIZE OF EQUIPMENT FURNISHED MAKES NECESSARY ANY CHANGE IN LOCATION OR CONFIGURATION, SUBMIT A SHOP DRAWING SHOWING THE PROPOSED LAYOUT.

TRANSMIT SUBMITTALS AS EARLY AS REQUIRED TO SUPPORT THE PROJECT SCHEDULE. ALLOW FOR 5 DAYS ENGINEER REVIEW TIME, PLUS TO/FROM MAILING TIME VIA THE ARCHITECT, PLUS A DUPLICATION OF THIS TIME FOR RESUBMITTAL, IF REQUIRED. ONLY RESUBMIT THOSE SECTIONS REQUESTED FOR RESUBMITTAL.

SUBMITTALS SHALL CONTAIN THE PROJECT NAME, APPLICABLE SPECIFICATION SECTION, SUBMITTAL DATE, EQUIPMENT IDENTIFICATION ACRONYM AS USED ON THE DRAWINGS, AND THE CONTRACTOR 'S STAMP. THE STAMP SHALL CERTIFY THAT THE SUBMITTAL HAS BEEN CHECKED BY THE CONTRACTOR, COMPLIES WITH THE DRAWINGS AND SPECIFICATIONS, AND IS COORDINATED WITH OTHER TRADES. MANUFACTURER PRODUCT LITERATURE SHALL INCLUDE SHOP DRAWINGS, PRODUCT DATA, PERFORMANCE SHEETS, SAMPLES AND OTHER SUBMITTALS REQUIRED BY THIS DIVISION. HIGHLIGHT, MARK, LIST, OR INDICATE THE MATERIALS, PERFORMANCE CRITERIA, AND ACCESSORIES THAT ARE BEING PROPOSED. GENERAL PRODUCT CATALOG DATA NOT SPECIFICALLY NOTED TO BE PART OF THE SPECIFIED PRODUCT WILL BE REJECTED AND RETURNED WITHOUT REVIEW.

SUBMITTALS AND SHOP DRAWINGS SHALL NOT CONTAIN THE FIRM NAME, LOGO, SEAL, OR SIGNATURE OF THE ENGINEER. THEY SHALL NOT BE COPIES OF THE WORK PRODUCT OF THE ENGINEER. IF THE CONTRACTOR DESIRES TO USE ELEMENTS OF SUCH PRODUCT, REFER TO PARAGRAPH "ELECTRONIC DRAWING FILES" FOR PROCEDURES TO BE USED.

GROOVED JOINT COUPLINGS AND FITTINGS SHALL BE REFERRED TO ON DRAWINGS AND PRODUCT SUBMITTALS, AND BE IDENTIFIED BY THE MANUFACTURER 'S LISTED MODEL OR SERIES DESIGNATION.

SEPARATE SUBMITTALS ACCORDING TO INDIVIDUAL SPECIFICATION SECTIONS. ILLEGIBLE SUBMITTALS WILL BE REJECTED AND RETURNED WITHOUT REVIEW. CATALOG DATA SHALL BE PROPERLY BOUND, IDENTIFIED, INDEXED AND TABBED IN A 3-RING BINDER. EACH ITEM OR MODEL NUMBER SHALL BE CLEARLY MARKED AND ACCESSORIES INDICATED. LABEL THE CATALOG DATA WITH THE EQUIPMENT IDENTIFICATION ACRONYM OR NUMBER AS USED ON THE DRAWINGS AND INCLUDE PERFORMANCE CURVES, CAPACITIES, SIZES, WEIGHTS, MATERIALS, FINISHES, WIRING DIAGRAMS, ELECTRICAL REQUIREMENTS AND DEVIATIONS FROM SPECIFIED EQUIPMENT OR MATERIALS. FOR EQUIPMENT WITH MOTOR STARTERS OR VFDS, INCLUDE SHORT CIRCUIT CURRENT RATINGS. MARK OUT INAPPLICABLE ITEMS. SHOP DRAWINGS WILL BE RETURNED WITHOUT REVIEW IF THE ABOVE MENTIONED REQUIREMENTS ARE NOT MET.

PROVIDE THE QUANTITY OF SUBMITTALS REQUIRED BY DIVISION 01. IF NOT INDICATED AND HARD-COPY SETS ARE PROVIDED, SUBMIT A MINIMUM OF SIX (6) COPIES. REFER TO DIVISION 01 FOR ACCEPTANCE OF ELECTRONIC SUBMITTALS FOR THIS PROJECT. FOR ELECTRONIC SUBMITTALS, CONTRACTOR SHALL SUBMIT THE DOCUMENTS IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN DIVISION 01. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER THAT THE SUBMITTALS HAVE BEEN POSTED. IF ELECTRONIC SUBMITTAL PROCEDURES ARE NOT DEFINED IN DIVISION 01, CONTRACTOR SHALL INCLUDE THE WEBSITE, USER NAME, AND PASSWORD INFORMATION NEEDED TO ACCESS THE SUBMITTALS. FOR SUBMITTALS SENT BY E-MAIL, CONTRACTOR SHALL COPY THE DESIGNATED REPRESENTATIVES OF THE ARCHITECT AND ENGINEER. CONTRACTOR SHALL ALLOW FOR THE ENGINEER REVIEW TIME AS SPECIFIED ABOVE IN THE CONSTRUCTION SCHEDULE. CONTRACTOR SHALL SUBMIT ONLY THE DOCUMENTS REQUIRED TO PURCHASE THE MATERIALS AND/OR EQUIPMENT IN THE ELECTRONIC SUBMITTAL.

THE CHECKING AND SUBSEQUENT ACCEPTANCE OF SUBMITTALS BY THE ENGINEER AND/OR ARCHITECT SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS, ERRORS IN DIMENSIONS, DETAILS, SIZE OF MEMBERS, OR QUANTITIES, OMISSIONS OF COMPONENTS OR FITTINGS; COORDINATION OF ELECTRICAL REQUIREMENTS; AND NOT COORDINATING ITEMS WITH ACTUAL BUILDING CONDITIONS AND ADJACENT WORK. PROCEED WITH THE PROCUREMENT AND INSTALLATION OF EQUIPMENT ONLY AFTER RECEIVING APPROVED SHOP DRAWINGS RELATIVE TO EACH ITEM.

K. ELECTRONIC DRAWING FILES

IN PREPARATION OF SHOP DRAWINGS OR RECORD DRAWINGS, CONTRACTOR MAY, AT HIS OPTION, OBTAIN ELECTRONIC REVIT AND/OR PDF DRAWING FILES AS DESIRED FROM THE ENGINEER FOR A SHIPPING AND HANDLING FEE OF $1,000. CONTACT THE ARCHITECT OR OWNER FOR WRITTEN AUTHORIZATION AND ENGINEER FOR THE NECESSARY RELEASE AGREEMENT FORM AND TO SPECIFY DELIVERY METHOD AND DRAWING FORMAT. IN ADDITION TO PAYMENT, THE WRITTEN AUTHORIZATION FROM THE ARCHITECT AND RELEASE AGREEMENT FORM FROM THE ENGINEER MUST BE RECEIVED BEFORE ELECTRONIC DRAWING FILES WILL BE SENT.

L. RECORD DRAWINGS (AS-BUILT DRAWINGS)

DURING PROGRESS OF THE WORK IN THIS DIVISION, CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF ALL CHANGES MADE DURING THE INSTALLATION OF THE SYSTEM. UPON COMPLETION OF THE WORK, ACCURATELY TRANSFER ALL RECORD INFORMATION TO THREE IDENTICAL SETS OF THE APPROVED SHOP DRAWINGS. INSERT ONE SET INTO EACH COPY OF THE MANUAL DESCRIBED BELOW.

SEE GENERAL CONDITIONS FOR ADDITIONAL INFORMATION.

M. OPERATION AND MAINTENANCE INSTRUCTIONS

DURING THE COURSE OF CONSTRUCTION, COLLECT AND COMPILE A COMPLETE BROCHURE OF EQUIPMENT FURNISHED AND INSTALLED ON THIS PROJECT. INCLUDE OPERATIONAL AND MAINTENANCE INSTRUCTIONS, MANUFACTURER 'S CATALOG SHEETS, WIRING DIAGRAMS, PARTS LISTS, APPROVED SUBMITTALS AND SHOP DRAWINGS, WARRANTIES, AND DESCRIPTIVE LITERATURE AS FURNISHED BY THE EQUIPMENT MANUFACTURER. INCLUDE AN INSIDE COVER SHEET THAT LISTS THE PROJECT NAME, DATE, OWNER, ARCHITECT, ENGINEER, GENERAL CONTRACTOR, SUB-CONTRACTOR, AND AN INDEX OF CONTENTS.

SUBMIT THREE COPIES OF LITERATURE BOUND IN APPROVED BINDERS WITH INDEX AND TABS SEPARATING EQUIPMENT TYPES TO THE ARCHITECT, FOR ENGINEER 'S REVIEW, AT THE TERMINATION OF THE WORK. PAPER CLIPS, STAPLES, RUBBER BANDS, LOOSE-LEAF BINDING, AND MAILING ENVELOPES ARE NOT CONSIDERED APPROVED BINDERS. FINAL APPROVAL OF SYSTEMS INSTALLED UNDER THIS CONTRACT SHALL BE WITHHELD UNTIL THIS EQUIPMENT BROCHURE IS RECEIVED AND DEEMED COMPLETE BY THE ARCHITECT AND ENGINEER. INSTRUCT WORKMEN TO SAVE REQUIRED LITERATURE SHIPPED WITH THE EQUIPMENT ITSELF FOR INCLUSION IN THIS BROCHURE.

INCLUDE RECORD DRAWINGS AS DESCRIBED ABOVE.

REFER TO DIVISION 01 FOR ACCEPTANCE OF ELECTRONIC MANUALS FOR THIS PROJECT. FOR ELECTRONIC MANUALS, REFER TO PARAGRAPH "SUBMITTALS" FOR REQUIREMENTS.

N. SPARE PARTS

FURNISH TO OWNER, WITH RECEIPT, THE FOLLOWING SPARE PARTS FOR THE EQUIPMENT FURNISHED FOR THIS PROJECT:

1. ONE SET OF SPARE FILTERS OF EACH TYPE REQUIRED FOR EACH UNIT. IN ADDITION TO THE SPARE SET OF FILTERS, INSTALL NEW FILTERS PRIOR TO TESTING, ADJUSTING, AND BALANCING WORK AND BEFORE TURNING SYSTEM OVER TO OWNER.
2. FURNISH ONE COMPLETE SET OF BELTS FOR EACH FAN.
3. FURNISH THREE OPERATING KEYS FOR EACH TYPE OF AIR OUTLET AND INLET THAT REQUIRE THEM.

O. TRAINING

AT A TIME MUTUALLY AGREED UPON BETWEEN THE OWNER AND CONTRACTOR, PROVIDE THE SERVICES OF A FACTORY TRAINED AND AUTHORIZED REPRESENTATIVE TO TRAIN OWNER'S DESIGNATED PERSONNEL ON THE OPERATION AND MAINTENANCE OF THE EQUIPMENT PROVIDED FOR THIS PROJECT.

PROVIDE TRAINING TO INCLUDE, BUT NOT BE LIMITED TO, AN OVERVIEW OF THE SYSTEM AND/OR EQUIPMENT AS IT RELATES TO THE FACILITY AS A WHOLE; OPERATION AND MAINTENANCE PROCEDURES AND SCHEDULES RELATED TO STARTUP AND SHUTDOWN, TROUBLESHOOTING, SERVICING, PREVENTIVE MAINTENANCE AND APPROPRIATE OPERATOR INTERVENTION; AND REVIEW OF DATA INCLUDED IN THE OPERATION AND MAINTENANCE MANUALS.

THE GROOVED COUPLING MANUFACTURER 'S FACTORY TRAINED FIELD REPRESENTATIVE SHALL PROVIDE ON-SITE TRAINING FOR CONTRACTOR'S FIELD PERSONNEL IN THE PROPER USE OF GROOVING TOOLS, APPLICATION OF GROOVE, AND INSTALLATION OF GROOVED PIPING PRODUCTS.

SUBMIT A CERTIFICATION LETTER TO THE ARCHITECT STATING THAT THE OWNER 'S DESIGNATED REPRESENTATIVE HAS BEEN TRAINED AS SPECIFIED HEREIN. LETTER SHALL INCLUDE DATE, TIME, ATTENDEES AND SUBJECT OF TRAINING. THE CONTRACTOR AND THE OWNER'S REPRESENTATIVE SHALL SIGN THE CERTIFICATION LETTER INDICATING AGREEMENT THAT THE TRAINING HAS BEEN PROVIDED.

SCHEDULE TRAINING WITH OWNER WITH AT LEAST 7 DAYS ADVANCE NOTICE.

P. WARRANTIES

WARRANT EACH SYSTEM AND EACH ELEMENT THEREOF AGAINST ALL DEFECTS DUE TO FAULTY WORKMANSHIP, DESIGN, OR MATERIAL FOR A PERIOD OF 12 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION, UNLESS SPECIFIC ITEMS ARE NOTED TO CARRY A LONGER WARRANTY IN THE CONSTRUCTION DOCUMENTS OR MANUFACTURER 'S STANDARD WARRANTY EXCEEDS 12 MONTHS. REMEDY ALL DEFECTS, OCCUR

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TEST, ADJUST, AND BALANCE EQUIPMENT AND SYSTEMS INCLUDED IN THE SCOPE OF WORK. PREPARE TESTING AND BALANCING REPORT LOG USING FORMS EQUIVALENT WITH THE STANDARD FORMS AVAILABLE FROM THE TAB CERTIFICATION STANDARD BEING FOLLOWED. ADJUST EQUIPMENT TO DELIVER SPECIFIED FLOW AMOUNTS ON THE DRAWINGS. FOR AIR SYSTEMS, INCLUDE AIRFLOW SUPPLY QUANTITIES, ENTERING AND LEAVING TEMPERATURES, AND PRESSURES AT DESIGN FLOW. FOR HYDRONIC SYSTEMS, INCLUDE ENTERING AND LEAVING TEMPERATURES AND PRESSURES AT DESIGN FLOW. INCLUDE FAN AND UNIT TEST READINGS, MOTOR VOLTAGE AND AMP DRAWS, ETC., AND SUBMIT SIX COPIES OF THE FINAL COMPILATION OF DATA TO THE ARCHITECT FOR EVALUATION AND APPROVAL BEFORE FINAL INSPECTION OF THE PROJECT.

BALANCE AIR SYSTEMS TO WITHIN PLUS OR MINUS 10 PERCENT FOR TERMINAL DEVICES AND BRANCH LINES AND PLUS OR MINUS 5 PERCENT FOR MAIN DUCTS AND AIR HANDLING EQUIPMENT OF THE AMOUNT OF AIR SHOWN ON THE DRAWINGS. TAB CONTRACTOR SHALL RECORD SPACE TEMPERATURES AND MAKE ADJUSTMENTS IN AIRFLOW TO EACH DIFFUSER TO OBTAIN UNIFORM TEMPERATURE (NO GREATER THAN +/- 3 F) IN SPACES. DOCUMENT TEMPERATURES AND ADJUSTMENTS IN TAB REPORT ADJUST EQUIPMENT TO OPERATE AS INTENDED BY THE SPECIFICATION. TAB REPORT SHALL INCLUDE A 'REPORT SUMMARY/REMARKS' SECTION IN ACCORDANCE WITH THE PROCEDURAL STANDARD THAT PROVIDES BOTH SYSTEM SET UP AND A SUMMARY OF DEFICIENCIES AS DEFINED BY THE PROCEDURAL STANDARD.

TAB CONTRACTOR SHALL BE RESPONSIBLE TO CALIBRATE, SET, AND ADJUST AUTOMATIC TEMPERATURE CONTROL SENSORS, ACTUATORS AND CONTROL DEVICES. CHECK PROPER SEQUENCING OF INTERLOCK SYSTEMS, AND OPERATION OF SAFETY CONTROLS. ADJUST THERMOSTATS, AND CONTROL SETPOINTS, LIMITS AND TIME BASED ADJUSTMENT TO OPERATE IN ACCORDANCE WITH THE PERFORMANCE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. ADJUST PUMPS, FANS, ETC. FOR PROPER AND EFFICIENT OPERATION. CERTIFY TO ARCHITECT THAT ADJUSTMENTS HAVE BEEN MADE AND THAT SYSTEM IS OPERATING SATISFACTORILY. CALIBRATE, SET, AND ADJUST AUTOMATIC TEMPERATURE CONTROLS. CHECK PROPER SEQUENCING OF INTERLOCK SYSTEMS, AND OPERATION OF SAFETY CONTROLS.

DIVISION 23 CONTRACTOR SHALL ALIGN BEARINGS AND REPLACE BEARINGS THAT HAVE DIRT OR FOREIGN MATERIAL IN THEM WITH NEW BEARINGS WITHOUT ADDITIONAL COST TO THE OWNER.

K. VIBRATION ISOLATION

PROVIDE VIBRATION ISOLATION EQUIPMENT AND MATERIALS BY A SINGLE MANUFACTURER. IF TYPE AND DEFLECTION FOR SPECIFIC EQUIPMENT IS NOT SPECIFIED WITHIN THE CONTRACT DOCUMENTS, REFERENCE ASHRAE HANDBOOK "HVAC APPLICATIONS" OR PROVIDE PER MANUFACTURER'S RECOMMENDATIONS. APPROVED MANUFACTURERS INCLUDE CALDYN, KINETICS NOISE CONTROL, MASON INDUSTRIES, INC., VIBRATION ELIMINATOR CO., INC., VIBRATION MOUNTING AND CONTROLS, OR VIBRO-ACOUSTICS, PROVIDED THEIR SYSTEMS ARE IN COMPLIANCE WITH THE SPECIFIED DESIGN AND PERFORMANCE REQUIREMENTS.

GENERAL REQUIREMENTS: SELECT VIBRATION ISOLATORS BY THE WEIGHT DISTRIBUTION TO PRODUCE UNIFORM DEFLECTION. VIBRATION ISOLATORS SHALL HAVE EITHER KNOWN UN-DEFLECTED HEIGHTS OR CALIBRATION MARKINGS SO THAT, AFTER ADJUSTMENT, THE STATIC DEFLECTION CAN BE VERIFIED, THUS DETERMINING THAT THE LOAD IS WITHIN THE PROPER RANGE OF THE ISOLATOR. ISOLATORS SHALL OPERATE IN THE LINEAR PORTION OF THEIR LOAD VERSUS DEFLECTION CURVES. SPRING ISOLATORS SHALL HAVE 50 PERCENT EXCESS CAPACITY WITHOUT BECOMING COIL BOUND. COAT VIBRATION ISOLATORS WITH FACTORY-APPLIED PAINT. COAT VIBRATION ISOLATORS EXPOSED TO WEATHER AND OTHER CORROSIVE ENVIRONMENTS WITH FACTORY-APPLIED CORROSION RESISTANCE PROTECTION. INSTALL AND ADJUST VIBRATION ISOLATORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

PIPE CONNECTIONS. PROVIDE FLEXIBLE CONNECTORS FOR PIPING SYSTEM CONNECTIONS ON EQUIPMENT SIDE OF SHUTOFF VALVES FOR ALL PUMPS, MECHANICAL EQUIPMENT SUPPORTED OR SUSPENDED BY SPRING ISOLATORS, AND WHERE INDICATED ON DRAWINGS. FABRICATE FLEXIBLE PIPING CONNECTORS FROM STAINLESS STEEL OR RUBBER MATERIALS AS SUITABLE FOR SYSTEM FLUID. FLEXIBLE PIPING CONNECTORS SHALL BE BELLOWS, SPHERICAL OR BRAIDED HOSE TYPE AS RECOMMENDED BY THE MANUFACTURER FOR THE APPLICATION.

THREE VICTAULIC FLEXIBLE TYPE COUPLINGS MAY BE USED IN LIEU OF A FLEXIBLE CONNECTOR FOR VIBRATION ATTENUATION AT EQUIPMENT CONNECTIONS ON APPLICABLE PIPING SYSTEMS. THE COUPLINGS SHALL BE PLACED IN CLOSE PROXIMITY TO THE SOURCE OF THE VIBRATION.

ISOLATOR TYPES:

1. TYPE WP (WAFFLE PADS): PROVIDE 5/16 INCH THICK NEOPRENE PADS RIBBED OR WAFFLED ON BOTH SIDES. MANUFACTURE PADS WITH BRIDGE BEARING QUALITY NEOPRENE AND SELECT FOR A MAXIMUM DUROMETER OF 50 AND DESIGNED FOR 15 PERCENT STRAIN, WITH A STATIC DEFLECTION OF 0.05 INCHES. INCORPORATE STEEL LOAD -SPREADING PLATES WHERE REQUIRED BETWEEN THE EQUIPMENT AND THE NEOPRENE PAD TO PROVIDE SELECTED DEFLECTION. IF THE ISOLATOR IS BOLTED TO THE STRUCTURE, INSTALL A NEOPRENE MOUNTING SLEEVE UNDER THE BOLT HEAD BETWEEN THE STEEL WASHER AND THE BASE PLATE TO PREVENT METAL TO METAL CONTACT. PROVIDE MASON INDUSTRIES TYPE W OR EQUAL.

2. TYPE SPNH (SPRING AND NEOPRENE HANGERS): PROVIDE A STEEL HANGER BOX CONTAINING A LATERALLY STABLE, DOUBLE-DEFLECTING NEOPRENE ISOLATOR IN SERIES WITH A STEEL SPRING. DESIGN SPRINGS SO THE RATIO OF THE HORIZONTAL TO VERTICAL SPRING CONSTANT IS BETWEEN ONE AND TWO. THE SPRING DIAMETER SHALL BE NOT LESS THAN 80 PERCENT OF THE COMPRESSED HEIGHT OF THE SPRING AT RATED LOAD. LOADED SPRINGS SHALL OPERATE WITHIN THE LINEAR PORTION OF THEIR LOAD VERSUS DEFLECTION CURVE OVER A DEFLECTION RANGE OF NOT LESS THAN 50 PERCENT ABOVE DESIGN DEFLECTION. SPRING DIAMETER AND HANGER BOX HOLE SIZE SHALL BE LARGE ENOUGH TO PERMIT THE HANGER ROD TO SWING THROUGH A 30 DEGREE ARC. INCLUDE A NEOPRENE BUSHING TO PREVENT CONTACT BETWEEN THE LOWER HANGER ROD AND HANGER BOX AND SHORT-CIRCUITING THE ISOLATING FUNCTION. THE NEOPRENE ELEMENT SHALL HAVE A MAXIMUM DUROMETER OF 50 AND DESIGNED FOR 15 PERCENT STRAIN, WITH A STATIC DEFLECTION OF NOT LESS THAN 0.4 INCHES. UNLESS OTHERWISE SPECIFIED, THE STATIC DEFLECTION OF SPNH HANGERS SHALL BE 2 INCHES. PROVIDE SPNH HANGERS WITH 1 INCH STATIC DEFLECTION FOR WATER SOURCE HEAT PUMPS AND FAN-POWERED VAV TERMINAL UNITS. WHEN INSTALLED, DO NOT COCK THE SPRING ELEMENT AND DO NOT ALLOW THE HANGER BOX TO ROTATE THROUGH A FULL 360 DEGREE ARC WITHOUT ENCOUNTERING OBSTRUCTIONS. PROVIDE MASON INDUSTRIES TYPE 30N OR EQUAL.

3. TYPE CMB (CURB MOUNTED BASE): CURB MOUNTED BASE FOR ROOF -MOUNTED EQUIPMENT SHALL BE A PRE-ENGINEERED STRUCTURAL STEEL FRAME MOUNTED DIRECTLY TO THE STRUCTURE WITH AN UPPER FLOATING SECTION ON ADJUSTABLE STEEL SPRINGS. THE UPPER FRAME SHALL PROVIDE CONTINUOUS SUPPORT FOR THE EQUIPMENT. STEEL SPRINGS SHALL REST ON MINIMUM 1/4 INCH THICK ELASTOMERIC PADS AND HAVE A MINIMUM STATIC DEFLECTION OF 2 INCHES UNLESS OTHERWISE SPECIFIED. ALL -DIRECTIONAL ELASTOMERIC SNUBBER BUSHINGS SHALL BE MINIMUM 1/4 INCH THICK. ALL HARDWARE SHALL BE CADMIUM OR ZINC ELECTROPLATED TO PROVIDE A RUST RESISTANT FINISH. PROVIDE CONTINUOUS GALVANIZED FLEXIBLE COUNTERFLASHING NAILED OVER THE LOWER CURB 'S WATERPROOFING AND JOINED AT THE CORNERS BY ELASTOMERIC BELLOWS. ALL SPRING LOCATIONS SHALL HAVE ACCESS PORTS WITH REMOVABLE WATERPROOF COVERS TO ALLOW FOR ADJUSTMENT OR REPLACEMENT OF SPRINGS. LOWER CURBS SHALL HAVE PROVISION FOR 2 INCHES INSULATION. DUCT CONNECTIONS SHALL BE MADE USING A LENGTH OF FLEXIBLE DUCT DIMENSIONED TO MATCH THE EQUIPMENT OPENING, USING A FOAM RUBBER GASKET TO SEAL AGAINST THE UNIT BOTTOM. PROVIDE MASON INDUSTRIES TYPE RSC OR EQUAL. FOR EQUIPMENT SUPPORT BASES INSTALLED ON THE ROOF, COORDINATE WITH THE PRE-ENGINEERED ROOF EQUIPMENT SUPPORT MANUFACTURER TO DETERMINE THE QUANTITY AND SIZE OF HOLD-DOWN BRACKETS, ISOLATORS, AND FASTENERS, WITH INSTALLATION INSTRUCTIONS, FOR EACH EQUIPMENT TO MEET THE DESIGN REQUIREMENTS SPECIFIED UNDER ARTICLE, "PRE-ENGINEERED ROOF EQUIPMENT SUPPORTS AND CURBS. "

L. SEISMIC CONTROLS FOR MEPF SYSTEMS

SEISMIC PROTECTION CRITERIA:

RISK/OCCUPANCY CATEGORY:	II
SITE SOIL CATEGORY:	CONTRACTOR'S SEISMIC ENGINEER TO DETERMINE.
SEISMIC DESIGN CATEGORY:	CONTRACTOR'S SEISMIC ENGINEER TO DETERMINE.
COMPONENT IMPORTANCE FACTOR:	DETERMINED FROM ASCE 7, MOST RECENT VERSION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIREMENTS FOR SEISMIC BRACING OF MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. SEISMIC PROTECTION CRITERIA USED TO DETERMINE SEISMIC BRACING REQUIREMENTS OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SHALL BE DETERMINED BY THE APPLICABLE CODE ADOPTED IN THE PROJECT JURISDICTION. WHERE NOT ALREADY DETERMINED WITHIN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING A LICENSED PROFESSIONAL ENGINEER TO ESTABLISH BUILDING SITE CLASS, SEISMIC DESIGN CATEGORY, SEISMIC ZONE, OR ANY OTHER CRITERIA NECESSARY TO DETERMINE THE REQUIREMENTS FOR SEISMIC BRACING ON MECHANICAL, ELECTRICAL, AND/OR PLUMBING SYSTEMS.

SEISMIC BRACING OF FIRE PROTECTION SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE PROVISIONS OF NFPA 13 (2010 OR LATER EDITION}.

THE CONTRACTOR SHALL DETERMINE THE TYPE AND LOCATION OF SEISMIC BRACING REQUIRED FOR THE MECHANICAL, ELECTRICAL, AND PLUMBING ELEMENTS SHOWN ON THE DRAWINGS BASED ON THE ESTABLISHED SEISMIC CRITERIA, THE SIZE AND WEIGHT OF THE SUPPORTED ELEMENT, AND THE DISTANCE FROM STRUCTURE OF THE SUPPORTED ELEMENT.

THE CONTRACTOR SHALL SUBMIT THE FOLLOWING SHOP DRAWING INFORMATION TO THE AHJ AND THE ENGINEER FOR REVIEW AND APPROVAL:
1. SEISMIC ANALYSIS LISTING ALL APPLICABLE SEISMIC DESIGN CRITERIA.
2. DESCRIPTIVE CATALOG DATA OF SEISMIC BRACING MATERIALS.
3. SHOP DRAWINGS SHOWING BRACING TYPE AND LOCATION.
4. INSTALLATION DETAILS OF ALL BRACING USED.
5. CALCULATIONS SHOWING THAT THE SEISMIC RESTRAINTS MEET THE SEISMIC REQUIREMENTS.
SHOP DRAWINGS AND CALCULATIONS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF THE PROJECT AND EMPLOYED BY THE MANUFACTURER OF THE SEISMIC BRACING PRODUCTS. CALCULATIONS SHALL INCLUDE DEAD LOADS, STATIC SEISMIC LOADS, AND CAPACITY OF MATERIALS UTILIZED FOR CONNECTIONS.

SEISMIC BRACING, RESTRAINTS, ISOLATORS, AND ISOLATION MATERIALS SHALL BE OF THE SAME MANUFACTURER AND SHALL BE CERTIFIED BY THE MANUFACTURER. APPROVED MANUFACTURERS ARE: AMBER/BOOTH COMPANY, INC., B-LINE/TOLCO, ISAT, KINETICS NOISE CONTROL, INC., LOOS & COMPANY, INC., MASON INDUSTRIES, INC., UNI-STRUT, OR VIBRO-ACOUSTICS. EACH DEVICE SHALL HAVE A PRE-APPROVAL NUMBER FROM CALIFORNIA OSHPD OR OTHER RECOGNIZED GOVERNMENT AGENCY SHOWING MAXIMUM RESTRAINT RATINGS.

SEISMIC BRACING MEASURES TO BE APPLIED TO MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT/SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL CODES AS WELL AS MANUFACTURER'S REQUIREMENTS. THE MOST STRINGENT CRITERIA SHALL APPLY. ALL ANCHOR CONNECTIONS TO STRUCTURE FOR SUPPORT OF MECHANICAL AND ELECTRICAL EQUIPMENT, REGARDLESS OF THE NEED FOR SEISMIC RESTRAINTS, SHALL BE SHOWN ON SHOP DRAWINGS.

M. AIR FILTERS

PROVIDE 2" THICK AAF/FLANDERS PREPLEAT 13, OR CAMFIL AP-THIRTEEN, PLEATED, THROWAWAY TYPE FILTERS, MINIMUM MERV 13, OR SIMILAR AS MANUFACTURED BY AIR FILTER, INC., BIOCLIMATIC, COLUMBUS, KOCH, OR APPROVED EQUAL, UNLESS OTHERWISE INDICATED.

TEMPORARY FILTERS USED TO PROTECT OPENINGS IN DUCTWORK AND INSIDE EQUIPMENT WHEN PERMANENT HVAC EQUIPMENT IS USED DURING THE CONSTRUCTION PERIOD SHALL BE PLEATED, THROWAWAY TYPE FILTERS, MINIMUM MERV 6.

N. REFRIGERANT AND OIL

PROVIDE FULL REFRIGERANT AND OIL CHARGE IN NEW AIR CONDITIONING REFRIGERATION SYSTEMS, AND MAINTAIN IT FOR FULL TERM OF THE GUARANTEE.

O. IDENTIFICATION

PROVIDE MANUFACTURER'S STANDARD PRE-PRINTED, SEMI-RIGID SNAP-ON OR PERMANENT ADHESIVE, PRESSURE-SENSITIVE VINYL PIPE MARKERS. COLOR CODE PIPE MARKERS TO COMPLY WITH ANSI A13.1.

INSTALL PIPE MARKERS ON EACH HVAC PIPING SYSTEM AND INCLUDE ARROWS TO SHOW NORMAL DIRECTION OF FLOW.

LOCATE PIPE MARKERS AND COLOR BANDS WHEREVER PIPING IS EXPOSED TO VIEW IN OCCUPIED SPACES, MACHINE ROOMS, ACCESSIBLE MAINTENANCE SPACES (SHAFTS, TUNNELS, PLENUMS) AND EXTERIOR NON-CONCEALED LOCATIONS.

PROVIDE PLASTIC LAMINATE OR BRASS VALVE TAG ON EVERY VALVE, COCK AND CONTROL DEVICE IN EACH HVAC PIPING SYSTEM; EXCLUDE CHECK VALVES, VALVES WITHIN FACTORY-FABRICATED EQUIPMENT UNITS, AND SHUT-OFF VALVES AT HVAC TERMINAL DEVICES AND SIMILAR ROUGH-IN CONNECTIONS OF END-USE FIXTURES AND UNITS.

PROVIDE MANUFACTURER'S STANDARD LAMINATED PLASTIC, COLOR CODED EQUIPMENT MARKERS. CONFORM TO THE FOLLOWING COLOR CODE: GREEN FOR COOLING; YELLOW FOR HEATING; YELLOW/GREEN FOR COMBINATION COOLING AND HEATING; BROWN FOR ENERGY RECLAMATION; BLUE FOR OTHER EQUIPMENT TYPES. CONFORM TO ANSI A13.1 FOR HAZARDOUS EQUIPMENT.

PROVIDE STENCILED SIGNS FOR EQUIPMENT IDENTIFICATION AT CONTRACTOR 'S OPTION OR WHERE DISTANCE OF REQUIRED IDENTIFICATION REQUIRES LETTERING LARGER THAN 1 INCH HEIGHT. STENCIL PAINT SHALL BE EXTERIOR TYPE, OIL-BASED, ALKYD ENAMEL, MINIMUM 1-1/4 INCH HEIGHT OR GREATER AS REQUIRED FOR LONG DISTANCE IDENTIFICATION, WHITE OR BLACK COLOR FOR BEST CONTRAST.

PROVIDE DUCT MARKERS OR PROVIDE STENCILED SIGNS AND ARROWS INDICATING DUCTWORK SERVICE AND FLOW DIRECTION IN BLACK OR WHITE LETTERING FOR BEST CONTRAST WITH DUCT OR INSULATION COLOR. LOCATE MARKERS MAXIMUM 50 FEET ALONG EACH DUCT SIDE AND WITHIN 5 FEET OF ALL CONTROL AND BALANCING DAMPERS OR BRANCH DUCTS MORE THAN 25 FEET LENGTH AND WITHIN 5 FEET ON EACH SIDE OF WALL, FLOOR, AND CEILING PENETRATIONS. PROVIDE ADDITIONAL MARKERS IN CONGESTED AREAS OR AT MULTIPLE DUCT RUNS AS REQUIRED FOR CLARITY.

3. DUCT INSULATION, DUCTWORK, ACCESSORIES, FLUES AND FANS

A. DUCT INSULATION

PROVIDE FIBERGLASS DUCT LINER WITH FIBERS FIRMLY BONDED TOGETHER WITH A THERMOSETTING RESIN. LINER SURFACE SHALL SERVE AS A BARRIER AGAINST INFILTRATION OF DUST AND DIRT, SHALL MEET ASTM C1338 FOR FUNGI RESISTANCE, AND SHALL BE CLEANABLE USING DUCT CLEANING METHODS AND EQUIPMENT OUTLINED BY NORTH AMERICAN INSULATION MANUFACTURERS ASSOCIATION (NAIMA) DUCT CLEANING GUIDE. INSTALL WITH LINER ADHESIVE AND MECHANICAL FASTENERS IN ACCORDANCE WITH MANUFACTURER 'S INSTRUCTIONS AND RECOMMENDATIONS. DUCTWORK SIZES SHOWN ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS. INCREASE SHEET METAL BY LINER THICKNESS IN BOTH DIRECTIONS WHERE LINER IS INSTALLED.

RECTANGULAR DUCT LINER SHALL CONFORM TO ASTM C1071, TYPE I OR II THAT IS 1-1/2 INCH2 INCH THICK, 1-1/2 POUND DENSITY, MINIMUM R-4.2 CERTAINTEED CORP. "TOUGHGARD" OR EQUIVALENT, JOHNS MANVILLE, OWENS-CORNING, OR KNAUF.

ROUND DUCT LINER SHALL BE 1-1/2 INCH THICK, 4 POUND DENSITY, MINIMUM R-4.2 JOHNS MANVILLE "SPIRACOUSTIC PLUS" OR EQUIVALENT, CERTAINTEED OR OWENS-CORNING.

PROVIDE DUCT LINER ON THE FOLLOWING INTERIOR AIR DUCTS AND WHERE SPECIFIED ON THE DRAWINGS:

1. EXPOSED ROUND AND RECTANGULAR SUPPLY DUCTWORK AND THE FIRST 15 FEET OF DUCT DOWNSTREAM OF EQUIPMENT OUTLETS OR 5 FEET PAST FIRST ELBOW, WHICHEVER IS GREATER.
2. EXPOSED ROUND AND RECTANGULAR RETURN DUCTWORK AND THE FIRST 15 FEET OF DUCT UPSTREAM OF EQUIPMENT OUTLETS OR 5 FEET PAST FIRST ELBOW, WHICHEVER IS GREATER.
3. TRANSFER AIR DUCTS.

AT INTERFACE OF LINED AND WRAPPED DUCTWORK, OVERLAP LINED DUCTWORK AT LEAST 2 FEET BEYOND WRAPPED INSULATION.

COVER CONCEALED, RIGID DUCTWORK WITH ASTM C553, TYPE II FLEXIBLE FIBERGLASS INSULATION. INSTALLED INSULATION SHALL BE 1-1/2 INCH THICK, 1-1/2 POUND DENSITY, MINIMUM R-4.2 DUCT WRAP, CERTAINTEED OR EQUIVALENT JOHNS MANVILLE, OWENS-CORNING, OR KNAUF WITH HEAVY-DUTY FOIL-SCRIM-KRAFT FACING, AND WITH JOINTS TAPED WITH 3 INCH WIDE FOIL TAPE AS FOLLOWS:

1. UNLINED ROUND AND RECTANGULAR SUPPLY AND RETURN AIR DUCTWORK.
2. UNLINED ROUND AND RECTANGULAR OUTSIDE AIR DUCTWORK.
3. ROUND AND RECTANGULAR EXHAUST AND RELIEF AIR DUCTWORK WITHIN 10 FEET OF EXTERIOR DISCHARGE.

COVER OUTDOOR AIR, EXHAUST AIR AND RELIEF AIR PLENUMS CONNECTED TO EXTERIOR LOUVERS WITH 1-1/2 INCH THICK, 1.5 POUND DENSITY, RIGID FIBERGLASS INSULATION CONFORMING TO ASTM C612, CLASS 2.

INSULATING MATERIALS, ADHESIVES, COATINGS, ETC., SHALL NOT EXCEED FLAME SPREAD RATING OF 25 AND SMOKE DEVELOPED RATING OF 50 PER ASTM E84. CONTAINERS FOR MASTICS AND ADHESIVES SHALL HAVE U.L. LABEL.

FOR SUPPLY AND RETURN DUCTWORK LOCATED EXTERIOR TO THE BUILDING, INSULATION SHALL BE MINIMUM R-8.0. PROVIDE INSULATION AND JACKET IN ACCORDANCE WITH ONE OF THE FOLLOWING THREE OPTIONS:

1. EXTERIOR INSULATION AND JACKET CONSISTING OF 2 INCH THICKNESS OF ARMATUFF FLEXIBLE ELASTOMERIC INSULATION OR EQUIVALENT MEETING ASTM C534 WITH INTEGRAL 12 MILS THICK UV RESISTANT CLADDING LAMINATED AT FACTORY. COVER ALL SEAMS WITH ARMATUFF SEAL TAPE.
2. EXTERIOR INSULATION CONSISTING OF 2 INCH THICKNESS OF FLEXIBLE ELASTOMERIC INSULATION MEETING ASTM C534 OR 3 LB DENSITY RIGID FIBERGLASS MEETING ASTM C612, AND JACKET CONSISTING OF 20 GAUGE CORRUGATED ALUMINUM JACKET WITH ALUMINUM FITTING COVERS AND MINIMUM THREE ALUMINUM ATTACHMENT BANDS PER SECTION.
3. EXTERIOR INSULATION CONSISTING OF 2 INCH THICKNESS OF FLEXIBLE ELASTOMERIC INSULATION MEETING ASTM C534 OR 3 LB DENSITY RIGID FIBERGLASS MEETING ASTM C612, AND JACKET CONSISTING OF 15.5 MILS THICK VENTURECLAD PLUS UV RESISTANT CLADDING.

INSTALL EXTERIOR DUCTWORK WITH SUFFICIENT SLOPE TO ENSURE THAT WATER CANNOT POND ANYWHERE ON THE DUCT. DRAINAGE MUST BE ACHIEVED BY SLOPING DUCTWORK – NOT BY VARYING THE INSULATION THICKNESS. LOCATE LONGITUDINAL SEAMS OF OUTER SHELL {ALUMINUM, FLEXIBLE ELASTOMERIC, OR CLADDING AS APPLICABLE} AT BOTTOM OF DUCT. INSTALL CLADDING IN STRICT CONFORMANCE WITH CLADDING MANUFACTURER 'S INSTRUCTIONS.

B. DUCTWORK

PROVIDE GALVANIZED STEEL DUCTWORK AND HOUSINGS AS SHOWN ON DRAWINGS. CONSTRUCT DUCTWORK INCLUDING FITTINGS AND TRANSITIONS IN CONFORMANCE WITH CURRENT SMACNA STANDARDS RELATIVE TO GAUGE, BRACING, JOINTS, ETC. MINIMUM THICKNESS OF DUCT SHALL BE 26-GAUGE SHEET METAL. REINFORCE HOUSINGS AND DUCTWORK OVER 30 INCHES WITH 1-1/4 INCH ANGLES NOT LESS THAN 5'-6" ON CENTERS, AND CLOSER IF REQUIRED FOR SUFFICIENT RIGIDITY TO PREVENT VIBRATION. SUPPORT HORIZONTAL RUNS OF DUCT FROM STRAP IRON HANGERS ON CENTERS NOT TO EXCEED 8'-0". DO NOT SUPPORT CEILING GRID, CONDUITS, PIPES, EQUIPMENT, ETC. FROM DUCTWORK. COORDINATE ROUTING OF DUCTWORK WITH OTHER CONTRACTORS SUCH THAT PIPING, ELECTRICAL CONDUIT, AND ASSOCIATED SUPPORTS ARE NOT ROUTED THROUGH THE DUCTWORK.

PROVIDE PRE-ENGINEERED ROOF DUCT SUPPORTS SUPPORTS BY COOPER B-LINE, ELITE COMPONENTS, ERICO, FNW, MIRO, PHD MANUFACTURING, PHP SYSTEMS, ROOF TOP BLOX, UNISTRUT (ATKORE), ZSI FOSTER, OR APPROVED EQUAL. SUPPORT DUCTWORK ON THE ROOF WITH PRE-ENGINEERED ROOF DUCT SUPPORTS THAT REST ON TOP OF THE ROOFING MEMBRANE, NOT REQUIRING ANY ATTACHMENT TO THE ROOF STRUCTURE AND NOT PENETRATING THE ROOFING ASSEMBLY, WITH EMBEDDED SUPPORT FIXTURES AS REQUIRED TO SUPPORT THE DUCT. PROVIDE STEEL PEDESTAL TYPE SUPPORTS WITH MINIMUM 18X18 INCH THERMOPLASTIC OR RUBBER BASE OR 4 INCH WIDE CLOSED-CELL POLYETHYLENE BLOCK WITH LENGTH AS REQUIRED. MAINTAIN MINIMUM 6 INCHES CLEARANCE UNDER DUCT TO FINISHED ROOF SURFACE.

COORDINATE WITH THE PRE-ENGINEERED ROOF DUCT SUPPORT MANUFACTURER TO ANCHOR THE DUCT SUPPORTS DIRECTLY TO THE ROOF STRUCTURE IN ACCORDANCE WITH THE MANUFACTURER 'S INSTALLATION INSTRUCTIONS OR PROVIDE INTERMEDIATE DUCT SUPPORTS ENGINEERED TO MEET THE WIND RESISTANCE AND SEISMIC DESIGN CRITERIA. REFERENCE SECTION, "PRE-ENGINEERED ROOF EQUIPMENT SUPPORTS. "

CONSTRUCT NON-VAV SUPPLY DUCTS TO MEET SMACNA POSITIVE PRESSURE OF 2 INCHES W.G. CONSTRUCT RETURN, OUTDOOR AND EXHAUST DUCTWORK UPSTREAM OF FANS TO MEET SMACNA NEGATIVE PRESSURE OF 1 INCH W.G. CONSTRUCT EXHAUST DUCTWORK DOWNSTREAM OF FANS TO MEET SMACNA POSITIVE PRESSURE OF 1 INCH W.G.

PROVIDE MILL PHOSPHATIZED OR GALVANEALED FINISH FOR EXPOSED DUCTWORK TO BE FIELD PAINTED. SHOP TREATED SHEET METAL SHALL HAVE GALVANIZED METAL PRIMER APPLIED IN THE SHOP AFTER FABRICATION AND PRIOR TO SHIPPING.

FOR RESTROOM EXHAUST DUCTWORK THAT IS LOCATED EXTERIOR TO THE BUILDING, DUCTWORK SHALL BE MINIMUM #18 GAUGE WITH LONGITUDINAL AND TRANSVERSE JOINTS SEALED AIRTIGHT TO SMACNA SEAL CLASS A WITH WEATHERPROOF HEAVY LIQUID SEALANT APPLIED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

SEAL DUCTWORK WITH HEAVY LIQUID SEALANT, HARDCAST IRONGRIP 601, DESIGN POLYMER DP 1010 , UNITED MCGILL DUCT SEALER OR APPROVED EQUAL, APPLIED ACCORDING TO SEALANT MANUFACTURER 'S INSTRUCTIONS. SEAL ALL LONGITUDINAL AND TRANSVERSE DUCTWORK JOINTS AIRTIGHT TO MEET SMACNA SEAL CLASS A. TAPES AND MASTICS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A.

PROVIDE RADIUS ELBOWS, TURNS, AND OFFSETS WITH A MINIMUM CENTERLINE RADIUS OF 1-1/2 TIMES THE DUCT WIDTH. WHERE SPACE DOES NOT PERMIT FULL RADIUS ELBOWS, PROVIDE SHORT RADIUS ELBOWS WITH A MINIMUM OF TWO CONTINUOUS SPLITTER VANES. VANES SHALL BE THE ENTIRE LENGTH OF THE BEND. PROVIDE MITERED ELBOWS WHERE SPACE DOES NOT PERMIT RADIUS ELBOWS, WHERE SHOWN ON THE DRAWINGS, OR AT THE OPTION OF THE CONTRACTOR WITH THE ENGINEER'S APPROVAL. MITERED ELBOWS LESS THAN 45 DEGREES SHALL NOT REQUIRE TURNING VANES. MITERED ELBOWS 45 DEGREES AND GREATER SHALL HAVE SINGLE THICKNESS TURNING VANES OF SAME GAUGE AS DUCTWORK, RIGIDLY FASTENED WITH GUIDE STRIPS IN DUCTWORK. VANES FOR MITERED ELBOWS SHALL BE PROVIDED IN ALL SUPPLY AND EXHAUST DUCTWORK AND IN RETURN AND OUTSIDE AIR DUCTWORK THAT HAS AN AIR VELOCITY EXCEEDING 1000 FPM. DO NOT INSTALL VANES IN GREASE DUCTWORK. THE USE OF SQUARE THROAT, RADIUS HEEL ELBOWS IS PROHIBITED. REMOVE AND REPLACE ALL INSTALLED ELBOWS OF THIS TYPE WITH AN APPROVED ELBOW AT NO ADDITIONAL COST TO THE OWNER.

CONNECT DUCTS TO VIBRATING EQUIPMENT AND WHEN TRANSITIONING BETWEEN TWO DIFFERENT METALLIC DUCT MATERIALS (E.G., ALUMINUM TO GALVANIZED STEEL) BY MEANS OF FLEXIBLE CONNECTORS. FLEXIBLE CONNECTORS SHALL BE NEOPRENE COATED GLASS CLOTH CANVAS CONNECTIONS, DURO-DYNE, ELGEN, VENTFABRIC OR EQUAL. FLEXIBLE CONNECTORS SHALL HAVE A FLAME SPREAD OF 25 OR LESS AND SMOKE DEVELOPED RATING NOT HIGHER THAN 50. MAKE AIRTIGHT JOINTS AND INSTALL WITH MINIMUM 1-1/2 INCHES SLACK.

PROVIDE BALANCING DAMPERS TYPE WHERE SHOWN ON DRAWINGS AND WHEREVER NECESSARY FOR COMPLETE CONTROL OF AIR FLOW. DAMPERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS." DAMPERS SHALL BE MANUFACTURED BY CESCO, GREENHECK, LOUVERS & DAMPERS, NAILOR INDUSTRIES, POTTORFF, RUSKIN, TAMCO, OR APPROVED EQUAL. RECTANGULAR VOLUME DAMPERS SHALL BE OPPOSED BLADE INTERLOCKING TYPE. ROUND VOLUME DAMPERS SHALL BE SINGLE-BLADE TYPE CONSISTING OF CIRCULAR BLADE MOUNTED TO A SHAFT. BALANCING DAMPERS SHALL BE PROVIDED WITH LOCKING HAND QUADRANT.

DAMPERS SHALL BE GALVANIZED STEEL FOR STANDARD AIR SYSTEMS, ALUMINUM FOR WET OR NATATORIUM ENVIRONMENTS AND STAINLESS STEEL FOR CORROSIVE ENVIRONMENTS. BEARINGS SHALL BE CORROSION RESISTANT, MOLDED SYNTHETIC. AXLES SHALL POSITIVELY LOCK INTO THE DAMPER BLADE. PROVIDE EXTENDED SHAFTS AND STAND-OFF BRACKET FOR DAMPERS INSTALLED IN DUCTWORK THAT IS WRAPPED WITH INSULATION.

PROVIDE BALANCING DAMPERS AT BRANCH TAKEOFFS FROM MAIN DUCTS. FOR ROUND BRANCH DUCTWORK TAKEOFFS FROM RECTANGULAR MAINS, PROVIDE PREFABRICATED 45 DEGREE, HIGH EFFICIENCY, RECTANGULAR/ROUND BRANCH TAKEOFF FITTINGS WITH INTEGRAL MANUAL BALANCING DAMPER AND LOCKING HAND QUADRANT; FLEXMASTER MODEL STO WITH BO3 OPTION OR EQUAL. OMIT DAMPER AT TAKEOFF FITTING WHEN DAMPER IS LOCATED FURTHER DOWNSTREAM ON BRANC

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THE OUTDOOR UNIT SHALL BE INTERCONNECTED TO INDOOR UNIT TYPES SPECIFIED UNDER VRF FAN COIL UNITS SECTION. THE INDOOR UNITS SHALL BE CONNECTED TO THE CONDENSING UNIT UTILIZING MANUFACTURER SPECIFIED PIPING JOINTS AND HEADERS TO ENSURE CORRECT REFRIGERANT FLOW AND BALANCING. FIELD FABRICATED TEES, Y-FITTINGS, HEADERS, OR OTHER BRANCH FITTINGS SHALL NOT BE ALLOWED. SEE VRF REFRIGERANT PIPING FOR INTERCONNECTING PIPING SPECIFICATIONS.

PROVIDE THE CONDENSING UNIT WITH HIGH PRESSURE SENSOR AND SWITCH, LOW PRESSURE SENSOR, CONTROL CIRCUIT FUSES, CRANKCASE HEATERS, FUSIBLE PLUG, OVERLOAD RELAY, INVERTER OVERLOAD PROTECTOR, THERMAL PROTECTORS FOR COMPRESSOR AND FAN MOTORS, OVER CURRENT PROTECTION FOR THE INVERTER AND ANTI-RECYCLING TIMERS.

THE REFRIGERANT CIRCUIT SHALL BE PROVIDED WITH A SUB-COOLING FEATURE TO ENSURE LIQUID REFRIGERANT DOES NOT FLASH WHEN SUPPLYING TO THE VARIOUS INDOOR UNITS.

UNIT SHALL EMPLOY AN OIL MANAGEMENT SYSTEM THAT ENSURES EQUIPMENT IS PROPERLY PROTECTED FOR THE LIFE OF THE EQUIPMENT. ANY OIL RECOVERY CYCLES SHALL NOT CAUSE OCCUPANT DISCOMFORT OR ERRATIC SYSTEM OPERATION.

THE CONDENSING UNIT SHALL BE CAPABLE OF HEATING OPERATION AT 0 F DRY BULB AND COOLING OPERATION AT 23 F DRY BULB AMBIENT TEMPERATURE WITHOUT ADDITIONAL LOW AMBIENT CONTROLS OR AN AUXILIARY HEAT SOURCE.

THE ELECTRICAL REQUIREMENTS SHALL BE AS SCHEDULED ON THE DRAWINGS.

THE AIR COOLED CONDENSER COIL SHALL BE MANUFACTURED FROM COPPER TUBES EXPANDED INTO ALUMINUM FINS TO FORM A MECHANICAL BOND. THE COIL AND FINS SHALL BE FACTORY TREATED WITH ANTI-CORROSION COATING.

MOUNT UNIT ON STRUCTURAL SUPPORT RAILS.

G. VRF FAN COIL UNITS

PROVIDE FAN COIL UNITS (INDOOR UNITS) FOR USE WITH VARIABLE REFRIGERANT FLOW (VRF) HEAT RECOVERY AND HEAT-PUMP CONDENSING UNITS AND VRF REFRIGERANT PIPING SYSTEM TO ACCOMPLISH THE BASIS OF DESIGN ZONE TEMPERATURE CONTROL AND CAPACITY REQUIREMENTS SHOWN ON THE DRAWINGS.

UNIT SHALL BE COMPLETELY FACTORY ASSEMBLED, WIRED AND TESTED. UNIT SHALL INCLUDE FACTORY WIRING, PIPING, ELECTRONIC PROPORTIONAL EXPANSION VALVE, CONTROL CIRCUIT BOARD, FAN MOTOR THERMAL PROTECTOR, FLARE CONNECTIONS, CONDENSATE DRAIN PAN, CONDENSATE SAFETY SHUT OFF AND ALARM, SELF-DIAGNOSTICS, AUTO-RESTART FUNCTION, 3-MINUTE FUSED TIME DELAY, AND TEST RUN SWITCH. UNIT SHALL BE EQUIPPED WITH A RETURN AIR THERMISTOR. UNIT CABINET: CABINET SHALL BE CONSTRUCTED WITH SOUND ABSORBING FOAMED POLYSTYRENE AND POLYETHYLENE INSULATION. AIRFLOW RATE SHALL BE ADJUSTABLE. MOTOR SHALL BE BRUSHLESS DIGITALLY CONTROLLED TYPE WITH PERMANENTLY LUBRICATED BEARINGS. MOTOR SHALL BE THERMALLY PROTECTED.

COILS SHALL BE OF THE DIRECT EXPANSION TYPE CONSTRUCTED FROM COPPER TUBES EXPANDED INTO ALUMINUM FINS TO FORM A MECHANICAL BOND. THE COIL SHALL BE OF A WAFFLE LOUVER OR SMOOTH PLATE FIN AND RIFLED BORE TUBE DESIGN. THE REFRIGERANT CONNECTIONS SHALL BE FLARE CONNECTIONS. A CONDENSATE PAN SHALL BE LOCATED UNDER THE COIL. A THERMISTOR SHALL BE LOCATED ON THE LIQUID AND GAS LINE. ELECTRICAL CHARACTERISTICS SHALL BE AS SCHEDULED ON THE DRAWINGS.

H. VRF CENTRAL CONTROLLER

PROVIDE FACTORY FURNISHED CENTRAL CONTROLLER CAPABLE OF OPERATING AND MONITORING THE VRF SYSTEM. CENTRAL CONTROLLER SHALL HAVE THE FOLLOWING CAPABILITIES:
1. CAPABILITY OF OPERATING INDEPENDENTLY OR IN CONJUNCTION WITH A BUILDING AUTOMATION SYSTEM (BAS).
2. CAPABILITY TO MANAGE MULTIPLE VRF INDOOR UNITS OR GROUPS OF INDOOR UNITS WITHOUT REQUIRING MEMORY EXPANSION KITS.
3. CAPABILITY TO MANAGE MULTIPLE OUTDOOR UNITS FROM A SINGLE INTERFACE POINT WITH OPTIONS FOR REMOTE INTERNET MONITORING INTERFACE AND MALFUNCTION REPORTING.
4. CAPABILITY TO RECEIVE EXPANSION KITS TO INCREASE THE MANAGEMENT CAPACITY OF THE CONTROLLER.
5. CAPABILITY TO RECEIVE ADDITIONAL INPUTS AND OUTPUTS TO CONTROL THIRD PARTY EQUIPMENT, SUCH AS EXHAUST FANS.
6. CAPABILITY TO BE INSTALLED IN A DAISY CHAIN CONFIGURATION FROM THE OUTDOOR UNIT, TO THE SYSTEM CONTROLLER, TO THE POWER SUPPLY.
7. CAPABILITY TO GROUP, NAME, AND DISPLAY A COLLECTION OF INDOOR UNITS TOGETHER FOR CONTROL AND MONITORING PURPOSES.
8. CAPABILITY TO LOCK OUT CENTRAL CONTROLLER DISPLAY AND INDIVIDUAL ZONE DISPLAY.

CENTRAL CONTROLLER SHALL HAVE TOUCH SCREEN DISPLAY AND CAPABILITY TO DISPLAY THE FOLLOWING PARAMETERS FOR EACH VRF INDOOR UNIT: ON/OFF, OPERATING MODE, TEMPERATURE SETPOINT, SPACE TEMPERATURE, AIRFLOW DIRECTION, FAN SPEED, MALFUNCTION/ERROR, FORCED STOP, SCHEDULE, INDIVIDUAL AUTO-CHANGEOVER, FILTER, SCREEN LOCK, TIME, DATE, AND DAY OF WEEK. EACH EDITABLE PARAMETER SHALL BE ADJUSTABLE THROUGH THE CENTRAL CONTROLLER. SCHEDULING FUNCTION SHALL ALLOW INDEPENDENT SCHEDULES WITH MULTIPLE EVENTS SETTABLE FOR EACH DAY. CENTRAL CONTROLLER SHALL HAVE BATTERY BACKUP AND SETTINGS STORED IN NON-VOLATILE MEMORY.

PROVIDE WEB-BASED ACCESS TO THE CENTRAL CONTROLLER OVER THE INTERNET. COORDINATE WITH THE OWNER TO PROVIDE A SECURE ACCESS.

5. VRF REFRIGERANT PIPING AND INSULATION

A. QUALITY ASSURANCE

CERTIFIED PIPING INSTALLERS: MINIMUM OF TWO, CERTIFIED BY THE MANUFACTURER OR MANUFACTURER 'S REPRESENTATIVE, AND PRESENT ON-SITE DURING CONSTRUCTION TO PROVIDE SUPERVISION AND QUALITY ASSURANCE INSPECTION OF THE VRF PIPING INSTALLATION. IF THE CERTIFIED TRAINING HAS NOT BEEN COMPLETED WITHIN THE LAST 12 MONTHS PRIOR TO THE CONSTRUCTION START DATE, THE MANUFACTURER OR MANUFACTURER 'S REPRESENTATIVE SHALL CONDUCT A MINIMUM 2 HOUR REFRESHER TRAINING CLASS

QUALIFY BRAZING PROCESSES AND BRAZING OPERATORS IN ACCORDANCE WITH ASME "BOILER AND PRESSURE VESSEL CODE," SECTION IX, "WELDING AND BRAZING QUALIFICATIONS".

REGULATORY REQUIREMENTS: COMPLY WITH PROVISIONS OF THE FOLLOWING CODES: ANSI/ASME B31.5, "REFRIGERATION PIPING AND HEAT TRANSFER COMPONENTS " AND ANSI/ASHRAE STANDARD 15, "SAFETY STANDARD FOR REFRIGERATION SYSTEMS AND DESIGNATION AND CLASSIFICATIONS OF REFRIGERANTS ".

PIPE, PIPE FITTINGS AND PIPE SPECIALTIES SHALL BE MANUFACTURED IN PLANTS LOCATED IN THE UNITED STATES OR CERTIFIED TO MEET THE SPECIFIED ASTM AND ANSI STANDARDS.

REFERENCE STANDARDS:
1. ASTM B280 FOR SEAMLESS COPPER TUBE FOR AC AND REFRIGERATION FIELD SERVICE.
2. ASME B31.5 FOR REFRIGERATION PIPING AND HEAT TRANSFER COMPONENTS.
3. ANSI/AWS B2.2 FOR BRAZING PROCEDURE AND PERFORMANCE QUALIFICATION.

B. SUBMITTALS

PRODUCT DATA FOR EACH TYPE VALVE SPECIFIED AND EACH TYPE REFRIGERANT PIPING SPECIALTY SPECIFIED.

SHOP DRAWINGS SHOWING LAYOUT OF REFRIGERANT PIPING, SPECIALTIES, AND FITTINGS INCLUDING, BUT NOT NECESSARILY LIMITED TO, PIPE AND TUBE SIZES, VALVE ARRANGEMENTS AND LOCATIONS, SLOPES OF HORIZONTAL RUNS, WALL AND FLOOR PENETRATIONS, AND EQUIPMENT CONNECTION DETAILS. SHOW INTERFACE AND SPATIAL RELATIONSHIP BETWEEN PIPING AND PROXIMATE TO EQUIPMENT.

VRF INSTALLER CURRENT TRAINING CERTIFICATES SIGNED BY MANUFACTURER 'S DESIGNATED TRAINING AGENT IN COMPLIANCE WITH "QUALITY ASSURANCE."

C. DELIVERY, STORAGE, AND HANDLING

DEHYDRATE, CHARGE, AND SEAL COMPONENTS PRIOR TO SHIPMENT UNTIL CONNECTED INTO THE SYSTEM. DELIVER AND STORE PIPING AND SPECIALTIES IN SHIPPING CONTAINERS WITH LABELING IN PLACE. PROTECT PIPING AND SPECIALTIES FROM ENTRY OF CONTAMINATING MATERIALS BY LEAVING END CAPS, PLUGS, AND COVERINGS IN PLACE UNTIL INSTALLATION.

D. MANUFACTURERS

SUBJECT TO COMPLIANCE WITH REQUIREMENTS; PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
1. REFRIGERANT VALVES AND SPECIALTIES: AS FURNISHED THE VRF EQUIPMENT
2. MANUFACTURER OR RECOMMENDED BY THE VRF INSTALLATION INSTRUCTIONS.

E. PIPE AND TUBING MATERIALS

COPPER TUBING: ASTM B280, TYPE ACR, HARD-DRAWN STRAIGHT LENGTHS, AND SOFT-ANNEALED COILS, SEAMLESS COPPER TUBING. TUBING SHALL BE FACTORY CLEANED, READY FOR INSTALLATION, AND HAVE ENDS CAPPED TO PROTECT CLEANLINESS OF PIPE INTERIORS PRIOR TO SHIPPING.

REFRIGERANT LINE KITS: SOFT-ANNEALED COPPER TUBING WITH PIPE DIAMETERS AS RECOMMENDED BY THE MANUFACTURER AND OF LENGTH AS REQUIRED FOR THE INSTALLATION. TUBING SHALL BE FACTORY OR FIELD INSULATED WITH FLEXIBLE UNICELLULAR INSULATION WITH THICKNESS AS SPECIFIED BELOW.

F. FITTINGS AND JOINING MATERIALS

WROUGHT-COPPER FITTINGS FOR SOLDER-JOINT: ANSI B16.22, STREAMLINED PATTERN.

MECHANICAL FLARED FITTINGS: ASME B16.26, CAST COPPER ALLOY FITTINGS FOR FLARED COPPER TUBE.

BRAZING FILLER METALS:
1. AWS A5.8, CLASSIFICATION BAG-5: SILVER (AG) 44.0-46.0 PERCENT, ZINC (Z) 23.0-27.0 PERCENT, AND COPPER (CU) 29.0-31.0 PERCENT.
2. AWS A5.8, CLASSIFICATION BCUP-5: PHOSPHORUS (P) 4.8-5.2 PERCENT, SILVER (AG) 14.5-15.5 PERCENT, AND COPPER (CU) REMAINDER.

G. VALVES

GENERAL: COMPLETE VALVE ASSEMBLY SHALL BE UL-LISTED AND DESIGNED TO CONFORM TO ARI 760 AND VRF MANUFACTURER'S INSTALLATION REQUIREMENTS. WHERE INSULATION IS INDICATED OR SPECIFIED, PROVIDE EXTENDED STEMS ARRANGED TO RECEIVE INSULATION.

THERMAL EXPANSION VALVES: THE VRF EQUIPMENT SHALL BE FURNISHED INTEGRAL WITH THERMAL EXPANSION VALVES UNLESS OTHERWISE NOTED. COORDINATE REFRIGERANT PIPING INSTALLATION REQUIREMENTS WITH VRF MANUFACTURER 'S INSTALLATION INSTRUCTIONS.

BALL VALVES: TWO-PIECE, COMPLYING WITH MSS SP-110, WITH 700 PSI MAXIMUM OPERATING PRESSURE, A WORKING TEMPERATURE RANGE OF MINUS 40 TO PLUS 300 DEGREES F, CAST BRONZE BODY ACCORDING TO ASTM B584, BRONZE TRIM, BRAZED ENDS, PTFE SEAT AND SEAL, BLOWOUT-PROOF STEM, AND FULL PORT BALL. VALVE BODY SHALL BE HERMETICALLY SEALED. BOLTED BODY VALVES ARE NOT PERMITTED. PROVIDE SPORLAN EBV SERIES OR APPROVED EQUAL.

CHECK VALVES: TWO-PIECE, WITH 700 PSI MAXIMUM OPERATING PRESSURE, A WORKING TEMPERATURE RANGE OF MINUS 40 TO PLUS 300 DEGREES F, CAST BRONZE OR FORGED BRASS BODY, BRAZED ENDS, AND PTFE SEAL AND SEAT. PROVIDE MUELLER CHECKMASTER FOUR BOLT OR APPROVED EQUAL.

REFRIGERANT PIPING SPECIALTIES: COMPLETE REFRIGERANT PIPING SPECIALTY ASSEMBLY SHALL BE UL-LISTED AND DESIGNED TO CONFORM TO ARI 760 AND VRF MANUFACTURER 'S INSTALLATION REQUIREMENTS.

STRAINERS AND OR FILTERS: INTEGRAL WITH VRF EQUIPMENT UNLESS OTHERWISE NOTED. COORDINATE REFRIGERANT PIPING INSTALLATION REQUIREMENTS WITH VRF MANUFACTURER 'S INSTALLATION INSTRUCTIONS.

SUCTION LINE FILTER ASSEMBLY: SIDESTREAM FILTER ASSEMBLY, COMPLETE WITH REPLACEABLE MINIMUM 10 MESH FILTER ELEMENT, BALL VALVES FOR FILTER ISOLATION, BYPASS ISOLATION, AND CHECK VALVE UPSTREAM OF FILTER. ASSEMBLY SIZE SHALL MATCH CONDENSING UNIT SUCTION PIPE SIZE. PROVIDE SUCTION FILTER FROM SPORLAN OR APPROVED EQUAL.

INSTALL ISOLATION VALVES, ONLY WHEN INDICATED ON THE DRAWINGS, PER THE VRF MANUFACTURER 'S INSTALLATION INSTRUCTIONS.

H. PIPE APPLICATIONS

HEAT PUMP APPLICATIONS: HARD TUBING BETWEEN THE OUTDOOR UNIT AND INDOOR UNIT. SOFT TUBING MAY BE USED FOR SYSTEMS WITH A TOTAL COOLING AND HEATING CAPACITY OF 5 TONS AND SMALLER.

HEAT RECOVERY APPLICATIONS: HARD TUBING BETWEEN THE OUTDOOR UNIT AND BRANCH SELECTOR BOX, SOFT-ANNEALED TUBING BETWEEN THE BRANCH SELECTOR BOX AND INDOOR UNIT.

BELOW GRADE AND WITHIN SLABS: SOFT-ANNEALED TUBING FOR 2 INCH AND SMALLER WITHOUT JOINTS. INSTALL TUBING IN INSULATED PVC OR HDPE PROTECTIVE CONDUIT. VENT CONDUIT TO THE OUTDOORS.

I. PIPING INSTALLATIONS

INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH ASHRAE STANDARD 15 AND THE EQUIPMENT MANUFACTURER 'S INSTALLATION REQUIREMENTS. COORDINATE ROUTING AND INSTALL PIPING AND SPECIALTIES IN ACCORDANCE WITH THE VRF EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS, INCLUDING THE ANGLE AND DIRECTION OF MANUFACTURER SUPPLIED FITTINGS, BENDS BEFORE AND AFTER FITTINGS, AND LINE LENGTH LIMITATIONS BETWEEN FITTINGS AND TOTAL LINE LENGTH.

ARRANGE PIPING TO RETURN OIL TO THE COMPRESSOR. DO NOT USE TRAPS OR DOUBLE SUCTION RISERS. NOTIFY ENGINEER OF RECORD AND EQUIPMENT MANUFACTURER IMMEDIATELY IF ACTUAL FIELD CONDITIONS WILL RESULT IN EFFECTIVELY CREATING A TRAP IN THE PIPING SYSTEM SO AN ALTERNATIVE SOLUTION MAY BE PROVIDED.

CONNECT INDOOR UNITS TO THE OUTDOOR UNITS WITH GROUPING AS SHOWN ON THE PLANS AND PIPING CONFIGURATION IN COMPLIANCE WITH THE VRF MANUFACTURER'S SHOP DRAWINGS. VERIFY ACTUAL CIRCUITING, REFRIGERANT LINE QUANTITIES, LENGTHS, SIZES, FITTING TYPES, AND LOCATIONS WITH THE VRF MANUFACTURER'S SHOP DRAWINGS.

ARRANGE PIPING TO ALLOW NORMAL INSPECTION AND SERVICING OF COMPRESSOR AND OTHER EQUIPMENT. LOCATE GROUPS OF PIPES PARALLEL TO EACH OTHER. INSTALL VALVES AND SPECIALTIES IN ACCESSIBLE LOCATIONS TO ALLOW FOR SERVICING AND INSPECTION. INSTALL PIPING WITH SUFFICIENT SPACE ABOVE REMOVEABLE CEILING PANELS TO ALLOW FOR PANEL REMOVAL.

INSTALL PIPING WITH ADEQUATE CLEARANCE BETWEEN PIPE AND ADJACENT WALLS AND HANGER, OR BETWEEN PIPES FOR INSULATION INSTALLATION. USE SLEEVES THROUGH FLOORS, WALLS, OR CEILINGS, SIZED TO PERMIT INSTALLATION OF FULL THICKNESS INSULATION.

INSTALL COPPER TUBING IN RIGID OR FLEXIBLE CONDUIT IN LOCATIONS WHERE COPPER TUBING WILL BE EXPOSED TO MECHANICAL INJURY. SLOPE REFRIGERANT PIPING AS RECOMMENDED BY THE MANUFACTURER 'S INSTALLATION INSTRUCTIONS. INSTALL PIPING AS HIGH AS NECESSARY TO ALLOW FOR THE REQUIRED SLOPE AND IN COORDINATION WITH OTHER COMPONENTS.

USE FITTINGS FOR ALL CHANGES IN DIRECTION AND ALL BRANCH CONNECTIONS FOR HARD-DRAWN TUBING.

INSTALL PIPING FREE OF SAGS AND BENDS. INSTALL PIPING AT RIGHT ANGLES OR PARALLEL TO BUILDING WALLS. DIAGONAL RUNS ARE NOT PERMITTED, UNLESS EXPRESSLY INDICATED. INSTALL VERTICAL PIPING TIGHT TO COLUMNS OR WALLS. CONCEAL ALL PIPE INSTALLATIONS IN WALLS, PIPE CHASES, UTILITY SPACES, ABOVE CEILINGS, UNLESS INDICATED TO BE EXPOSED TO VIEW.

INSTALL AND SUPPORT PIPING TO KEEP NOISE AND VIBRATION TO A MINIMUM. SUPPORT AND SECURE PIPING TO UNISTRUT TYPE SUPPORTS SO THAT NO VIBRATION PASSES TO THE BUILDING STRUCTURE. PIPE ATTACHMENTS SHALL BE COPPER-PLATED OR HAVE NONMETALLIC COATING FOR ELECTROLYTIC PROTECTION WHERE ATTACHMENTS ARE IN DIRECT CONTACT WITH COPPER TUBING. INSTALL A SUPPORT WITHIN ONE FOOT OF EACH CHANGE OF DIRECTION. MOUNT PIPE HANGERS AROUND THE OUTSIDE OF THE INSULATION WITH SADDLES TO PREVENT HANGERS FROM RUPTURING THE INSULATION. REPLACE INSULATION THAT IS CUT OR BROKEN BY THE HANGERS.

INSULATE REFRIGERANT LINES WITH FLEXIBLE ELASTOMERIC INSULATION, ARMEFLEX OR EQUAL. INSULATE SUCTION AND LIQUID LINES BETWEEN THE EXPANSION VALVE, EVAPORATOR, AND COMPRESSOR WITH 1/2 INCH THICK INSULATION ON PIPES LESS THAN 1 INCH IN SIZE AND 1 INCH THICK FOR PIPES 1 INCH AND LARGER. INSULATE HOT GAS AND LIQUID LINES BETWEEN THE COMPRESSOR CONDENSER, AND EXPANSION VALVE WITH 1 INCH THICK INSULATION ON PIPES LESS THAN 1-1/2 INCH AND 1-1/2 INCH THICK FOR PIPES 1-1/2 INCH AND LARGER. PIPING INSULATION SHALL HAVE A FLAME SPREAD OF 25 OR LESS, AND A SMOKE DEVELOPED RATING OF 50 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84. COAT INSULATION THAT IS EXPOSED TO THE ELEMENTS WITH A PROTECTIVE SEALER. DO NOT INSTALL INSULATION UNTIL SYSTEM TESTING HAS BEEN COMPLETED AND ALL LEAKS HAVE BEEN ELIMINATED.

PIPING JOINTS: PROVIDE BRAZED JOINTS AT ALL PIPING JOINTS. MECHANICAL FLARE FITTINGS ARE NOT PERMITTED EXCEPT AT THE INDOOR UNIT CONNECTION. CONTINUOUSLY PURGE THE PIPE AND FITTINGS DURING BRAZING WITH AN INERT GAS PER MANUFACTURER'S RECOMMENDATION (E.G., DRY NITROGEN) TO PREVENT FORMATION OF SCALE. MAINTAIN PURGE UNTIL THE JOINT IS COOL TO THE TOUCH. PROVIDE TEMPORARY CAP OR COVER ON COMPLETED JOINTS WITH OPEN ENDS TO PREVENT ENTRY OF CONTAMINATING MATERIALS.

INSTALL SUCTION LINE FILTER ASSEMBLY UPSTREAM OF THE CONDENSING UNIT.

J. FIELD QUALITY CONTROL

LEAK TEST ALL REFRIGERANT CONTAINING COMPONENTS OF EACH SYSTEM AFTER INSTALLATION. PRESSURIZE WITH MANUFACTURER RECOMMENDED GAS TO MANUFACTURER RECOMMENDED PRESSURE AND HOLD FOR 24 HOURS MINIMUM. SUBMIT TEST REPORT WITH DATE/TIME STAMPED PHOTOS OF THE PRESSURE GAUGES AT BOTH THE BEGINNING AND ENDING OF A SUCCESSFUL PRESSURE TEST OR DOCUMENTED OBSERVATION BY A THIRD PARTY. REPAIR LEAKING JOINTS USING NEW MATERIALS, AND RETEST FOR LEAKS.

TRIPLE EVACUATE ALL REFRIGERANT CONTAINING COMPONENTS OF EACH SYSTEM AFTER INSTALLATION ACCORDING TO THE MANUFACTURER'S RECOMMENDED PROCEDURES. SUBMIT TEST REPORT.

K. CHARGING, CLEANING, AND STARTUP

CLEAN AND INSPECT REFRIGERANT PIPING SYSTEMS PRIOR TO CHARGING. CHARGE SYSTEM USING THE FOLLOWING PROCEDURE:
1. EVACUATE REFRIGERANT SYSTEM WITH VACUUM PUMP; UNTIL TEMPERATURE OF 35 DEG F IS INDICATED ON VACUUM DEHYDRATION INDICATOR.
2. DURING EVACUATION, APPLY HEAT TO POCKETS, ELBOWS, AND LOW SPOTS IN PIPING.
3. MAINTAIN VACUUM ON SYSTEM FOR MINIMUM OF 5 HOURS AFTER CLOSING VALVE BETWEEN VACUUM PUMP AND SYSTEM.
4. BREAK VACUUM WITH REFRIGERANT GAS, ALLOW PRESSURE TO BUILD UP TO 2 PSI.
5. COMPLETE CHARGING OF SYSTEM, USING NEW FILTER DRYER CORE IN CHARGING LINE. PROVIDE FULL OPERATING CHARGE.

AFTER CHARGING, CLOSE THE BYPASS ISOLATION VALVE AND OPEN ISOLATION VALVES AROUND THE BYPASS SUCTION FILTER. PLACE ALL UNITS IN COOLING MODE. USE THE MANUFACTURER 'S MAINTENANCE TOOLS AND MODES TO PARTITION THE INDOOR UNIT CONNECTED CAPACITY INTO THIRDS. FOR EACH PARTITIONED ZONE, FLOW REFRIGERANT THROUGH THE BYPASS SUCTION FILTER FOR 20 MINUTES IN ACCORDANCE TO THE MANUFACTURER 'S INSTRUCTIONS. REPEAT FOR EACH PARTITIONED ZONE. PROVIDE ADDITIONAL REFRIGERANT FOR REPLACEMENT OF ANY REFRIGERANT LOST DURING LEAK TESTING, REPAIR, OR CHARGING.

PROVIDE VRF FACTORY TRAINED REPRESENTATIVE FOR CHARGING AND SYSTEM STARTUP. TRAIN OWNER 'S MAINTENANCE PERSONNEL ON PROCEDURES AND SCHEDULES RELATED TO SYSTEM STARTUP, SHUTDOWN, TROUBLESHOOTING, SERVICING, AND PREVENTATIVE MAINTENANCE.

6. PIPING AND PIPING SPECIALTIES

A. CONDENSATE PIPING AND INSULATION

CONDENSATE DRAIN PIPE INSTALLED INSIDE OF A BUILDING SHALL BE ANY OF THE FOLLOWING:
1. ASTM B88, TYPE M HARD-DRAWN COPPER TUBE WITH ANSI B16.22 WROUGHT COPPER FITTINGS FOR 1 INCH AND SMALLER.
2. ASTM B306, TYPE DWV HARD-DRAWN COPPER TUBE WITH ANSI B16.23 WROUGHT COPPER DRAINAGE PATTERN FITTINGS FOR 1-1/4 INCH AND LARGER.
3. ASTM D1785, SCHEDULE 40 PVC PIPE WITH ASTM D2466 SOCKET TYPE FITTINGS WHERE ALLOWED BY CODE (NOTE: PVC PIPING IS NOT ALLOWED IN RETURN AIR PLENUMS). CONDENSATE DRAIN PIPE INSTALLED OUTSIDE OF A BUILDING SHALL BE ANY OF THE FOLLOWING:
4. ASTM B88, TYPE M HARD-DRAWN COPPER TUBE WITH ANSI B16.22 WROUGHT COPPER FITTINGS FOR 1 INCH AND SMALLER.
5. ASTM B306, TYPE DWV HARD-DRAWN COPPER TUBE WITH ANSI B16.23 WROUGHT COPPER DRAINAGE PATTERN FITTINGS FOR 1-1/4 INCH AND LARGER.
6. ASTM A53, SCHEDULE 40 GALVANIZED STEEL PIPE WITH ASTM B16.3 GALVANIZED MALLEABLE IRON THREADED FITTINGS.
7. ASTM D1785, UV RESISTANT, SCHEDULE 40 PVC PIPE WITH ASTM D2466 SOCKET TYPE FITTINGS WHERE ALLOWED BY CODE (NOTE: PVC PIPING IS NOT ALLOWED IN RETURN AIR PLENUMS).

PROVIDE SOLDERED CONNECTIONS FOR COPPER PIPING. SOLDER FILLER METALS SHALL BE ASTM B32, 95.5 TIN-ANTIMONY. PROVIDE ASTM D2564 SOLVENT WELD JOINTS FOR PVC. TERMINATE AT NEAREST ROOF DRAIN, GUTTER, OR OTHER LOCATION AS SHOWN ON DRAWINGS. INSTALL CLEANOUTS AT ELBOWS GREATER THAN 45 DEGREES. PAINT PIPING EXPOSED TO SUNLIGHT WITH 2 COATS OF A WATER-BASED LATEX PAINT.

PROVIDE FIBERGLASS OR FLEXIBLE ELASTOMERIC INSULATION ON INTERIOR CONDENSATE PIPING. FIBERGLASS INSULATION SHALL CONFORM TO ASTM C547 WITH A TYPE I OR II VAPOR BARRIER JACKET CONFORMING TO ASTM C1136 BY CERTAINTEED, JOHNS MANVILLE, KNAUF, OR OWENS-CORNING. FLEXIBLE ELASTOMERIC INSULATION SHALL CONFORM TO ASTM C534 TYPE I BY AEROFLEX, ARMAFLEX, OR K-FLEX USA. PROVIDE INSULATION THICKNESSES AS FOLLOWS:

CONDENSATE PIPING: 1 INCH THICK FOR ALL CONDENSATE PIPING.

7. TEMPERATURE CONTROLS

A. GENERAL REQUIREMENTS

PROVIDE A COMPLETE TEMPERATURE CONTROL SYSTEM INCLUDING CONTROL PANELS, CONTROLLERS, CONTROL POWER TRANSFORMERS, THERMOSTATS, SENSORS, TIME SWITCHES, OVERRIDE TIMERS, ACTUATORS, RELAYS, AND WIRING AS REQUIRED TO CONTROL THE SYSTEMS AS SPECIFIED ON THE DRAWINGS.

SUBMIT SHOP DRAWINGS OF EQUIPMENT PROVIDED FOR TEMPERATURE CONTROL. SUBMIT OPERATION AND MAINTENANCE DATA, INCLUDING TROUBLE-SHOOTING MAINTENANCE GUIDE, STEP-BY-STEP PROCEDURES INDEXED FOR EACH CONTROLLER AND THERMOSTAT FUNCTION, INSPECTION PERIOD, CLEANING METHODS AND MATERIALS, AND CALIBRATION TOLERANCES.

PROVIDE INTEGRATED WIRING DIAGRAMS SHOWING INTERCONNECTIONS BETWEEN FIELD-INSTALLED EQUIPMENT AND PACKAGE WIRING FURNISHED WITH THE HVAC EQUIPMENT. CONTROL WIRING SHALL BE SIZED TO ACCOMMODATE THE VOLTAGE DROP ASSOCIATED WITH THE DISTANCE BETWEEN THE CONTROL DEVICE AND THE CONTROLLER.

PROVIDE SUPERVISION AND ON-JOB CHECKOUT SERVICE AS REQUIRED TO ENSURE THAT INSTALLATION AND OPERATION OF THE TEMPERATURE CONTROL SYSTEM MEETS REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS, AND SEQUENCES OF OPERATION. THE SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING THE ACCEPTANCE OF THE SYSTEM BY THE ARCHITECT/ENGINEER. CORRECT DEFECTS OCCURRING DURING THIS PERIOD AT NO ADDITIONAL COST TO THE OWNER.

INSTALL CONTROL DEVICES WITH TOP OF DEVICE AT 48 INCHES AFF TO MEET ADA REQUIREMENTS UNLESS OTHERWISE NOTED ON THE PLANS.

B. THERMOSTAT CONTROL EQUIPMENT

PROVIDE THERMOSTAT CONTROL EQUIPMENT WITH SUFFICIENT COMMUNICATION, PROGRAMMING, INPUT AND OUTPUT CONNECTIONS, AND MODULATING OR STAGING CAPABILITY TO MEET THE SEQUENCE OF OPERATIONS. PROVIDE THERMOSTATS WITH THE FEATURES AS INDICATED:
1. LCD OR LED DISPLAY SCREEN.
2. BUTTON OR TOUCHSCREEN INTERFACE.
3. DISPLAY TEMPERATURE.
4. DISPLAY TEMPERATURE SETPOINT.
5. ADJUST TEMPERATURE SETPOINT.
6. LIMIT TEMPERATURE SETPOINT ADJUSTMENT WITHIN PLUS OR MINUS 3 DEGREES F.
7. DISPLAY OPERATING MODE.
8. ADJUST OPERATING MODE.
9. ADJUST SCHEDULE, MINIMUM SEVEN DAY OCCUPIED/UNOCCUPIED.
10. ADJUST FAN SWITCH SETTING.
11. SECURITY LOCKOUT.
12. SECURITY COVER.
13. AT CONTRACTOR'S OPTION WHERE MULTIPLE SENSORS ARE SHOWN, THE SENSORS MAY BE PROVIDED WITH THE THERMOSTAT IN A SINGLE DEVICE.

PROVIDE PROGRAMMABLE THERMOSTATS OR CONTROLLERS WITH WALL MODULE INTERFACES THAT SHALL CONTROL NON-PACKAGED EQUIPMENT REQUIRING CUSTOMIZED CONTROLS PER THE SEQUENCE OF OPERATIONS BY AUTOMATED LOGIC, DELTA CONTROLS, HONEYWELL, JOHNSON CONTROLS, SCHNEIDER ELECTRIC, SIEMENS, OR TRANE WITH QUALITY AND FEATURES AS INDICATED. INCLUDE ADDITIONAL CONTROLLERS AND SENSORS AS REQUIRED FOR ECONOMIZER OPERATION.

PROVIDE PROGRAMMABLE THERMOSTATS THAT SHALL CONTROL PACKAGED EQUIPMENT BY THE PACKAGED EQUIPMENT MANUFACTURER OR HONEYWELL, JOHNSON CONTROLS, TRANE, OR EQUAL.

C. SENSORS AND RELAYS

MANUFACTURERS AND MODEL NUMBERS ARE LISTED FOR REFERENCE AS TO QUALITY AND FEATURES REQUIRED FOR THE SENSORS AND RELAYS. PROVIDE GENERAL-PURPOSE TYPE SENSING ELEMENTS FOR USE IN INPUT AND OUTPUT SENSORS. PROVIDE TRANSMITTERS OR TRANSDUCERS WITH SENSOR AS REQUIRED, COMPATIBLE WITH THE CONTROLLERS USED, WITH RANGE SUITABLE FOR THE SYSTEMS ENCOUNTERED. TRANSMITTERS AND TRANSDUCERS SHALL HAVE OFFSET AND SPAN ADJUSTMENTS, TEMPERATURE COMPENSATION, SHOCK AND VIBRATION IMMUNITY, AND ZEROING CAPABILITY. ACCURACY REQUIREMENTS SHALL INCLUDE THE COMBINED EFFECTS OF LINEARITY, HYSTERESIS, REPEATABILITY, AND THE TRANSMITTER.

PROVIDE SENSORS THAT MEET THE FOLLOWING MINIMUM PERFORMANCE:
1. DRY-BULB TEMPERATURE SENSORS AT A MINIMUM SHALL BE ACCURATE TO +/- 2 DEGREES FAHRENHEIT OVER THE RANGE OF 40 TO 80 DEGREES FAHRENHEIT.
2. WET-BULB TEMPERATURE SHALL BE CALCULATED USING DRY-BULB TEMPERATURE AND HUMIDITY AND SHALL BE ACCURATE TO +/- 2 DEGREES FAHRENHEIT.
3. ENTHALPY SHALL BE CALCULATED USING DRY-BULB TEMPERATURE AND HUMIDITY AND SHALL BE ACCURATE TO +/- 3 BTU/LB OVER THE RANGE OF 20 TO 36 BTU/LB.
4. HUMIDITY SENSORS AT A MINIMUM SHALL BE ACCURATE WITHIN +/- 3 PERCENT FULL RANGE BETWEEN 20 AND 95 PERCENT, WITH DRIFT LESS THAN 1 PERCENT FULL SCALE PER YEAR.
5. PRESSURE TRANSMITTERS AT A MINIMUM SHALL BE ACCURATE TO +/- 1 PERCENT FULL SCALE WITH DRIFT LESS THAN 1 PERCENT FULL SCALE PER YEAR.
6. CARBON DIOXIDE (CO2) SENSORS SHALL MEASURE TOTAL PERCENTAGE OF CO2 IN PP

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PLUMBING GENERAL NOTES:

1. PROVIDE A CONSTRUCTION RECORD SET OF "AS-BUILT" DOCUMENTS TO THE OWNER'S CONSTRUCTION MANAGER REFLECTING ANY VARIANCES OF INSTALLED PIPING LOCATIONS OR EQUIPMENT CONTRARY TO THE CONSTRUCTION DOCUMENTS, REFER TO SPECIFICATIONS.
2. DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF THE WORK. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY THE OWNER'S CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
3. PROVIDE TO THE OWNER'S CONSTRUCTION MANAGER A COPY OF INSPECTION REPORTS AND APPROVAL CERTIFICATES FROM LOCAL AND STATE INSPECTIONS, REFER TO SPECIFICATIONS.
4. INSTALLATION SHALL COMPLY WITH LEGALLY CONSTITUTED CODES AND THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND ALSO MEET ALL REQUIREMENTS OF THE LANDLORD. OBTAIN A COPY OF THE LANDLORD'S REQUIREMENTS AND REVIEW PRIOR TO SUBMITTING BID.
5. PLANS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
6. VERIFY LOCATION AND DEPTH OF UTILITIES AT POINTS OF CONNECTION BEFORE START OF PIPING INSTALLATION.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF PLUMBING FIXTURES.
8. DO NOT SCALE FLOOR PLANS FOR EXACT HORIZONTAL LOCATION OF PIPE ROUTING.
9. INSTALL CONCEALED PIPING TIGHT TO THE STRUCTURE AND AS HIGH AS POSSIBLE.
10. VALVES SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
11. INSTALL EXPOSED PIPING, WHERE NECESSARY, IN FINISHED AREAS TIGHT TO THE STRUCTURE, WALL OR CEILING AND AS HIGH AS POSSIBLE. INSTALL PIPING PARALLEL AND / OR PERPENDICULAR TO WALLS.
12. INSTALL VALVES AND APPURTENANCES A MAXIMUM OF 24 ABOVE CEILING IN ACCESSIBLE LOCATION WITHIN 24" OF ACCESS DOORS OR ACCESSIBLE CEILING TILES. PROVIDE PIPE AND FITTINGS TO INSTALL VALVES AND APPURTENANCES AT REQUIRED HEIGHT AND WITHIN 24" OF ACCESS DOORS OR ACCESSIBLE CEILING TILES.
13. INSTALL NO PLASTIC PIPE OF ANY KIND ABOVE SLAB INSIDE OR UNDER THE BUILDING. INSTALL NO PLASTIC PIPE IN THE CEILING RETURN AIR PLENUM.
14. COORDINATE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
15. COORDINATE PIPING INSTALLATION WITH STRUCTURAL GRADE BEAMS, FOOTINGS, COLUMN PIERS, ETC. SLEEVE PIPING THROUGH GRADE BEAMS, FOOTING, ETC. WHERE REQUIRED AND AS NOTED ON PLANS. COORDINATE SLEEVE INSTALLATIONS WITH THE ARCHITECT, STRUCTURAL ENGINEER, STRUCTURAL CONTRACTOR AND GENERAL CONTRACTOR BEFORE CONCRETE IS INSTALLED.
16. CLEAN FAUCET AERATORS AND PIPE STRAINERS PRIOR TO TURNING BUILDING OVER TO THE OWNER.
17. PROVIDE TRAP PRIMERS WHERE REQUIRED BY LOCAL AUTHORITIES.
18. COORDINATE PIPE ROUTING AWAY FROM ELECTRICAL PANELS. DO NOT INSTALL PIPING OVER ELECTRICAL PANELS.
19. PAINT ALL EXPOSED GAS AND WATER PIPING USING RUST INHIBITOR PAINT. PAINT AND COLOR SHALL BE COORDINATED WITH THE ARCHITECT AND / OR OWNER.
20. COORDINATE ALL ROOF PENETRATIONS WITH OTHER TRADES. MAINTAIN 10' MINIMUM CLEARANCE FROM ALL AIR INTAKES. MAINTAIN 2' CLEARANCE FROM ALL OTHER EQUIPMENT.
21. PROVIDE "HEAVY-DUTY" NO-HUB COUPLINGS ON SANITARY SOIL STACKS 4" AND LARGER AND CONNECTIONS TO SOIL STACKS. SEE DIVISION 22 SPECIFICATION SECTION "SANITARY DRAINAGE AND VENT AND PIPING SPECIALTIES" FOR MORE INFORMATION.
22. PROVIDE "HEAVY-DUTY" NO-HUB COUPLINGS ON STORM PIPING, INCLUDING CONNECTIONS TO ROOF DRAINS. SEE DIVISION 22 SPECIFICATION SECTION "STORM DRAINAGE PIPING AND SPECIALTIES" FOR MORE INFORMATION.
23. PROVIDE TRANSITION ADAPTER COUPLINGS FOR CONNECTION OF PVC DWV TO CAST IRON SANITARY, WASTE AND VENT PIPE AT SLAB ON GRADE. SEE DIVISION 22 SPECIFICATION SECTION "SANITARY DRAINAGE AND VENT PIPING AND SPECIALTIES" FOR MORE INFORMATION.
24. PROVIDE TRANSITION ADAPTER COUPLINGS FOR CONNECTION OF PVC DWV TO CAST IRON STORM PIPE AT SLAB ON GRADE. SEE DIVISION 22 SPECIFICATION SECTION "STORM DRAINAGE PIPING AND SPECIALTIES" FOR MORE INFORMATION.
25. FLOW CONTROL VALVES SHALL BE SIZE 1/2" AND SET AT 0.5 GPM UNLESS NOTED OTHERWISE.
26. WATER HAMMER ARRESTORS SHALL BE SIZE "A" UNLESS NOTED OTHERWISE.
27. PROVIDE VERTICAL LIFT SPRING LOADED CHECK VALVES IN HOT AND COLD WATER SUPPLIES FOR MOP SINK FAUCETS DOWNSTREAM OF SHUTOFF VALVES.
28. PROVIDE WALL PIPES AT PIPING PENETRATIONS OF ELEVATED WATERPROOF FLOOR SLABS, REFER TO SPECIFICATIONS.

PLUMBING FIXTURE SCHEDULE

MARK	MANUFACTURER	MODEL	FAUCET / VALVE	DESCRIPTION
LAV-1	EXISTING	EXISTING	EXISTING	WALL-MOUNTED LAVATORY: EXISTING. FAUCET: EXISTING. TRIM: McGUIRE # 155A GRID DRAIN WITH TAILPIECE, McGUIRE # LF2165CCLK LEAD FREE BRASS LOOSE KEY COMPRESSION ANGLE STOP VALVES WITH RISERS AND ESCUTCHEONS, McGUIRE # B8872CF 1-1/4 " 17 GAUGE CAST CHROME PLATED BRASS ADJUSTABLE P-TRAP AND WASTE ARM WITH CLEANOUT PLUG AND ESCUTCHEON, CONCEALED ARM CARRIER WITH STANCHIONS TO FLOOR.
TMV-1	POWERS	LFE480		THERMOSTATIC MIXING VALVE: SOLID LEAD FREE BRASS BODY, THERMOSTATIC WAX ELEMENT, CORROSION RESISTANT INTERNAL PARTS, AND INTEGRAL CHECKS, ASSE 1070 COMPLIANT, CAPABLE OF 2.2 GPM WITH A 20 PSI DIFFERENTIAL AND A MINIMUM FLOW RATE OF 0.5 GPM. SET TEMPERATURE TO 110F FOR DUAL TEMPERATURE LAVATORIES AND HAND SINKS, 100F FOR SINGLE TEMPERATURE LAVATORIES AND HAND SINKS AND 120F FOR SINKS. MOUNT BELOW THE PLUMBING FIXTURE WHERE INDICATED ON PLAN(S).
WC-1	EXISTING	EXISTING	EXISTING	FLOOR-MOUNTED WATER CLOSET (ADA ACCESSIBLE): EXISTING VALVE: EXISTING. TRIM: EXISTING SEAT. PROVIDE WITH NEW SUPPLY FITTINGS AS REQUIRED.

FIXTURES IN THIS SCHEDULE OR THEIR APPROVED EQUIVALENT ARE PROVIDED BY THE PLUMBING CONTRACTOR. SUBMIT SHOP DRAWINGS ON EACH OF THESE ITEMS. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION AND INSTALLATION REQUIREMENTS. VERIFY ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE PLUMBING FIXTURE MOUNTING HEIGHTS.

PLUMBING SYMBOL LEGEND

GENERAL PLAN SYMBOLS

- (1) PLUMBING PLAN NOTE CALLOUT
- [1] PLUMBING EQUIPMENT DESIGNATION. (CONTRACTOR FURNISHED AND INSTALLED). REFER TO PLUMBING FIXTURE OR EQUIPMENT SCHEDULES
- [1] EQUIPMENT DESIGNATION (OWNER FURNISHED, CONTRACTOR INSTALLED)
- CU 1 MECHANICAL EQUIPMENT DESIGNATION (CONTRACTOR FURNISHED AND INSTALLED UNLESS NOTED OTHERWISE)
- CU 1 (ETR) EXISTING MECHANICAL EQUIPMENT DESIGNATION
- CONNECTION POINT OF NEW WORK TO EXISTING
- 1 / P1 DETAIL REFERENCE. UPPER NUMBER INDICATES DETAIL NUMBER LOWER NUMBER INDICATES SHEET NUMBER
- 1 / P1 SECTION CUT DESIGNATION
- CONTINUATION SYMBOL

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	MBH	1000 BTU PER HOUR
AFF	ABOVE FINISHED FLOOR	MH	MANHOLE
AFG	ABOVE FINISHED GRADE	MIN	MINIMUM
AHJ	AUTHORITY HAVING JURISDICTION	N/C	NORMALLY CLOSED
AHU	AIR HANDLING UNIT	N/O	NORMALLY OPEN
AP	ACCESS PANEL	NIC	NOT IN CONTRACT
BAS	BUILDING AUTOMATION SYSTEM	ORD	OVERFLOW ROOF DRAIN
BFF	BELOW FINISHED FLOOR	PDI	PLUMBING DRAINAGE INSTITUTE
BFG	BELOW FINISHED GRADE	PH/Ø	PHASE
BOP	BOTTOM OF PIPE	PRV	PRESSURE REDUCING VALVE
BOS	BOTTOM OF STRUCTURE	PVC	POLYVINYL CHLORIDE
BTU	BRITISH THERMAL UNIT	RCP	REINFORCED CONCRETE PIPE
CP	CONDENSATE PUMP	RD	ROOF DRAIN
CPVC	CHLORINATED POLYVINYL CHLORIDE	RPM	REVOLUTIONS PER MINUTE
CU	COPPER	RTU	ROOFTOP UNIT
DI	DUCTILE IRON	SF	SQUARE FEET
DN	DOWN	SP	SUMP PUMP
DFU	DRAINAGE FIXTURE UNIT	SS	STAINLESS STEEL
DS	DOWNSPOUT		SANITARY SEWER, SOIL STACK
(E)	EXISTING	TDH	TOTAL DYNAMIC HEAD
EMS	EMERGENCY MANAGEMENT SYSTEM	TFA	TO FLOOR ABOVE
ETR	EXISTING TO REMAIN	TFB	TO FLOOR BELOW
EWC	ELECTRICAL WATER COOLER	TYP	TYPICAL
FD	FLOOR DRAIN	UL	UNDERWRITERS LABORATORIES, INC.
FFA	FROM FLOOR ABOVE	UNO	UNLESS NOTED OTHERWISE
FFB	FROM FLOOR BELOW	UPS	UNINTERRUPTIBLE POWER SUPPLY
FF	FINISHED FLOOR	VCP	VITRIFIED CLAY PIPE
FL	FLOW LINE	VFD	VARIABLE FREQUENCY DRIVE
FLA	FULL LOAD AMPS	VS	VENT STACK
FLR	FLOOR	VTR	VENT THROUGH ROOF
GPM	GALLONS PER MINUTE	W/	WITH
HD	HEAD, HUB DRAIN	W/O	WITHOUT
HZ	HERTZ	WC	WATER COLUMN
IE	INVERT ELEVATION	WS	WASTE STACK
IN WC	INCHES OF WATER COLUMN	WSFU	WATER SUPPLY FIXTURE UNIT
MAX	MAXIMUM	WVS	WASTE VENT STACK

PLUMBING LINETYPES

- 2" NOMINAL PIPE SIZE
- ABOVE GRADE PIPING
- BELOW GRADE PIPING
- 1/8" / 12" SLOPE PIPE SLOPE
- (E) EXISTING PIPE TO REMAIN
- PIPE TO BE DEMOLISHED
- PIPE RISE / DROP
- CW DOMESTIC COLD WATER (CW)
- SCW SOFTENED COLD WATER (SCW)
- HW DOMESTIC HOT WATER (HW)
- HWR DOMESTIC HOT WATER RECIRC. (HWR)
- PCW DOMESTIC PUMPED COLD WATER
- T TRAP PRIMER LINE (T)
- S SOIL PIPING - BELOW FLOOR (S)
- S SOIL PIPING - ABOVE FLOOR (S)
- GW GREASE WASTE PIPING - BELOW FLOOR
- SSD SUB-DRAINAGE PIPING
- ED EMERGENCY DRAIN PIPING
- CWV COMBINATION WASTE AND VENT
- SD STORM DRAIN - BELOW FLOOR
- SD STORM DRAIN - ABOVE FLOOR
- OSD OVERFLOW STORM DRAIN - ABOVE FLOOR (OSD)
- VBF VENT BELOW FLOOR (VBF)
- ID INDIRECT DRAIN (ID)
- CD CONDENSATE DRAIN (CD)
- SPD SUMP OR SEWAGE PUMP DISCHARGE (SPD)
- SSD SUBSURFACE DRAINAGE (SSD)
- G NATURAL GAS (G)
- MPG MEDIUM PRESSURE NATURAL GAS (MPG)
- NPW NON-POTABLE WATER (NPW)
- LPG LIQUEFIED PETROLEUM GAS (LPG)
- FP FIRE PROTECTION (FP)
- PD CONDENSATE PUMP DISCHARGE (PD)
- V VENT PIPING (V)
- AW ACID WASTE (AW)
- AV ACID VENT (AV)
- GWS GRAY WATER (GWS)
- CA COMPRESSED AIR (CA)
- FW1 FILTERED WATER (FW1)
- RO REVERSE OSMOSIS (RO)

PLUMBING PIPING SYMBOLS

- BALL VALVE
- CONTROL VALVE
- SHUTOFF VALVE
- CHECK VALVE
- BALANCING VALVE WITH PRESSURE PORTS
- WATER METER
- STRAINER
- STRAINER WITH BLOWDOWN VALVE
- RELIEF/SAFETY VALVE
- SOLENOID VALVE
- PRESSURE REDUCING/FLOOD PROTECTION VALVE
- GAS PRESSURE REGULATOR
- THERMOSTATIC MIXING VALVE
- HOSE BIBB (HB)
- NON-FREEZING WALL HYDRANT (NW)
- RECIRCULATION PUMP
- P-TRAP
- GAS COCK
- DOUBLE CHECK VALVE
- REDUCED PRESSURE ZONE BACKFLOW PREVENTER
- "A" WATER HAMMER ARRESTER (WHA) WITH PDI SIZES, (A, B, C, D, & E)
- FLOOR SINK (FS), SIZE & TYPE
- FLOOR DRAIN (FD), SIZE & TYPE
- ROOF DRAIN (RD), SIZE & TYPE
- COMBINATION ROOF DRAIN (RD), SIZE & TYPE
- FLOOR CLEANOUT (FCO)
- EXTERIOR CLEANOUT (ECO)

STANDARD MOUNTING HEIGHT

HOSE BIBB (CENTERLINE)	36"
ICE MAKER OUTLET BOX (CENTER OF BOX)	24"
JANITOR'S SINK FAUCET FITTINGS (CENTERLINE)	42"
LAVATORY OR SINK	
STANDARD HEIGHT (RIM)	31"
ADA ACCESSIBLE (RIM)	34"
CHILD HEIGHT (RIM)	24"
NON FREEZE WALL HYDRANT (AFG TO CENTERLINE)	18"
SHOWER HEAD	
MEN (CENTERLINE)	78"
WOMEN (CENTERLINE)	72"
SHOWER VALVE	
STANDARD HEIGHT - MEN (CENTERLINE)	48"
STANDARD HEIGHT - WOMEN (CENTERLINE)	42"
ADA ACCESSIBLE (CENTERLINE)	38" TO 48"
TUB VALVE	
STANDARD HEIGHT (CENTERLINE)	32"
ADA ACCESSIBLE	CENTER BETWEEN GRAB BAR AND TUB RIM
URINAL	
STANDARD HEIGHT (RIM)	24"
ADA ACCESSIBLE (RIM)	17"
CHILD HEIGHT (RIM)	14"
WASHING MACHINE OUTLET BOX (RIM)	42"
WATER CLOSET	
STANDARD HEIGHT (RIM)	15"
ADA ACCESSIBLE (TOP OF SEAT)	17" TO 19"
CHILD HEIGHT (RIM)	10"
WATER COOLER OR DRINKING FOUNTAIN	
STANDARD HEIGHT (SPOUT)	41"
ADA ACCESSIBLE (SPOUT)	36"
CHILD HEIGHT (SPOUT)	30"

* NOTE *

ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET. THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

INSTALL PLUMBING FIXTURES AT THE MOUNTING HEIGHTS SHOWN ABOVE UNLESS NOTED OTHERWISE IN THE CONSTRUCTION DOCUMENTS. MOUNTING HEIGHTS LISTED ABOVE OR ELSEWHERE IN THE CONSTRUCTION DOCUMENTS ARE ABOVE FINISHED FLOOR OR ABOVE FINISHED GRADE TO BOTTOM OF DEVICE, UNLESS NOTED OTHERWISE. ALL DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH CURRENT ADA AND LOCAL REQUIREMENTS.

PLUMBING PIPE MATERIAL SCHEDULE

PIPING SYSTEM TYPE	PIPING SYSTEM...	PIPING MATERIAL
SANITARY DRAINAGE & VENT (ABOVE GRADE)	SS, V	HUBLESS CAST IRON
SANITARY DRAINAGE & VENT (BELOW GRADE)	SS, V	HUBLESS CAST IRON OR PVC DWV
POTABLE WATER - (ABOVE GRADE)	CW, HW, HWR	TYPE 'L' COPPER

REFER TO SPECIFICATIONS FOR FITTINGS, INSTALLATION REQUIREMENTS AND FURTHER INFORMATION.

PLUMBING SHEET LIST

Sheet Number	Sheet Name
P0.00	PLUMBING LEGEND, ABBREVIATIONS & SCHEDULES
P1.00	PLUMBING - LEVEL 1
P8.00	PLUMBING SPECIFICATIONS
P8.01	PLUMBING SPECIFICATIONS

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VETERANS BUILDING

SANTA BARBARA COUNTY
112 CABRILLO BLVD.
SANTA BARBARA, CA. 93101

PLANNING SUBMISSION

SANTA BARBARA COUNTY

LICENSED PROFESSIONAL ENGINEER
AUSTIN LAIR ALLEN
M 36447
MECHANICAL
STATE OF CALIFORNIA

08.04.2025

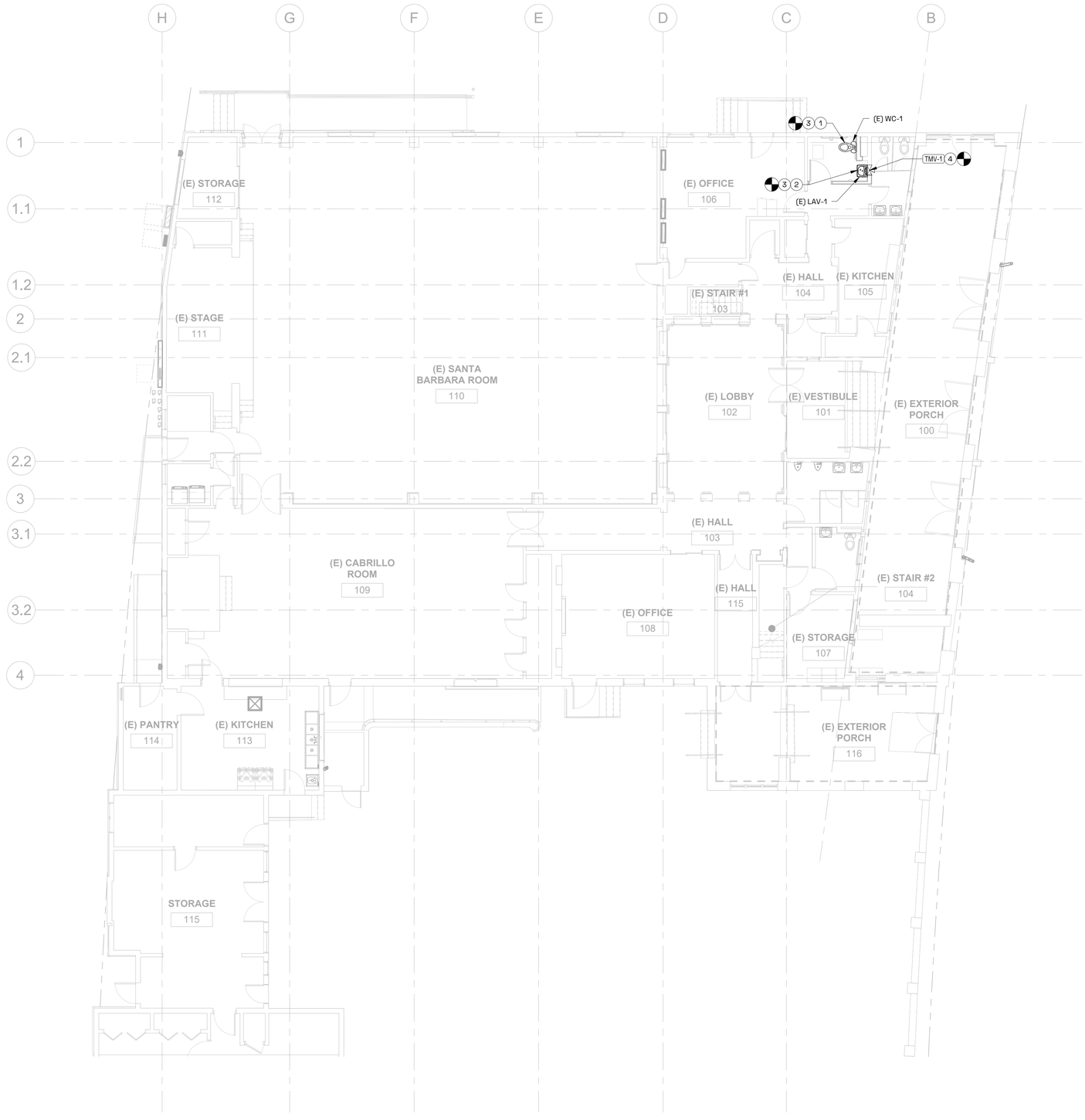
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PLUMBING LEGEND, ABBREVIATIONS & SCHEDULES

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1 PLUMBING PLAN - LEVEL 1
1/8" = 1'-0"

PLUMBING PLAN NOTES:

1. CONTRACTOR TO RELOCATE EXISTING WATER CLOSET AND REVISE EXISTING COLD WATER, WASTE AND VENT PIPING TO MAKE CONNECTION TO NEW WORK.
2. CONTRACTOR TO RELOCATE EXISTING LAVATORY AND REVISE EXISTING COLD WATER, HOT WATER, WASTE AND VENT PIPING TO MAKE CONNECTION TO NEW WORK.
3. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE OF EXISTING COLD, HOT WATER, WASTE AND VENT PIPING BEFORE COMMENCEMENT OF WORK.
4. PROVIDE NEW THERMOSTATIC MIXING VALVE AT RELOCATED LAVATORY. ADJUST EXISTING COLD AND HOT WATER PIPING AS REQUIRED TO MAKE CONNECTION TO NEW TMV. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE OF EXISTING COLD AND HOT WATER PIPING BEFORE COMMENCEMENT OF WORK.

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PLUMBING - LEVEL 1

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DIVISION 22: PLUMBING

1. GENERAL INSTRUCTIONS

A. GENERAL REQUIREMENTS

ALL REQUIREMENTS UNDER DIVISION 01 AND THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THESE SPECIFICATIONS APPLY TO THIS SECTION AND DIVISION. WHERE THE REQUIREMENTS OF THIS SECTION AND DIVISION EXCEED THOSE OF DIVISION 01, THIS SECTION AND DIVISION TAKE PRECEDENCE. BECOME THOROUGHLY FAMILIAR WITH ALL ITS CONTENTS AS TO REQUIREMENTS THAT AFFECT THIS DIVISION, SECTION, OR BOTH. WORK REQUIRED UNDER THIS DIVISION INCLUDES ALL MATERIAL, EQUIPMENT, APPLIANCES, TRANSPORTATION, SERVICES AND LABOR REQUIRED TO COMPLETE THE ENTIRE SYSTEM AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS, OR REASONABLY INFERRED TO BE NECESSARY TO FACILITATE THE FUNCTION OF EACH SYSTEM AS IMPLIED BY THE DESIGN AND EQUIPMENT SPECIFIED.

THE SPECIFICATIONS AND DRAWINGS FOR THE PROJECT ARE COMPLEMENTARY, AND ANY PORTION OF WORK DESCRIBED IN ONE SHALL BE PROVIDED AS IF DESCRIBED IN BOTH. IN THE EVENT OF DISCREPANCIES, NOTIFY THE ENGINEER AND REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK INVOLVED.

DRAWINGS ARE GRAPHIC REPRESENTATIONS OF THE WORK UPON WHICH THE CONTRACT IS BASED. THEY SHOW THE MATERIALS AND THEIR RELATIONSHIP TO ONE ANOTHER, INCLUDING SIZES, SHAPES, LOCATIONS, AND CONNECTIONS. THEY CONVEY THE SCOPE OF WORK, INDICATING THE INTENDED GENERAL ARRANGEMENT OF THE SYSTEMS WITHOUT SHOWING ALL OF THE EXACT DETAILS AS TO ELEVATIONS, OFFSETS, CONTROL LINES, AND OTHER INSTALLATION REQUIREMENTS. USE THE DRAWINGS AS A GUIDE WHEN LAYING OUT THE WORK AND TO VERIFY THAT MATERIALS AND EQUIPMENT WILL FIT INTO THE DESIGNATED SPACES, AND WHICH WHEN INSTALLED PER MANUFACTURERS' REQUIREMENTS, WILL ENSURE A COMPLETE, COORDINATED, SATISFACTORY, AND PROPERLY OPERATING SYSTEM.

B. DEFINITIONS

DIVISION: REFERENCES CONTAINED IN THIS SPECIFICATION FOLLOW THE NUMBERING SYSTEM DEFINED IN THE CONSTRUCTION SPECIFICATIONS INSTITUTE (CSI) MASTERFORMAT 2004 EDITION.
2004 EDITION

1. DIVISION 21 – FIRE SUPPRESSION
2. DIVISION 22 – PLUMBING
3. DIVISION 23 – HVAC
4. DIVISION 26 – ELECTRICAL
5. DIVISION 27 – COMMUNICATIONS
6. DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

FURNISH: "TO SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION AND SIMILAR OPERATIONS."

INSTALL: "TO PERFORM ALL OPERATIONS AT THE PROJECT SITE INCLUDING, BUT NOT LIMITED TO, THE ACTUAL UNLOADING, UNPACKING, ASSEMBLING, ERECTING, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, TESTING, COMMISSIONING, STARTING UP AND SIMILAR OPERATIONS, COMPLETE, AND READY FOR THE INTENDED USE."

PROVIDE: "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE. "

FURNISHED BY OWNER (OR OWNER-FURNISHED) OR FURNISHED BY OTHERS: "AN ITEM FURNISHED BY THE OWNER OR UNDER OTHER DIVISIONS OR CONTRACTS, AND INSTALLED UNDER THE REQUIREMENTS OF THIS DIVISION, COMPLETE, AND READY FOR THE INTENDED USE, INCLUDING ALL ITEMS AND SERVICES INCIDENTAL TO THE WORK NECESSARY FOR PROPER INSTALLATION AND OPERATION. INCLUDE THE INSTALLATION UNDER THE WARRANTY REQUIRED BY THIS DIVISION. "

ENGINEER: WHERE REFERENCED IN THIS DIVISION, "ENGINEER" IS THE ENGINEER OF RECORD AND THE DESIGN PROFESSIONAL FOR THE WORK UNDER THIS DIVISION, AND IS A CONSULTANT TO, AND AN AUTHORIZED REPRESENTATIVE OF THE ARCHITECT, AS DEFINED IN THE GENERAL AND/OR SUPPLEMENTARY CONDITIONS. WHEN USED IN THIS DIVISION, ENGINEER MEANS INCREASED INVOLVEMENT BY AND OBLIGATIONS TO THE ENGINEER, IN ADDITION TO INVOLVEMENT BY AND OBLIGATIONS TO THE ARCHITECT.

AHJ: THE LOCAL CODE AND/OR INSPECTION AGENCY (AUTHORITY) HAVING JURISDICTION OVER THE WORK.

NRTL: NATIONALLY RECOGNIZED TESTING LABORATORY, AS DEFINED AND LISTED BY OSHA IN 29 CFR 1910.7 (E.G., UL, ETL, CSA), AND ACCEPTABLE TO THE AHJ OVER THIS PROJECT. NATIONALLY RECOGNIZED TESTING LABORATORIES AND STANDARDS LISTED ARE USED ONLY TO REPRESENT THE CHARACTERISTICS REQUIRED AND ARE NOT INTENDED TO RESTRICT THE USE OF OTHER NRTLS THAT ARE ACCEPTABLE TO THE AHJ AND STANDARDS THAT MEET THE SPECIFIED CRITERIA.

SUBSTITUTION: CHANGES IN PRODUCTS, MATERIALS, EQUIPMENT, AND METHODS OF CONSTRUCTION FROM THOSE REQUIRED BY THE CONTRACT DOCUMENTS AND PROPOSED BY CONTRACTOR. SUBSTITUTIONS INCLUDE VALUE ENGINEERING PROPOSALS.
A SUBSTITUTIONS FOR CAUSE: CHANGES PROPOSED BY CONTRACTOR THAT ARE REQUIRED DUE TO CHANGED PROJECT CONDITIONS, SUCH AS UNAVAILABILITY OF PRODUCT, REGULATORY CHANGES, OR UNAVAILABILITY OF REQUIRED WARRANTY TERMS.
B SUBSTITUTIONS FOR CONVENIENCE: CHANGES PROPOSED BY CONTRACTOR OR OWNER THAT ARE NOT REQUIRED IN ORDER TO MEET OTHER PROJECT REQUIREMENTS BUT MAY OFFER ADVANTAGE TO CONTRACTOR OR OWNER.

THE TERMS "APPROVED EQUAL", "EQUIVALENT", OR "EQUAL" ARE USED SYNONYMOUSLY AND SHALL MEAN "ACCEPTED BY OR ACCEPTABLE TO THE ENGINEER AS EQUIVALENT TO THE ITEM OR MANUFACTURER SPECIFIED ". THE TERM "APPROVED" SHALL MEAN LABELED, LISTED, OR BOTH, BY AN NRTL, AND ACCEPTABLE TO THE AHJ OVER THIS PROJECT.

THE TERM LEAD FREE REFERS TO THE WETTED SURFACE OF PIPE, FITTINGS AND FIXTURES IN POTABLE WATER SYSTEMS THAT HAVE A WEIGHTED AVERAGE LEAD CONTENT OF LESS THAN OR EQUAL TO 0.25% PER SAFE DRINKING WATER ACT AS AMENDED JANUARY 4, 2011 SECTION 1417.

C. PREBID SITE VISIT

PRIOR TO SUBMITTING BID, VISIT THE SITE OF THE PROPOSED WORK AND BECOME FULLY INFORMED AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL NOT BE CONSIDERED SUFFICIENT JUSTIFICATION TO REQUEST OR OBTAIN EXTRA COMPENSATION OVER AND ABOVE THE CONTRACT PRICE.

D. MATERIAL AND WORKMANSHIP

PROVIDE NEW MATERIAL, EQUIPMENT, AND APPARATUS UNDER THIS CONTRACT UNLESS OTHERWISE STATED HEREIN, OF BEST QUALITY NORMALLY USED FOR THE PURPOSE IN GOOD COMMERCIAL PRACTICE, AND FREE FROM DEFECTS. INSTALL MATERIAL AND EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER 'S INSTALLATION INSTRUCTIONS. MODEL NUMBERS LISTED IN SPECIFICATIONS OR SHOWN ON THE DRAWINGS ARE NOT NECESSARILY INTENDED TO DESIGNATE THE REQUIRED TRIM, WRITTEN DESCRIPTIONS OF THE TRIM GOVERN MODEL NUMBERS.

PIPE, PIPE FITTINGS, PIPE SPECIALTIES AND VALVES SHALL BE MANUFACTURED IN PLANTS LOCATED IN THE UNITED STATES OR CERTIFIED TO MEET THE SPECIFIED ASTM AND ANSI STANDARDS.

WORK PERFORMED UNDER THIS CONTRACT SHALL PROVIDE A NEAT AND "WORKMANLIKE" APPEARANCE WHEN COMPLETED, TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER. WORKMANSHIP SHALL BE THE FINEST POSSIBLE BY EXPERIENCED MECHANICS. INSTALLATIONS SHALL COMPLY WITH APPLICABLE CODES AND LAWS.

THE COMPLETE INSTALLATION SHALL FUNCTION AS DESIGNED AND INTENDED WITH RESPECT TO EFFICIENCY, CAPACITY, NOISE LEVEL, ETC. ABNORMAL NOISE CAUSED BY RATTLING EQUIPMENT, PIPING AND SQUEAKS IN ROTATING COMPONENTS SHALL NOT BE ACCEPTABLE. MATERIALS AND EQUIPMENT SHALL BE OF COMMERCIAL SPECIFICATION GRADE IN QUALITY. LIGHT DUTY AND RESIDENTIAL GRADE EQUIPMENT SHALL NOT BE ACCEPTED UNLESS OTHERWISE INDICATED.

REMOVE FROM THE PREMISES WASTE MATERIAL PRESENT AS A RESULT OF HIS WORK, INCLUDING CARTONS, CRATING, PAPER, STICKERS, AND/OR EXCAVATION MATERIAL NOT USED IN BACKFILLING, ETC. CLEAN EQUIPMENT INSTALLED UNDER THIS CONTRACT TO PRESENT A NEAT AND CLEAN INSTALLATION AT THE TERMINATION OF THE WORK.

REPAIR OR REPLACE PUBLIC AND PRIVATE PROPERTY DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT TO THE SATISFACTION OF AUTHORITIES AND REGULATIONS HAVING JURISDICTION. PROVIDE ALL SAFETY LIGHTS, GUARDS, AND WARNING SIGNS REQUIRED FOR THE PERFORMANCE OF THE WORK AND FOR THE SAFETY OF THE PUBLIC.

E. MANUFACTURERS

IN OTHER ARTICLES WHERE LISTS OF MANUFACTURERS ARE INTRODUCED, SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE MANUFACTURERS SPECIFIED.

WHERE A LIST IS PROVIDED, MANUFACTURERS ARE LISTED ALPHABETICALLY AND NOT IN ACCORDANCE WITH ANY RANKING OR PREFERENCE.

WHERE MANUFACTURERS ARE NOT LISTED, PROVIDE PRODUCTS SUBJECT TO COMPLIANCE WITH REQUIREMENTS FROM MANUFACTURERS THAT HAVE BEEN ACTIVELY INVOLVED IN MANUFACTURING THE SPECIFIED PRODUCT FOR NO LESS THAN 5 YEARS.

F. COORDINATION

COORDINATE WORK WITH THAT OF OTHER TRADES SO THAT THE VARIOUS COMPONENTS OF THE SYSTEMS ARE INSTALLED AT THE PROPER TIME, WILL FIT THE AVAILABLE SPACE, AND WILL ALLOW PROPER SERVICE ACCESS TO THOSE ITEMS REQUIRING MAINTENANCE. COMPONENTS WHICH ARE INSTALLED WITHOUT REGARD TO THE ABOVE SHALL BE RELOCATED AT NO ADDITIONAL COST TO THE OWNER.

UNLESS OTHERWISE INDICATED, GENERAL CONTRACTOR SHALL PROVIDE CHASES AND OPENINGS IN BUILDING CONSTRUCTION REQUIRED FOR INSTALLATION OF THE SYSTEMS SPECIFIED HEREIN. CONTRACTOR SHALL FURNISH THE GENERAL CONTRACTOR WITH INFORMATION WHERE CHASES AND OPENINGS WHEN REQUIRED. CONTRACTOR SHALL KEEP INFORMED AS TO THE WORK OF OTHER TRADES ENGAGED IN THE CONSTRUCTION OF THE PROJECT AND SHALL EXECUTE HIS WORK IN SUCH A MANNER AS NOT TO INTERFERE WITH OR DELAY THE WORK OF OTHER TRADES.

FIGURED DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. CONTRACTOR SHALL TAKE HIS OWN MEASUREMENTS AT THE BUILDING, AS VARIATIONS MAY OCCUR. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ERRORS WHICH COULD HAVE BEEN AVOIDED BY PROPER CHECKING AND VERIFICATION.

PROVIDE MATERIALS WITH TRIM THAT WILL PROPERLY FIT THE TYPES OF CEILING, WALL, OR FLOOR FINISHES ACTUALLY INSTALLED. MODEL NUMBERS LISTED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS ARE NOT INTENDED TO DESIGNATE THE REQUIRED TRIM.

G. ORDINANCES AND CODES

WORK PERFORMED UNDER THIS CONTRACT SHALL, AT A MINIMUM, BE IN CONFORMANCE WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES HAVING JURISDICTION. EQUIPMENT FURNISHED AND ASSOCIATED INSTALLATION WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN STRICT COMPLIANCE WITH CURRENT APPLICABLE CODES ADOPTED BY THE LOCAL AHJ, INCLUDING ANY AMENDMENTS AND STANDARDS AS SET FORTH BY THE FOLLOWING:
1. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
2. UNDERWRITERS LABORATORIES (UL)
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)
4. AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME)
5. AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS (ASHRAE)
6. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
7. AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
8. OTHER NATIONAL STANDARDS AND CODES WHERE APPLICABLE.

WHERE THE CONTRACT DOCUMENTS EXCEED THE REQUIREMENTS OF THE REFERENCED CODES, STANDARDS, ETC., THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE. WHERE CONFLICTS BETWEEN VARIOUS CODES, ORDINANCES, RULES, AND REGULATIONS EXIST, COMPLY WITH THE MOST STRINGENT.

PROMPTLY BRING ALL CONFLICTS OBSERVED BETWEEN CODES, ORDINANCES, RULES, REGULATIONS, REFERENCED STANDARDS, AND THESE DOCUMENTS TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR FINAL RESOLUTION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY VIOLATION OF THE LAW.

PROCURE AND PAY FOR PERMITS AND LICENSES REQUIRED FOR THE ACCOMPLISHMENT OF THE WORK HEREIN DESCRIBED. WHERE REQUIRED, OBTAIN, PAY FOR, AND FURNISH CERTIFICATES OF INSPECTION TO OWNER.

H. PROTECTION OF EQUIPMENT AND MATERIAL

STORE AND PROTECT FROM DAMAGE EQUIPMENT AND MATERIAL AFTER DELIVERY TO JOB SITE. FOR MATERIALS AND EQUIPMENT SUSCEPTIBLE TO CHANGING WEATHER CONDITIONS, DAMPNESS, OR TEMPERATURE VARIATIONS, STORE INSIDE IN CONDITIONED SPACES. FOR MATERIALS AND EQUIPMENT NOT SUSCEPTIBLE TO THESE CONDITIONS, COVER WITH WATERPROOF, TEAR-RESISTANT, HEAVY TARP OR POLYETHYLENE PLASTIC AS REQUIRED TO PROTECT FROM PLASTER, DIRT, PAINT, WATER, OR PHYSICAL DAMAGE. EQUIPMENT AND MATERIAL DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REJECTED AND CONTRACTOR SHALL FURNISH NEW EQUIPMENT AND MATERIAL OF A LIKE KIND AT HIS OWN EXPENSE.

KEEP PREMISES BROOM CLEAN OF FOREIGN MATERIAL CREATED DURING WORK PERFORMED UNDER THIS CONTRACT. PIPING, EQUIPMENT, ETC. SHALL HAVE A NEAT AND CLEAN APPEARANCE AT THE TERMINATION OF THE WORK.

PLUG OR CAP OPEN ENDS OF PIPING SYSTEMS WHILE STORED AND INSTALLED DURING CONSTRUCTION WHEN NOT IN USE TO PREVENT THE ENTRANCE OF DEBRIS INTO THE SYSTEMS.

KEEP THE MANUFACTURER-PROVIDED PROTECTIVE COVERINGS ON FLOOR DRAINS, FLOOR SINKS AND TRENCH DRAINS DURING CONSTRUCTION. REMOVE COVERINGS AT THE TERMINATION OF THE WORK AND POLISH EXPOSED SURFACES.

I. SUBSTITUTIONS

MATERIALS, PRODUCTS, EQUIPMENT, AND SYSTEMS DESCRIBED IN THE BIDDING DOCUMENTS ESTABLISH A STANDARD OF REQUIRED FUNCTION, DIMENSION, APPEARANCE AND QUALITY TO BE MET BY THE PROPOSED SUBSTITUTION. THE BASE BID SHALL INCLUDE ONLY THE PRODUCTS FROM MANUFACTURERS SPECIFICALLY NAMED IN THE DRAWINGS AND SPECIFICATIONS. TO REQUEST A SUBSTITUTION, REQUEST THE SUBSTITUTION REQUEST FORM FROM THE ARCHITECT OR ENGINEER. COMPLETE AND SEND THE SUBSTITUTION REQUEST FROM FOR EACH MATERIAL, PRODUCT, EQUIPMENT, OR SYSTEM THAT IS PROPOSED TO BE SUBSTITUTED. THE BURDEN OF PROOF OF THE MERIT OF THE PROPOSED SUBSTITUTION IS UPON THE PROPOSER.

UNLESS STATED OTHERWISE IN WRITING TO THE ENGINEER BY THE CONTRACTOR, CONTRACTOR WARRANTS TO THE ENGINEER, ARCHITECT, AND OWNER THE FOLLOWING:
1. PROPOSED SUBSTITUTION HAS BEEN FULLY INVESTIGATED AND DETERMINED TO MEET OR EXCEED THE SPECIFIED WORK IN ALL RESPECTS UNLESS STATED OTHERWISE IN THE SUBSTITUTION REQUEST.
2. PROPOSED SUBSTITUTION IS CONSISTENT WITH THE CONTRACT DOCUMENTS AND WILL PRODUCE INDICATED RESULTS, INCLUDING FUNCTIONAL CLEARANCES, MAINTENANCE SERVICE, AND SOURCING OF REPLACEMENT PARTS.
3. PROPOSED SUBSTITUTION HAS RECEIVED NECESSARY APPROVALS OF AUTHORITIES HAVING JURISDICTION.
4. SAME WARRANTY WILL BE FURNISHED FOR PROPOSED SUBSTITUTION AS FOR SPECIFIED WORK.
5. IF ACCEPTED SUBSTITUTION FAILS TO PERFORM AS REQUIRED, CONTRACTOR SHALL REPLACE SUBSTITUTE MATERIAL OR SYSTEM WITH THAT ORIGINALLY SPECIFIED AND BEAR COSTS INCURRED THEREBY.
6. COORDINATION, INSTALLATION AND CHANGES IN THE WORK AS NECESSARY FOR ACCEPTED SUBSTITUTION WILL BE COMPLETE IN ALL RESPECTS.

NO SUBSTITUTIONS WILL BE CONSIDERED UNLESS THE SUBSTITUTION REQUEST FORM IS COMPLETED AND ATTACHED WITH THE APPROPRIATE SUBSTITUTION DOCUMENTATION. NO SUBSTITUTION WILL BE CONSIDERED PRIOR TO RECEIPT OF BIDS UNLESS WRITTEN REQUEST FOR APPROVAL TO BID HAS BEEN RECEIVED BY THE ENGINEER AT LEAST TEN (10) CALENDAR DAYS PRIOR TO THE DATE FOR RECEIPT OF BIDS.

IF THE PROPOSED SUBSTITUTION IS APPROVED PRIOR TO RECEIPT OF BIDS, SUCH APPROVAL WILL BE STATED IN AN ADDENDUM. BIDDERS SHALL NOT RELY UPON APPROVALS MADE IN ANY OTHER WAY. VERBAL APPROVAL WILL NOT BE GIVEN. NO SUBSTITUTIONS WILL BE CONSIDERED AFTER THE CONTRACT IS AWARDED UNLESS SPECIFICALLY PROVIDED IN THE CONTRACT DOCUMENTS.

J. SUBMITTALS

ASSEMBLE AND SUBMIT FOR REVIEW SHOP DRAWINGS, MATERIAL LISTS, MANUFACTURER PRODUCT LITERATURE FOR EQUIPMENT TO BE FURNISHED, AND ITEMS REQUIRING COORDINATION BETWEEN CONTRACTORS UNDER THIS CONTRACT. PROVIDE SUBMITTALS IN SUFFICIENT DETAIL SO AS TO DEMONSTRATE COMPLIANCE WITH THESE CONTRACT DOCUMENTS AND THE DESIGN CONCEPT. PRIOR TO TRANSMITTING SUBMITTAL, VERIFY THAT THE EQUIPMENT SUBMITTED IS MUTUALLY COMPATIBLE AND SUITABLE FOR THE INTENDED USE, WILL FIT THE AVAILABLE SPACE, AND MAINTAIN MANUFACTURER RECOMMENDED SERVICE CLEARANCES. IF THE SIZE OF EQUIPMENT FURNISHED MAKES NECESSARY ANY CHANGE IN LOCATION OR CONFIGURATION, SUBMIT A SHOP DRAWING SHOWING THE PROPOSED LAYOUT.

TRANSMIT SUBMITTALS AS EARLY AS REQUIRED TO SUPPORT THE PROJECT SCHEDULE. ALLOW FOR TWO WEEKS ENGINEER REVIEW TIME, PLUS TO/FROM MAILING TIME VIA THE ARCHITECT, PLUS A DUPLICATION OF THIS TIME FOR RESUBMITTAL, IF REQUIRED. ONLY RESUBMIT THOSE SECTIONS REQUESTED FOR RESUBMITTAL.

SUBMITTALS SHALL CONTAIN THE PROJECT NAME, APPLICABLE SPECIFICATION SECTION, SUBMITTAL DATE, EQUIPMENT IDENTIFICATION ACRONYM AS USED ON THE DRAWINGS, AND THE CONTRACTOR 'S STAMP. THE STAMP SHALL CERTIFY THAT THE SUBMITTAL HAS BEEN CHECKED BY THE CONTRACTOR, COMPLIES WITH THE DRAWINGS AND SPECIFICATIONS, AND IS COORDINATED WITH OTHER TRADES. MANUFACTURER PRODUCT LITERATURE SHALL INCLUDE SHOP DRAWINGS, PRODUCT DATA, PERFORMANCE SHEETS, SAMPLES AND OTHER SUBMITTALS REQUIRED BY THIS DIVISION. HIGHLIGHT, MARK, LIST, OR INDICATE THE MATERIALS, PERFORMANCE CRITERIA, AND ACCESSORIES THAT ARE BEING PROPOSED. GENERAL PRODUCT CATALOG DATA NOT SPECIFICALLY NOTED TO BE PART OF THE SPECIFIED PRODUCT WILL BE REJECTED AND RETURNED WITHOUT REVIEW.

SUBMITTALS AND SHOP DRAWINGS SHALL NOT CONTAIN THE FIRM NAME, LOGO, SEAL, OR SIGNATURE OF THE ENGINEER. THEY SHALL NOT BE COPIES OF THE WORK PRODUCT OF THE ENGINEER. IF THE CONTRACTOR DESIRES TO USE ELEMENTS OF SUCH PRODUCT, REFER TO PARAGRAPH "ELECTRONIC DRAWING FILES" FOR PROCEDURES TO BE USED.

SEPARATE SUBMITTALS ACCORDING TO INDIVIDUAL SPECIFICATION SECTIONS. ILLEGIBLE SUBMITTALS WILL BE REJECTED AND RETURNED WITHOUT REVIEW. CATALOG DATA SHALL BE PROPERLY BOUND, IDENTIFIED, INDEXED AND TABBED IN A 3-RING BINDER. EACH ITEM OR MODEL NUMBER SHALL BE CLEARLY MARKED AND ACCESSORIES INDICATED. LABEL THE CATALOG DATA WITH THE EQUIPMENT IDENTIFICATION ACRONYM OR NUMBER AS USED ON THE DRAWINGS AND INCLUDE PERFORMANCE CURVES, CAPACITIES, SIZES, WEIGHTS, MATERIALS, FINISHES, WIRING DIAGRAMS, ELECTRICAL REQUIREMENTS AND DEVIATIONS FROM SPECIFIED EQUIPMENT OR MATERIALS. FOR EQUIPMENT WITH MOTOR STARTERS OR VFDS, INCLUDE SHORT CIRCUIT CURRENT RATINGS. MARK OUT INAPPLICABLE ITEMS. SHOP DRAWINGS WILL BE RETURNED WITHOUT REVIEW IF THE ABOVE MENTIONED REQUIREMENTS ARE NOT MET.

FOR ELECTRONIC SUBMITTALS, CONTRACTOR SHALL SUBMIT THE DOCUMENTS IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN DIVISION 01. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER THAT THE SUBMITTALS HAVE BEEN POSTED. IF ELECTRONIC SUBMITTAL PROCEDURES ARE NOT DEFINED IN DIVISION 01, CONTRACTOR SHALL INCLUDE THE WEBSITE, USER NAME, AND PASSWORD INFORMATION NEEDED TO ACCESS THE SUBMITTALS. FOR SUBMITTALS SENT BY E-MAIL, CONTRACTOR SHALL COPY THE DESIGNATED REPRESENTATIVES OF THE ARCHITECT AND ENGINEER. CONTRACTOR SHALL ALLOW FOR THE ENGINEER REVIEW TIME AS SPECIFIED ABOVE IN THE CONSTRUCTION SCHEDULE. CONTRACTOR SHALL SUBMIT ONLY THE DOCUMENTS REQUIRED TO PURCHASE THE MATERIALS AND/OR EQUIPMENT IN THE ELECTRONIC SUBMITTAL.

THE CHECKING AND SUBSEQUENT ACCEPTANCE OF SUBMITTALS BY THE ENGINEER AND/OR ARCHITECT SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS, ERRORS IN DIMENSIONS, DETAILS, SIZE OF MEMBERS, OR QUANTITIES, OMISSIONS OF COMPONENTS OR FITTINGS; COORDINATION OF ELECTRICAL REQUIREMENTS; AND NOT COORDINATING ITEMS WITH ACTUAL BUILDING CONDITIONS AND ADJACENT WORK. PROCEED WITH THE PROCUREMENT AND INSTALLATION OF EQUIPMENT ONLY AFTER RECEIVING APPROVED SHOP DRAWINGS RELATIVE TO EACH ITEM.

K. ELECTRONIC DRAWINGS

IN PREPARATION OF SHOP DRAWINGS OR RECORD DRAWINGS, CONTRACTOR MAY, AT HIS OPTION, OBTAIN ELECTRONIC REVIT AND/OR PDF DRAWING FILES AS DESIRED FROM THE ENGINEER FOR A SHIPPING AND HANDLING FEE OF $1,000. CONTACT THE ARCHITECT OR OWNER FOR WRITTEN AUTHORIZATION AND ENGINEER FOR THE NECESSARY RELEASE AGREEMENT FORM AND TO SPECIFY DELIVERY METHOD AND DRAWING FORMAT. IN ADDITION TO PAYMENT, THE WRITTEN AUTHORIZATION FROM THE ARCHITECT AND RELEASE AGREEMENT FORM FROM THE ENGINEER MUST BE RECEIVED BEFORE ELECTRONIC DRAWING FILES WILL BE SENT.
L. RECORD DRAWINGS (AS-BUILT DRAWINGS)

DURING PROGRESS OF THE WORK IN THIS DIVISION, CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF ALL CHANGES MADE DURING THE INSTALLATION OF THE SYSTEM, UPON COMPLETION OF THE WORK, ACCURATELY TRANSFER ALL RECORD INFORMATION TO THREE IDENTICAL SETS OF THE APPROVED SHOP DRAWINGS. INSERT ONE SET INTO EACH COPY OF THE MANUAL DESCRIBED BELOW.

M. OPERATION AND MAINTENANCE INSTRUCTIONS

DURING THE COURSE OF CONSTRUCTION, COLLECT AND COMPILE A COMPLETE BROCHURE OF EQUIPMENT FURNISHED AND INSTALLED ON THIS PROJECT. INCLUDE OPERATIONAL AND MAINTENANCE INSTRUCTIONS, MANUFACTURER 'S CATALOG SHEETS, WIRING DIAGRAMS, PARTS LISTS, APPROVED SUBMITTALS AND SHOP DRAWINGS, WARRANTIES, AND DESCRIPTIVE LITERATURE AS FURNISHED BY THE EQUIPMENT MANUFACTURER. INCLUDE AN INSIDE COVER SHEET THAT LISTS THE PROJECT NAME, DATE, OWNER, ARCHITECT, ENGINEER, GENERAL CONTRACTOR, SUB-CONTRACTOR, AND AN INDEX OF CONTENTS.

SUBMIT THREE COPIES OF LITERATURE BOUND IN APPROVED BINDERS WITH INDEX AND TABS SEPARATING EQUIPMENT TYPES TO THE ARCHITECT, FOR ENGINEER 'S REVIEW, AT THE TERMINATION OF THE WORK. PAPER CLIPS, STAPLES, RUBBER BANDS, LOOSE-LEAF BINDING, AND MAILING ENVELOPES ARE NOT CONSIDERED APPROVED BINDERS. FINAL APPROVAL OF SYSTEMS INSTALLED UNDER THIS CONTRACT SHALL BE WITHHELD UNTIL THIS EQUIPMENT BROCHURE IS RECEIVED AND DEEMED COMPLETE BY THE ARCHITECT AND ENGINEER. INSTRUCT WORKMEN TO SAVE REQUIRED LITERATURE SHIPPED WITH THE EQUIPMENT ITSELF FOR INCLUSION IN THIS BROCHURE.

INCLUDE RECORD DRAWINGS AS DESCRIBED ABOVE.

REFER TO DIVISION 01 FOR ACCEPTANCE OF ELECTRONIC MANUALS FOR THIS PROJECT. FOR ELECTRONIC MANUALS, REFER TO PARAGRAPH "SUBMITTALS" FOR REQUIREMENTS.

N. SPARE PARTS

FURNISH TO OWNER, WITH RECEIPT, THE SPARE PARTS FOR FAUCET WASHERS AND O-RINGS, FLUSHOMETER REPAIR KITS, AND WATER CLOSET TANK REPAIR KITS FOR THE FIXTURES FURNISHED FOR THIS PROJECT.

O. TRAINING

AT A TIME MUTUALLY AGREED UPON BETWEEN THE OWNER AND CONTRACTOR, PROVIDE THE SERVICES OF A FACTORY TRAINED AND AUTHORIZED REPRESENTATIVE TO TRAIN OWNER'S DESIGNATED PERSONNEL ON THE OPERATION AND MAINTENANCE OF THE EQUIPMENT PROVIDED FOR THIS PROJECT.

PROVIDE TRAINING TO INCLUDE, BUT NOT BE LIMITED TO, AN OVERVIEW OF THE SYSTEM AND/OR EQUIPMENT AS IT RELATES TO THE FACILITY AS A WHOLE; OPERATION AND MAINTENANCE PROCEDURES AND SCHEDULES RELATED TO STARTUP AND SHUTDOWN, TROUBLESHOOTING, SERVICING, PREVENTIVE MAINTENANCE AND APPROPRIATE OPERATOR INTERVENTION; AND REVIEW OF DATA INCLUDED IN THE OPERATION AND MAINTENANCE MANUALS.

SUBMIT A CERTIFICATION LETTER TO THE ARCHITECT STATING THAT THE OWNER 'S DESIGNATED REPRESENTATIVE HAS BEEN TRAINED AS SPECIFIED HEREIN. LETTER SHALL INCLUDE DATE, TIME, ATTENDEES AND SUBJECT OF TRAINING. THE CONTRACTOR AND THE OWNER'S REPRESENTATIVE SHALL SIGN THE CERTIFICATION LETTER INDICATING AGREEMENT THAT THE TRAINING HAS BEEN PROVIDED.

SCHEDULE TRAINING WITH OWNER WITH AT LEAST 7 DAYS ADVANCE NOTICE.

P. WARRANTIES

WARRANT EACH SYSTEM AND EACH ELEMENT THEREOF AGAINST ALL DEFECTS DUE TO FAULTY WORKMANSHIP, DESIGN, OR MATERIAL FOR A PERIOD OF 12 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION, UNLESS SPECIFIC ITEMS ARE NOTED TO CARRY A LONGER WARRANTY IN THE CONSTRUCTION DOCUMENTS OR MANUFACTURER 'S STANDARD WARRANTY EXCEEDS 12 MONTHS. REMEDY ALL DEFECTS, OCCURRING WITHIN THE WARRANTY PERIOD(S).

WARRANTY SHALL INCLUDE A GUARANTEE OF FREE CIRCULATION OF LIQUIDS THROUGHOUT THE SYSTEM AS INTENDED WITHOUT LEAKS, EXCESSIVE NOISE, OR WATER HAMMER.

WARRANTIES SHALL INCLUDE LABOR AND MATERIAL, INCLUDING TRAVEL EXPENSES. MAKE REPAIRS OR REPLACEMENTS WITHOUT ANY ADDITIONAL COSTS TO THE OWNER, AND TO THE SATISFACTION OF THE OWNER, ARCHITECT, AND ENGINEER.

PERFORM THE REMEDIAL WORK PROMPTLY, UPON WRITTEN NOTICE FROM THE ENGINEER OR OWNER.

AT THE TIME OF SUBSTANTIAL COMPLETION, DELIVER TO THE OWNER ALL WARRANTIES, IN WRITING AND PROPERLY EXECUTED, INCLUDING TERM LIMITS FOR WARRANTIES EXTENDING BEYOND THE ONE YEAR PERIOD AND ANY ACTIONS THE OWNER MUST TAKE IN ORDER TO MAINTAIN WARRANTY STATUS. EACH WARRANTY INSTRUMENT SHALL BE ADDRESSED TO THE OWNER AND STATE THE COMMENCEMENT DATE AND TERM.

2. GENERAL MATERIALS AND INSTALLATION

A. BUILDING OPERATION

COMPLY WITH THE SCHEDULE OF OPERATIONS AS OUTLINED IN THE ARCHITECTURAL PORTIONS OF THIS SPECIFICATION. BUILDING SHALL BE IN OPERATION DURING NORMAL WORKDAY HOURS. ACCOMPLISH WORK REQUIRING INTERRUPTION OF BUILDING OPERATION AT A TIME WHEN THE BUILDING IS NOT IN OPERATION AND ONLY WITH WRITTEN APPROVAL OF BUILDING OWNER AND/OR TENANT. COORDINATE INTERRUPTION OF BUILDING OPERATION WITH THE OWNER AND/OR TENANT A MINIMUM OF SEVEN (7) DAYS IN ADVANCE OF WORK.

B. EXISTING EQUIPMENT REUSE AND REMOVAL

PROVIDE ITEMS OF PLUMBING SYSTEMS MODIFICATION REQUIRED BECAUSE OF BUILDING REMODELING, AS NOTED ON THE DRAWINGS, OR NECESSARY FOR PROPER OPERATION. MATCH EXISTING MATERIALS AND CONSTRUCTION TECHNIQUES WHEN MODIFYING EXIST

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INTERIOR WASTE AND VENT ABOVE SLAB: WASTE AND VENT PIPE ABOVE SLAB INSIDE BUILDING SHALL BE HUBLESS CAST IRON SOIL PIPE AND FITTINGS, MEETING ASTM A888 AND CISPI 301, MANUFACTURED BY AB & I FOUNDRY, CHARLOTTE OR TYLER PIPE AND BEARING THE TRADEMARK OF THE CISPI AND NSF.

CONNECTIONS TO PLUMBING FIXTURES AND EQUIPMENT: 1-1/4 INCH AND LARGER WASTE CONNECTIONS FROM FIXTURE TRAPS TO CAST IRON PIPE SHALL BE "DWV" COPPER WITH WROUGHT COPPER DRAINAGE PATTERN FITTINGS WITH COPPER SWEAT OR COMPRESSION JOINTS AT FIXTURE TRAP CONNECTIONS AND THREADED JOINTS AT CONNECTIONS TO CAST IRON PIPE.

B. PIPING AND EQUIPMENT INSULATION

PROVIDE DOMESTIC HOT WATER, HOT WATER RECIRCULATION, PIPE (WITHIN BUILDING) WITH ONE-PIECE FIBERGLASS INSULATION WITH ALL-SERVICE JACKET WITH SELF-SEALING LAP TO PROVIDE A CONTINUOUS VAPOR BARRIER BY CERTAINTEED CORP., KNAUF INSULATION, JOHNS MANVILLE OR OWENS CORNING. PROVIDE INSULATION THICKNESS AS FOLLOWS:

UP TO 140F HOT WATER AND HOT WATER RETURN PIPING: 1" THICK FOR 1-1/4" AND SMALLER AND 1-1/2" THICK FOR 1-1/2" AND LARGER

GREATER THAN 140F TO 160F HOT WATER AND HOT WATER RETURN PIPING: 1-1/2 " THICK FOR 1-1/4" AND SMALLER AND 2" THICK FOR 1-1/2" AND LARGER

UP TO 140F HOT WATER AND HOT WATER RETURN PIPING: 1" THICK FOR 3/4" AND SMALLER AND 1-1/2" THICK FOR 1" AND LARGER

PROVIDE 1 INCH FIBERGLASS INSULATION ON VENT PIPING WITHIN SIX FEET OF VENT THROUGH THE ROOF.
PROVIDE FIBERGLASS INSULATION ON DOMESTIC COLD AND HOT WATER PIPES INSTALLED IN WALLS AND CHASES.

FOR HOT AND COLD WATER PIPING INSTALLED INSIDE MASONRY UNITS OF WALLS, PROVIDE 1/2 INCH FLEXIBLE UNICELLULAR INSULATION BY AUROFLEX USA, INC., ARMACELL LLC. OR K-FLEX USA.

INSULATE WATER HEATERS, STORAGE TANKS, HOT WATER PUMPS, ETC. THAT ARE NOT FACTORY INSULATED.

FOR HOT PIPING, PROVIDE PIPE HANGERS AND RISER CLAMPS SIZED FOR THE OUTSIDE DIAMETER OF PIPING. BUTT INSULATION TO HANGER OR RISER CLAMP FOR VERTICAL PIPE. SEAL EXPOSED INSULATION WITH INSULATION SEALER. EXCEPTION FOR VERTICAL PIPING: PROVIDE CLAMPS SIZED FOR THE OUTSIDE DIAMETER OF THE VERTICAL PIPE AND EXTEND CLAMP THROUGH INSULATION. SEAL PENETRATIONS OF INSULATION AND VAPOR BARRIER WITH WET COAT OF VAPOR BARRIER LAP CEMENT. FOR 2-1/2 " AND LARGER COLD PIPING AT HANGERS, PROVIDE 8 INCH LONG SECTIONS OF CELLULAR GLASS MEETING ASTM C552 BY JOHNS-MANVILLE, FIBERGLASS BY KNAUF OR FLEXIBLE UNICELLULAR PIPING INSULATION MEETING ASTM C 534-01A, TYPE I WITH INTEGRAL HIGH DENSITY PIPE SUPPORTS AND ENCASED IN STEEL INSULATION SHIELD BY COOPER B-LINE, ARMACELL, OR APPROVED EQUAL. INSULATION SHALL BE CONTINUOUS ALONG THE PIPE SURFACE, EXCEPT AT VALVES, UNIONS, AND WHERE PIPING IS EXPOSED AT FIXTURES. FOR PIPES 2 INCH AND SMALLER USING FIBERGLASS OR FLEXIBLE ELASTOMERIC INSULATION WITHOUT PRE-INSULATED SUPPORTS, PROVIDE INSULATION PROTECTION SHIELDS INSTALLED BETWEEN HANGER AND PIPE WHICH MEETS THE FOLLOWING MINIMUM LENGTH REQUIREMENTS:

PIPE SIZE (NPS)	INSULATION THICKNESS (INCHES)	MINIMUM SHIELD LENGTH, (IN) HANGER SPACING, (FT) 5	6	7	8	9	10
LESS THAN 1"	1	3	5	5	-	-	-
	1.5	3	5	5	-	-	-
1-1/4" TO 2" AND LESS	1	5	6	8	9	11	11
	1.5	5	6	8	8	9	9
	2	5	5	6	6	8	8

COVER FITTINGS WITH JOHNS MANVILLE ZESTON 2000 PVC OR APPROVED EQUAL ONE-PIECE PVC PREMOLDED INSULATING COVERS. FITTING COVERS, JACKETS AND ADHESIVES SHALL NOT EXCEED FLAME SPREAD RATING OF 25 AND SMOKE DEVELOPMENT RATING OF 50 PER ASTM E84. FILL VOIDS BETWEEN COVERS AND PIPING WITH FIBERGLASS INSULATION AND TAPE JOINTS AT ALL ELBOWS AND TEES. INSTALL PIPE INSULATION IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS. WHERE PREMOLDED INSULATING FITTINGS ARE NOT APPROVED BY THE LOCAL AHJ, MITER INSULATION AT FITTINGS.

C. PIPING JOINTS

COPPER TUBING: JOINTS IN HARD TEMPER TUBING SHALL BE SOLDERED JOINTS USING LEAD-FREE 95/5 SOLDER EXCEPT WHERE TUBING IS INSTALLED BELOW GRADE OR BELOW THE BASE SLAB, IN WHICH CASE JOINTS SHALL BE SOLDERED WITH SILVER SOLDER (SIL-FOS). JOINTS IN SOFT TEMPER COPPER TUBING SHALL BE OF THE FLARED TYPE INSTALLED IN COMPLIANCE WITH THE FITTING MANUFACTURER'S RECOMMENDATIONS.

CAST IRON PIPE BELOW GRADE: JOINTS IN HUBLESS PIPE BELOW SLAB SHALL BE ASTM C1540 AND FM 1680, ANACO HUSKY #HD-2000, CLAMP-ALL "HI TORQUE" 80 IN. LB, IDEAL TRIDON "HD", MISSION "HEAVYWEIGHT" OR PROFLO "HD".

CAST IRON PIPE ABOVE GRADE: JOINTS IN HUBLESS PIPE SHALL BE STANDARD CISPI 310 NSF CERTIFIED BY ANACO, IDEAL, MISSON OR TYLER. JOINTS IN STORM PIPING, INCLUDING CONNECTIONS TO ROOF DRAINS, SHALL BE HEAVY DUTY COUPLINGS MEETING ASTM C1540 AND FM 1680, ANACO HUSKY #HD-2000, CLAMP-ALL "HI TORQUE" 80 IN. LB, IDEAL TRIDON "HD" OR MISSION "HEAVYWEIGHT".

PVC PIPE: CLEAN JOINTS FREE FROM DEBRIS AND MOISTURE. APPLY PVC PRIMER MEETING ASTM F656 TO EACH JOINT. APPLY SOLVENT CEMENT MEETING ASTM D2564 AND MAKE JOINT WHILE WET AND IN ACCORDANCE WITH ASTM D2855.

PVC PIPE, PLAIN END JOINTS: VICTAULIC COMPANY PGS-300 PIPING SYSTEM MAY BE USED ON APPROVED SERVICES WHERE IPS SIZE PIPE IS APPROVED FOR USE. PIPE AND FITTINGS SHALL BE CUT GROOVED TO VICTAULIC 'S PGS-300 GROOVE SPECIFICATION.

DISSIMILAR PIPES ABOVE GRADE: MAKE CONNECTION OF NEW WASTE PIPE TO NEW OR EXISTING DISSIMILAR WASTE PIPE USING SHIELDED TRANSITION COUPLINGS MEETING ASTM C1460 WITH NEOPRENE ADAPTER GASKET WITH STAINLESS STEEL SHIELD AND HOSE CLAMPS, FERNCO, PROFLEX 3000 SERIES OR MISSION FLEXSEAL MR56 SERIES

DISSIMILAR PIPES BELOW GRADE: MAKE CONNECTION OF NEW WASTE PIPE TO NEW OR EXISTING DISSIMILAR WASTE PIPE USING SHIELDED ADAPTER COUPLINGS MEETING ASTM C1173 WITH NEOPRENE ADAPTER GASKET WITH STAINLESS STEEL SHIELD AND HOSE CLAMPS, FERNCO, 1056 SERIES OR MISSION SEWER COUPLINGS.

D. PIPING INSTALLATION

GENERAL: CLEAN PIPE THOROUGHLY PRIOR TO INSTALLATION. REAM ENDS OF PIPE TO REMOVE BURRS. CUT PIPE ACCURATELY TO MEASUREMENTS TAKEN ON THE JOB. INSTALL WITH ADEQUATE CLEARANCE FOR INSTALLATION OF COVERINGS WHERE REQUIRED. PIPE SHALL NOT BE SPRUNG OR BENT. NEATLY ALIGN PIPE, CONNECT IT SECURELY, AND SUPPORT IT FROM THE BUILDING STRUCTURE WITH HANGERS AS SPECIFIED BELOW. PROVIDE CHROME-PLATED ESCUTCHEONS ON PIPES PASSING THROUGH CEILINGS, FLOORS OR WALLS OF FINISHED SPACES. RUN PIPES FREELY THROUGH FLOOR AND WALL PENETRATIONS USING PIPE SLEEVES. DO NOT GROUT IN PLACE UNLESS REQUIRED FOR STRUCTURAL FIRE INTEGRITY. INSTALL PIPE CONCEALED IN FINISHED SPACES WHEREVER POSSIBLE. USE A DIELECTRIC UNION WHERE FERROUS AND COPPER PIPE CONNECT. DIELECTRIC UNION SHALL HAVE A ZINC-PLATED STEEL BODY, A THREADED NYLON INSERT, AND INSULATING PRESSURE GASKET. NO FERROUS METAL-TO-COPPER CONNECTION MADE WITHOUT INSULATING UNIONS WILL BE ALLOWED.

HANGER & SUPPORTS: PIPE HANGERS SHALL BE AS DESCRIBED IN THE SPECIFICATIONS BY COOPER B-LINE OR EQUAL BY ASC ENGINEERED SOLUTIONS, ELITE COMPONENTS, ERICO/MICHIGAN HANGER CO./CADDY, FEGUSON/FNW, OR UNISTRUT. CONNECT HANGERS TO THE STRUCTURE WITH SIDE BEAM CONNECTORS AND ALL THREAD HANGER RODS. PROVIDE ENGINEERED SUPPORT STRUTS BETWEEN JOISTS AND OTHER STRUCTURAL MEMBERS AS REQUIRED TO PROVIDE A RIGID HANGING INSTALLATION. DO NOT HANG PIPES FROM OTHER PIPES, CONDUIT OR DUCTWORK. PROVIDE HANGER RODS AND SPACE HANGERS AT INTERVALS AS SPECIFIED IN "HANGER SPACING". PROVIDE SUPPORT WITHIN 1 FOOT OF EACH ELBOW AND TEE. PROVIDE SUPPORTS WITHIN 1 FOOT OF EACH EQUIPMENT CONNECTION. PROVIDE TWO NUTS ON THREADED SUPPORTS TO SECURELY FASTEN THE SUPPORT. INSTALL HANGER TYPES OR SUPPORTS FOR VARIOUS PIPING AS FOLLOWS:

COPPER TUBE: ADJUSTABLE BAND HANGERS FOR BARE COPPER TUBE 3 INCHES AND SMALLER SHALL BE B-LINE #B3170 CT COPPER PLATED ADJUSTABLE BAND SWIVEL RING TYPE. ADJUSTABLE BAND HANGERS FOR INSULATED COPPER TUBE 3 INCHES AND SMALLER SHALL BE B-LINE #B3170 NF ADJUSTABLE BAND SWIVEL RING TYPE. CLEVIS HANGERS FOR INSULATED COPPER TUBE 4 INCHES AND LARGER SHALL BE B-LINE #B3100 GALVANIZED STEEL CLEVIS TYPE. SUPPORT EXPOSED COPPER TUBE 2 INCHES AND SMALLER TO WALLS OR IN CHASES WITH B-LINE #B3198RCT COPPER COATED EXTENSION SPLIT RING PIPE CLAMPS, 3/8 INCH THREADED ROD AND B-LINE #B3199CT CEILING FLANGES. SUPPORT COPPER TUBE IN CHASES AND WALLS AT PLUMBING FIXTURES WITH PLASTIC OR COPPER BRACKETS SECURED TO STRUCTURE AND U-BOLTS SIZED TO BARE ON THE PIPE. RISER CLAMPS TO SUPPORT VERTICAL COPPER TUBE SHALL BE B-LINE #B3373CT COPPER COATED STEEL, CUT INSULATION, SEAL VAPOR BARRIER, AND ATTACH TO BARE TUBE.

CAST IRON PIPE: ADJUSTABLE BAND HANGERS FOR 2 INCH AND SMALLER. CLEVIS HANGERS FOR 3 INCH AND LARGER SHALL BE B-LINE #B3100 GALVANIZED STEEL CLEVIS TYPE. RISER CLAMPS TO SUPPORT VERTICAL PIPE SHALL BE B-LINE #B3373 GALVANIZED STEEL.

PVC PIPE: ADJUSTABLE BAND HANGERS FOR 3 INCH AND SMALLER. CLEVIS HANGERS FOR 4 INCH AND LARGER SHALL BE B-LINE #B3100 GALVANIZED STEEL CLEVIS TYPE. RISER CLAMPS TO SUPPORT VERTICAL PIPE SHALL BE B-LINE #B3373 GALVANIZED STEEL.

INSULATION PROTECTION SHIELDS: B-LINE #B3151 OF 18 GAUGE GALVANIZED SHEET METAL. SHIELD SHALL COVER HALF OF THE CIRCUMFERENCE OF THE PIPE AND SHALL BE OF LENGTH INDICATED BY MANUFACTURER FOR PIPE SIZE AND THICKNESS OF INSULATION.

HANGER SPACING, ROD SIZES & CONNECTORS: CONNECT RODS TO STEEL BEAMS OR JOISTS WITH B-LINE #B3031 OR #B3033 BEAM CLAMPS AS REQUIRED, CONNECT RODS TO CONCRETE WITH B-LINE #3014 MALLEABLE IRON SINGLE TYPE INSERTS WITH MALLEABLE IRON NUT. CONNECT RODS IN WOOD CONSTRUCTION WITH B-LINE #B3058 SIDE BEAM CONNECTORS. HANG AND SUPPORT PIPING WITH SPACING AND ROD SIZES AS FOLLOWS:

COPPER TUBE: 1-1/2 INCH AND SMALLER - EVERY 6 FEET WITH 3/8 INCH HANGER RODS; 2 INCH - EVERY 10 FEET WITH 3/8INCH HANGER RODS; 2-1/2 INCH - EVERY 10 FEET WITH 3/8 INCH HANGER RODS; 3 INCH - EVERY 10 FEET WITH 1/2 INCH RODS, 4 INCH - EVERY 10 FEET WITH 5/8 INCH HANGER RODS. SUPPORT VERTICAL COPPER TUBE EVERY 10 FEET.

CAST IRON PIPE: EVERY 10 FEET AND WITHIN 1 FOOT OF EACH JOINT. 2 INCH AND SMALLER WITH 3/8 INCH HANGER RODS; 3 INCH WITH 1/2 INCH HANGER RODS; 4 INCH WITH 5/8 INCH HANGER RODS; 6 INCH WITH 3/4 INCH HANGER RODS; 8 INCH AND LARGER WITH 7/8 INCH HANGER RODS. SUPPORT VERTICAL CAST IRON PIPE EVERY 15 FEET.

PVC PIPE: SUPPORT ALL PIPES SIZES EVERY 4 FEET. 1-1/2 INCH AND SMALLER WITH 3/8 INCH HANGER RODS; 2 INCH WITH 1/2 INCH HANGER RODS; 2-1/2 INCH AND 3 INCH WITH 1/2 INCH HANGER RODS, 4 INCH AND LARGER WITH 5/8 INCH HANGER RODS. SUPPORT VERTICAL PVC PIPE EVERY 4 FEET.

SUPPORTS ON FLOOR: SUPPORT PIPING FROM THE FLOOR WHERE REQUIRED FOR FERROUS PIPE OR INSULATED COPPER TUBE, SHALL BE B-LINE B3093 GALVANIZED STEEL WITH PIPE SADDLE, THREADED SHANK FOR HEIGHT ADJUSTMENT AND FLOOR STAND SECURED TO THE FLOOR.

BELOW GROUND INSTALLATION FOR SOIL AND WASTE: INSTALL SOIL AND WASTE PIPING TO A UNIFORM SLOPE OF NOT LESS THAN 1/8 INCH PER FOOT FOR PIPING 4 INCH OR LARGER, AND NOT LESS THAN 1/4 INCH PER FOOT FOR PIPING 3 INCH OR SMALLER. LAY PIPE AT UNIFORM SLOPE, FREE FROM SAGS, WITH HUB END UPSTREAM. MAKE CHANGES IN DIRECTION FROM HORIZONTAL TO VERTICAL, AT FIXTURE BRANCHES AND OTHER BRANCH CONNECTIONS WITH SANITARY "TEES" OR SHORT SWEEP "ELLS". MAKE CHANGES IN DIRECTION FROM VERTICAL TO HORIZONTAL OR HORIZONTAL TO HORIZONTAL WITH LONG RADIUS FITTINGS, LONG SWEEPING "ELLS", COMBINATION "Y AND 1/8 BEND" FITTINGS, OR 45 DEGREE "ELLS" (1/8 BEND FITTINGS), 1/6 BEND OR 1/16 BEND AND "Y" FITTINGS. INSTALL PIPE WITH THE BARREL OF THE PIPE ON FIRM, SOLID EARTH FOR ITS ENTIRE LENGTH, AND EXCAVATE HOLES FOR THE PIPE BELLS. LAY PIPE IN A STRAIGHT LINE AND INSTALL WITH UNIFORM GRADE TO LINE WITH BATTEN BOARDS SET NOT MORE THAN 24 '-0" APART. CLOSE OPEN ENDS OF PIPE WITH A STOPPER WHEN PIPE LAYING IS NOT IN PROGRESS. CENTER SPIGOTS ACCURATELY IN BELLS FOR UNIFORM CAULKING. PROVIDE A SMOOTH AND UNIFORM INVERT IN THE SYSTEM. DRILLING OR TAPPING OF SOIL AND WASTE LINES, AND SADDLE HUBS AND BANDS ARE NOT PERMITTED. LOCATE AND INSTALL SOIL AND WASTE LINES AS INDICATED ON THE DRAWINGS. DETERMINE EXACT LOCATIONS IN SUCH A MANNER AS TO MAINTAIN PROPER CLEARANCE. PRIOR TO INSTALLATION OF ANY BUILDING DRAIN PIPE, VERIFY ELEVATION OF CONNECTION POINT OF EXISTING SEWER, SERVICE LINE OR EXISTING TENANT CONNECTIONS INDICATED ON THE DRAWINGS. IF THE INSTALLATION WILL NOT TIE INTO THE INDICATED INVERT ELEVATION POINT WHILE MAINTAINING PROPER FALL, NOTIFY ARCHITECT SO THAT AN ALTERNATIVE MAY BE DETERMINED.

ABOVE GROUND INSTALLATION FOR SOILAND WASTE, AND STORM: INSTALL SOIL AND WASTE PIPING TO A UNIFORM SLOPE OF NOT LESS THAN 1/8 INCH PER FOOT FOR PIPING 4 INCH OR LARGER, AND NOT LESS THAN 1/4 INCH PER FOOT FOR PIPING 3 INCH OR SMALLER. LAY PIPE AT UNIFORM SLOPE FREE FROM SAGS. SUPPORT PIPE WITHIN 12 INCHES OF EACH JOINT. MAKE CHANGES IN DIRECTION FROM HORIZONTAL TO VERTICAL, AT FIXTURE BRANCHES AND OTHER BRANCH CONNECTIONS WITH SANITARY "TEES" OR SHORT SWEEP "ELLS". MAKE CHANGES IN DIRECTION FROM VERTICAL TO HORIZONTAL OR HORIZONTAL TO HORIZONTAL WITH LONG RADIUS FITTINGS, LONG SWEEPING "ELLS", COMBINATION "Y AND 1/8 BEND" FITTINGS, OR 45 DEGREE "ELLS" (1/8 BEND FITTINGS), 1/6 BEND OR 1/16 BEND AND "Y" FITTINGS. PROVIDE A SMOOTH AND UNIFORM INVERT IN THE SYSTEM. DRILLING OR TAPPING OF SOIL AND WASTE LINES, AND SADDLE HUBS AND BANDS ARE NOT PERMITTED. LOCATE AND INSTALL SOIL AND WASTE LINES AS INDICATED ON THE DRAWINGS. DETERMINE EXACT LOCATIONS IN SUCH A MANNER AS TO MAINTAIN PROPER CLEARANCE.

PLUMBING VENT: CONNECT PLUMBING VENT PIPES TO FIXTURE DRAIN PIPES AS INDICATED ON THE DRAWINGS OR AS REQUIRED BY THE INSTALLATION PRACTICES ADOPTED AND ENFORCED BY LOCAL CODES OFFICIAL, AND EXTEND VENT PIPES FULL SIZE THROUGH THE ROOF LINE. GRADE PIPE TO A UNIFORM SLOPE SO AS TO DRAIN BACK BY GRAVITY TO THE DRAINAGE PIPING SYSTEM. VENTS PASSING THROUGH THE ROOF SHALL BE MINIMUM 3 INCH SIZE EXCEPT IN TROPICAL CLIMATES. TURN FLASHING DOWN INTO STACKS AT LEAST 2 INCHES, AND EXTEND FLASHING 24 INCHES IN ALL DIRECTIONS FROM THE PIPE AT THE ROOF LINE. VENT LINES SHALL BE AIR AND WATER TIGHT.

DOMESTIC WATER: ARRANGE COLD, HOT, AND HOT WATER RECIRCULATION PIPING TO DRAIN AT THE LOWEST POINT IN EACH SYSTEM. INSTALL AT LEAST ONE PIPE UNION ADJACENT TO ALL SHUTOFF VALVES, AT CONNECTION POINTS OF EACH PIECE OF EQUIPMENT, AND ELSEWHERE IN THE SYSTEM WHERE REQUIRED TO ALLOW PROPER MAINTENANCE. PROVIDE UNIONS OF THE GROUND JOINT TYPE. MAKE ALLOWANCE FOR EXPANSION AND CONTRACTION WHERE REQUIRED BY THE INSTALLATION. WHERE WATER PIPING OCCURS IN EXTERIOR WALLS, HOLD PIPE AS CLOSE AS POSSIBLE TO THE INTERIOR FACE OF WALL AND INSTALL INSULATION BATT OR OTHER INSULATION (MINIMUM R-8) BETWEEN PIPING AND THE EXTERIOR WALL FACE.

E. PIPING SANITIZATION

SANITIZE THE ENTIRE DOMESTIC WATER PIPING SYSTEM (COLD, HOT, AND HOT WATER RETURN) WITH A SOLUTION CONTAINING NOT LESS THAN 50 PPM AVAILABLE CHLORINE. KEEP SOLUTION IN THE SYSTEM FOR A MINIMUM OF 24 HOURS, WITH EACH VALVE BEING OPERATED SEVERAL TIMES DURING THE PERIOD. AFTER COMPLETION, FLUSH SYSTEM WITH CITY WATER UNTIL CHLORINE RESIDUAL IS LOWERED TO INCOMING CITY WATER LEVEL.

F. PIPE AND VALVE MARKERS

PROVIDE MANUFACTURER'S STANDARD PRE-PRINTED, SEMI-RIGID SNAP-ON OR PERMANENT ADHESIVE, PRESSURE-SENSITIVE VINYL PIPE MARKERS. PIPE MARKERS SHALL BE COLOR-CODED COMPLYING WITH ANSA A13.1.

INSTALL PIPE MARKERS ON EACH PLUMBING PIPING SYSTEM AND INCLUDE ARROWS TO SHOW NORMAL DIRECTION OF FLOW.

LOCATE PIPE MARKERS AND COLOR BANDS WHEREVER PIPING IS EXPOSED TO VIEW IN OCCUPIED SPACES, MACHINE ROOMS, ACCESSIBLE MAINTENANCE SPACES (SHAFTS, TUNNELS, PLENUMS) AND EXTERIOR NON-CONCEALED LOCATIONS.

PROVIDE PLASTIC LAMINATE OR BRASS VALVE TAG ON EVERY VALVE, COCK AND CONTROL DEVICE IN EACH PLUMBING PIPING SYSTEM; EXCLUDE CHECK VALVES, VALVES WITHIN FACTORY-FABRICATED EQUIPMENT UNITS, PLUMBING FIXTURE FAUCETS, CONVENIENCE AND LAWN-WATERING HOSE BIBBS, AND SHUT-OFF VALVES AT PLUMBING FIXTURES AND SIMILAR ROUGH-IN CONNECTIONS OF END-USE FIXTURES AND UNITS.

4. PLUMBING SPECIALTIES

A. TRAPS

PROVIDE WATER-SEAL TRAPS ON FLOOR DRAINS, FIXTURES AND EQUIPMENT WITH DRAIN CONNECTIONS, INCLUDING TRAPS NOT FURNISHED IN COMBINATION WITH FIXTURES AND EQUIPMENT. PLACE TRAP AS CLOSE TO THE FIXTURE OR DRAIN AS POSSIBLE. EXPOSED TRAPS IN FINISHED SPACES SHALL BE CHROME-PLATED BRASS.

PROVIDE CONVENTIONAL "P" TYPE TRAP, WATER-SEALED SELF-CLEANING DESIGN. FULL "S" TRAPS OR TRAP STANDARDS SHALL BE USED ONLY WHERE SPECIFICALLY CALLED FOR ON THE DRAWINGS OR ELSEWHERE IN THIS SPECIFICATION. TRAP WATER SEALS SHALL NOT BE LESS THAN 2 INCHES, AND DEEP SEAL TRAPS SHALL BE PROVIDED WHERE SPECIFIED OR INDICATED. EACH TRAP NOT INTEGRAL WITH THE FIXTURE OR FLOOR DRAIN OR INSTALLED BELOW THE BASE SLAB SHALL BE PROVIDED WITH AN ACCESSIBLE CLEANOUT OF ADEQUATE SIZE.

B. CLEANOUTS, FLOOR DRAINS AND ROOF DRAINS

CLEANOUTS SHALL BE BY ONE MANUFACTURER IF POSSIBLE. ACCEPTABLE MANUFACTURERS ARE JOSAM, MIFAB, SIOUX CHIEF, SMITH, WADE, WATTS, AND ZURN. PROVIDE LONG SWEEP FITTINGS FOR CLEANOUT EXTENSIONS; SHORT SWEEPS AT START OF RUNS OR CHANGE IN DIRECTION AND COMBINATION WYE AND EIGHT BEND FITTINGS IN HORIZONTAL RUNS. INSTALL CLEANOUTS WITH A MINIMUM OF 18 INCHES CLEAR ALL AROUND, CONSULT LOCAL CODES FOR OTHER REQUIREMENTS, FOR EASY SYSTEM MAINTENANCE. INSTALL PLUG WITH TEFLON JOINT COMPOUND.

WALL CLEANOUTS: AS SCHEDULED ON THE DRAWINGS. INSTALL WALL CLEANOUTS AT POINTS AS NOTED ON THE DRAWINGS; AT THE FOOT OF EACH SOIL, WASTE OR INTERIOR DOWNSPOUT STACK; AT HORIZONTAL SOIL AND WASTE BRANCHES LONGER THAN FIVE FEET NOT SERVED BY A FLOOR CLEANOUT; CONSULT LOCAL CODES FOR INSTALLATION AT SPECIFIC FIXTURE TYPES. INSTALL WALL CLEANOUTS ABOVE THE FLOOD RIM OF THE FIXTURE SERVED WITHIN FOUR FEET OF THE FLOOR AND INSTALL EXTENSIONS FROM THE CLEANOUT TEE TO THE WALL TO LOCATE THE PLUG WITHIN 2 INCH OF THE WALL WHERE REQUIRED. INSTALL CLEANOUTS ON URINALS AND SINKS WHERE REQUIRED BY CODE.

C. VALVES, STRAINERS, HOSE BIBBS, AND UNIONS

PLUMBING SYSTEM VALVES SHALL BE DESIGNED FOR 125 PSI STEAM WORKING PRESSURE AND 200 PSI COLD WATER PRESSURE. INSTALL VALVES ON THE HOT AND COLD WATER LINES AT THE WATER HEATER CONNECTIONS AND OTHER ITEMS OF EQUIPMENT, AT BRANCHES FROM MAINS SERVING GROUPS OF FIXTURES, AND AT OTHER PLACES INDICATED OR REQUIRED BY THE INSTALLATION TO ALLOW EASE OF FUTURE MAINTENANCE. SUBMIT CERTIFICATION THAT VALVES, FITTINGS AND SPECIALTIES COMPLY WITH NSF 61 ANNEX G AND / OR NSF 372. EXCEPT FOR THE FOLLOWING: HOSE BIBBS, HYDRANTS, BACKFLOW PREVENTERS ISOLATING IRRIGATION OR MECHANICAL MAKE-UP SYSTEMS, EMERGENCY MIXING VALVES AND TRAP PRIMERS.

BALL VALVES 2 INCH AND SMALLER: CLASS 150, TWO PIECE LEAD FREE CAST BRONZE BODY, WITH SWEAT ENDS, CHROME PLATED BRONZE BALL WITH CONVENTIONAL PORT, 600 PSI, BLOW-OUT PROOF STEM BY APOLLO # 70-LF-200, HAMMOND # UP8501, MILWAUKEE # UPBA-150.

POINT OF USE THERMOSTATIC MIXING VALVES: THERMOSTATIC MIXING VALVES SHALL BE POWERS AS SCHEDULED ON THE DRAWINGS BY POWERS OR EQUAL BY ACORN ENGINEERING CO., CASH ACME OR LEONARD MEETING ASSE 1070 WITH LEAD FREE BRASS BODY, NON-CORROSIVE INTERNAL PARTS, TAMPER RESISTANT TEMPERATURE ADJUSTMENT, UNION INLETS AND CHECK STOPS WITH STRAINERS. INSTALL VALVE AT PUBLIC LAVATORIES AND HANDWASHING SINK LOCATIONS IN ACCESSIBLE LOCATION. SET TEMPERATURE AS SCHEDULED ON THE DRAWINGS.

STRAINERS: STRAINERS 2 INCH AND SMALLER SHALL BE WATTS #LFS777SI WITH LEAD FREE CAST BRONZE BODY AND SOLDERED ENDS, BRASS CAP AND MONEL 40 MESH SCREEN. STRAINERS 2-1/2 INCH AND LARGER SHALL BE WATTS #77F-DI-FDA-125 WITH FLANGED IRON BODY WITH FUSED FDA EPOXY COATING, BOLTED IRON CAP AND STAINLESS STEEL SCREEN WITH 1/16 INCH PERFORATIONS. STRAINERS SIZE 2-1/2 INCH AND LARGER SHALL HAVE A 1 INCH BLOW-OFF LINE WITH A 1 INCH GATE VALVE CONNECTED TO THE BLOW-OFF CONNECTION AND SHALL BE EXTENDED TO THE NEAREST FLOOR DRAIN.

UNIONS: FERROUS UNIONS SHALL BE CRANE OR EQUAL, COMBINATION IRON AND BRASS, GROUND JOINT WITH SCREWED ENDS. COPPER UNIONS SHALL BE STREAMLINE OR EQUAL, CAST BRONZE SWEAT TYPE WITH GROUND JOINT. FERROUS TO COPPER UNIONS SHALL BE UNIVERSAL CONTROLS OR EQUAL, DIELECTRIC TYPE WITH THREADED NYLON INSERT.

5. PLUMBING FIXTURES AND EQUIPMENT

A. PLUMBING FIXTURES

FURNISH AND INSTALL COMMERCIAL GRADE PLUMBING FIXTURES, SEE THE DRAWINGS FOR QUANTITIES AND DESCRIPTIONS. PROVIDE CHINA FIXTURES AS SCHEDULED BY AMERICAN-STANDARD OR APPROVED EQUAL BY GERBER, KOHLER, PROFLO, SLOAN VALVE CO, TOTO-KIKI OR ZURN. PROVIDE STAINLESS STEEL SINKS AS SCHEDULED BY ELKAY OR EQUAL BY FRANKE OR JUST. PROVIDE ELECTRIC WATER COOLERS AS SCHEDULED BY ELKAY OR APPROVED EQUAL BY ACORN / AQUA, HALSEY TAYLOR OR HAWS. PROVIDE MOP SINKS AS SCHEDULED BY STERN-WILLIAMS OR EQUAL BY ACORN ENGINEERING CO., FIAT OR FLORESTONE. PROVIDE EMERGENCY EQUIPMENT AS SCHEDULED BY BRADLEY OR EQUAL BY CHICAGO, ENCON, GUARDIAN, HAWS OR SPEAKMAN. PROVIDE FIXTURES OF SAME MANUFACTURER WHERE POSSIBLE.

FIXTURES SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN SHALL BE FURNISHED AND INSTALLED, SET FIRM AND TRUE, CONNECTED TO REQUIRED PIPING SERVICES, THOROUGHLY CLEANED, LEFT CLEAN AND READY FOR USE. EXPOSED FITTINGS AND PIPING AT THE FIXTURES SHALL BE CHROME-PLATED, AND WATER SUPPLY PIPING SHALL BE VALVED AT EACH FIXTURE.

VITREOUS CHINA FIXTURES SHALL BE OF THE BEST GRADE VITREOUS WARE, WITHOUT PIT HOLES OR BLEMISHES, AND THE OUTLINES SHALL BE GENERALLY TRUE. THE ENGINEER RESERVES THE RIGHT TO REJECT ANY PIECES WHICH, IN HIS OPINION, ARE FAULTY. FIXTURES SET AGAINST WALLS SHALL HAVE GROUND BACKS AND SHALL BE CAULKED WITH SILICONE SEALANT OF A MATCHING COLOR.

B. PLUMBING FIXTURE TRIM

SUBMIT CERTIFICATION THAT FAUCETS AND TRIM COMPLY WITH NSF 61 ANNEX G AND / OR NSF 372. EXCEPT FOR THE FOLLOWING: FAUCETS NOT USED FOR DRINKING WATER OR COOKING, SHOWER VALVES AND HEADS OR FLUSH VALVES.

FIXTURE TRIM SHALL HAVE THE MANUFACTURER'S NAME STAMPED CLEARLY AND VISIBLY ON EACH ITEM.

FIXTURE P-TRAPS SHALL BE 17 GAUGE BRASS BODY WITH CLEANOUT, 17 GAUGE SEAMLESS TUBULAR WALL BEND WITH CAST BRASS SLIP NUT, SHALLOW STEEL FLANGE, ALL CHROME PLATED BY MCGUIRE, BRASS CRAFT, DEARBORN BRASS, EBC, PROFLO, WATTS BRASS AND TUBULAR OR ZURN.

LAVATORY, SINK, AND WATER CLOSET SUPPLIES SHALL BE SOLID BRASS ANGLE OR STRAIGHT TYPE WITH FULL TURN BRASS STEM, WHEEL HANDLE, OR LOOSE KEY TYPES AS NOTED ON DRAWINGS, SHALLOW STEEL FLANGE, 3/8 INCH COPPER RISER FLANGE, ALL CHROME PLATED, FINAL CONNECTION AS REQUIRED BY MCGUIRE, BRASS CRAFT, EBC, PROFLO OR ZURN.

LAVATORY DRAINS SHALL BE GRID TYPE CHROME PLATED 17 GAUGE BRASS OPEN GRID WITH 1-1/4 INCH X 6 INCH LONG SEAMLESS BRASS TAILPIECE AND BRASS LOCKNUT WITH HEAVY RUBBER BASIN WASHER AND FIBER FRICTION WASHER, BY MCGUIRE, BRASS CRAFT, DEARBORN BRASS, EBC, FRANKE, PROFLO, WATTS BRASS AND TUBULAR OR ZURN.

PROVIDE HANDICAP INSULATION KITS FOR LAVATORIES AND SINKS ON EXPOSED WATER AND WASTE PIPES AND FITTINGS, INCLUDING OFFSET DRAIN AND CONTINUOUS WASTE COVERS WHERE REQUIRED BY BROCAR, MCGUIRE, PLUMBEREX "PRO-2000", PROFLO, TRAP-WRAP OR TRU-BRO.

PROVIDE SMITH, JOSAM, WADE, WATTS, OR ZURN CHAIR CARRIERS FOR MOUNTING WALL MOUNTED WATER CLOSETS AND LAVATORIES AS DESCRIBED ON THE DRAWINGS. SECURELY FASTEN CARRIERS TO FLOOR AND TEST PER MANUFACTURER 'S RECOMMENDATIONS PRIOR TO INSTALLATION OF PARTITIONS. SECURE LAVATORY CHAIR CARRIERS TO FLOOR WITH 1/2 INCH ANCHOR BOLTS.

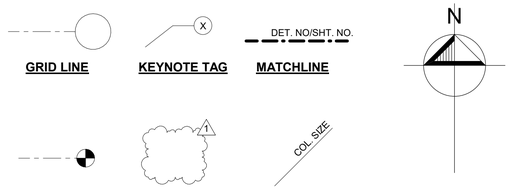
6. ALTERNATES

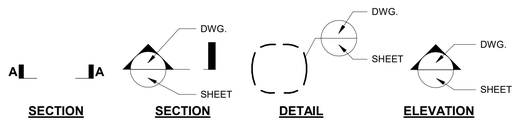
A. DESCRIPTION

REFER TO THE ARCHITECTURAL PORTION OF THE SPECIFICATION FOR LIST OF ALTERNATES. APPLICABLE SECTIONS OF THE BASE SPECIFICATIONS SHALL APPLY TO ALL WORK REQUIRED BY THE ALTERNATE UNLESS OTHERWISE SPECIFIED. DETERMINE WHETHER OR

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2 S0.00 **GENERAL SYMBOLS** 1/4" = 1'-0"

(A)	ABOVE
A.B.	ANCHOR BOLT
ADD'L	ADDITIONAL
ADJ.	ADJACENT
A.F.F.	ARCHITECTURAL FINISHED FLOOR
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
A.T.R.	ALL THREAD ROD
(B)	BELOW
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
B.O.	BOTTOM OF
BOT.	BOTTOM
BTWN.	BETWEEN
℄	CENTERLINE
C.F.	CUBIC FEET
C.I.P.	CAST IN PLACE
C.J.	CONSTRUCTION JOINT
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR.	CENTER
COL.	COLUMN
CNTRSNK.	COUNTER SUNK
COLL.	COLLECTOR
COMP.	COMPACTED
CONC.	CONCRETE
COND.	CONDITION
CONN.	CONNECTION
CONT.	CONTINUOUS
DBL.	DOUBLE
DET.	DETAIL
DIA. Ø	DIAMETER
DIAPH.	DIAPHRAGM
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
E/E	EACH END
E/F	EACH FACE
EL.	ELEVATION
EMB.	EMBEDMENT
E.N.	EDGE NAILING
EQ.	EQUAL
EQUIV.	EQUIVALENT
E/S	EACH SIDE
E/W	EACH WAY
EXT.	EXTERIOR
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
F.N.	FIELD NAILING
F.S.	FAR SIDE
FT.	FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.L.	GRID LINE
GLB	GLUED LAMINATED BEAM
HD	HOLDOWN
H.D.G.	HOT DIP GALVANIZED
HDR.	HEADER
HORIZ.	HORIZONTAL
HT.	HEIGHT
HSS	HOLLOW STRUCTURAL STEEL
I.D.	INSIDE DIAMETER
IN.	INCH
INT.	INTERIOR
LB	POUND
LONG.	LONGITUDINAL
LLV	LONG LEG VERTICAL
LV.	LEVEL
L.S.	LAG SCREW
LVL	LAMINATED VENEER LUMBER
L.W.	LIGHT WEIGHT
MANUF.	MANUFACTURER
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
ML.	MICROLLAM
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.S.	NEAR SIDE
N.T.S	NOT TO SCALE
N.W.	NORMAL WEIGHT
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
PAR.	PARALLEL
PERP.	PERPENDICULAR
PL	PLATE
PSL	PARALLEL STRAND LUMBER
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
P/T	POST TENSIONED
REF.	REFERENCE
R.C.	RELATIVE COMPACTION
REINF.	REINFORCING
REQ'D	REQUIRED
REV.	REVISION
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D	SEE MECHANICAL DRAWINGS
SCH.	SCHEDULE
SHT.	SHEET
SHTG.	SHEATHING
SIMP.	SIMPSON
SIM.	SIMILAR
S.O.G.	SLAB ON GRADE
SPEC.	SPECIFICATIONS
SQ.	SQUARE
STAG.	STAGGERED
STD.	STANDARD
STIFF.	STIFFENER
STL.	STEEL
S.W.	SHEAR WALL
SYM.	SYMMETRIC
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK.	THICK
THR'D.	THREADED
THRU	THROUGH
T.O.	TOP OF
T.O.C	TOP OF CONCRETE
T.O.S.	TOP OF SLAB/STEEL
TRNSV.	TRANSVERSE
TS	TUBE STEEL
TYP.	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
V.W.A.	VERIFY WITH ARCHITECT
W/	WITH
WD.	WOOD
W/O	WITHOUT
W.P.	WORKING POINT
WT.	WEIGHT

1 S0.00 **ABBREVIATIONS** N.T.S.

OMGIVNING
architecture / interiors

1301 N. BROADWAY
LOS ANGELES, CA 90012

SANTA BARBARA VETERANS MEMORIAL BUILDING SEISMIC AND SAFETY UPGRADE

PLANNING SUBMISSION

SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101



REVISIONS:

35% DD	11/21/2024
65% CHECKSET	04/03/2025
90% CHECKSET	04/24/2025
PLANNING SUBMISSION	05/09/2025

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STRUCTURAL GENERAL NOTES

SCOPE OF WORK: STRUCTURAL ANALYSIS AND DESIGN OF POST REMOVAL AT COASTAL ROOM.

GOVERNING CODE:

THE STRUCTURAL DESIGN OF BUILDING COMPONENTS DESCRIBED ON THESE DRAWINGS IS IN ACCORDANCE WITH THE 2022 CALIFORNIA EXISTING BUILDING CODE WITH LOCAL JURISDICTION AMENDMENTS.

LIMITATIONS:

THE LATERAL FORCE RESISTING SYSTEM SHOWN ON THESE DRAWINGS IS DESIGNED TO ACHIEVE MINIMUM REQUIRED STANDARDS FOR STRUCTURAL SEISMIC RESISTANCE, AND IS INTENDED TO REDUCE THE RISK OF LIFE LOSS OR INJURY. THIS WORK WILL NOT NECESSARILY PREVENT LOSS OF LIFE OR INJURY, NOR PREVENT EARTHQUAKE DAMAGE TO NEW OR REHABILITATED BUILDINGS.

1. GENERAL

MATERIALS AND QUALITY OF WORK TO CONFORM TO THE BUILDING CODE DEFINED ABOVE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

a) THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED. WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN THE NOTES, DRAWINGS, OR SPECIFICATIONS, CONTACT THE ENGINEER FOR CLARIFICATION.

b) CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCIES IN A REASONABLE AND TIMELY MANNER. DO NOT PROCEED WITH AFFECTED WORK UNTIL DISCREPANCIES ARE RESOLVED. DO NOT SCALE DRAWINGS.

c) DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER.

d) DETAILS NOTED AS "TYPICAL" IN THEIR TITLE OR ON SHEETS TITLED "TYPICAL DETAILS" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

e) ALL ELEMENTS INDICATED ON THE DRAWINGS SHALL BE ASSUMED "NEW" UNLESS OTHERWISE NOTED.

f) THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE AT ALL TIMES FOR THE CONDITIONS OF THE JOB SITE, INCLUDING, BUT NOT LIMITED TO:
1) SAFETY OF PERSONS, PROPERTY AND STRUCTURES,
2) MEANS, METHODS, PROCEDURES, TECHNIQUES OR SEQUENCES OF CONSTRUCTION,
3) COMPLIANCE WITH APPLICABLE CAL/OSHA REQUIREMENTS AND GUIDELINES,
4) ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

THE CONTRACTOR SHALL BRACE OR SHORE THE CONSTRUCTION AS REQUIRED TO PROVIDE A SAFE AND TRUE STRUCTURE. WHERE BRACING OR SHORING IS INDICATED IN THE DRAWINGS, IT IS DONE SO ONLY AS A COURTESY TO THE CONTRACTOR AND SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COORDINATE THE WORK WITH THE AFOREMENTIONED PROVISIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

2. SUBMITTALS

a) SUBMIT (1) HARDCOPY OR ELECTRONIC PORTABLE DOCUMENT FORMAT (PDF) COPY OF REQUIRED SUBMITTALS TO OWNER'S REPRESENTATIVE FOR REVIEW. MULTIPLE COPIES OF THE SAME SUBMITTAL WILL NOT BE RETURNED. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR MAKING ANY ADDITIONAL COPIES OF REVIEWED SUBMITTALS, AS MAY BE REQUIRED. THE ENGINEER SHALL HAVE 15 WORKING DAYS FROM DATE OF RECEIPT TO COMPLETE AND RETURN THE SUBMITTAL REVIEW.

b) SUBSTITUTION REQUESTS SHALL DEMONSTRATE THE REQUESTED SUBSTITUTION'S ABILITY TO MEET OR EXCEED THE REQUIREMENTS OF THE ORIGINALLY SPECIFIED ITEM. THE REQUEST SHALL ALSO INCLUDE A ROUGH COST SAVINGS ESTIMATE TO THE OWNER, REFERENCES TO DETAILS WHERE SUBSTITUTION IS PROPOSED TO BE APPLIED, AND ALL SUPPORTING DOCUMENTATION REQUIRED FOR THE ITEM BY THIS SECTION OF THE NOTES.

c) SHOP DRAWINGS, MILL CERTIFICATES, AND/OR OTHER RELEVANT CERTIFICATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BEFORE FABRICATION, FOR THE ITEMS LISTED BELOW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SHOP DRAWINGS WITH ALL TRADES AND FIELD CONDITIONS.

d) NOTE: SUBMITTING COPIES OF THE STRUCTURAL DRAWINGS IS UNACCEPTABLE AND WILL BE REJECTED FOR COMPLETE REVISION. WHERE NEW STRUCTURAL ELEMENTS ARE LOCATED WITHIN AN EXISTING STRUCTURE, SHOP DRAWINGS SHALL INCLUDE THE COORDINATION OF THE NEW STRUCTURAL ELEMENTS WITH THE EXISTING STRUCTURAL AND ARCHITECTURAL ELEMENTS. ALL SHOP DRAWING SUBMITTALS SHALL CLEARLY IDENTIFY THE SET-OUT OF NEW STRUCTURAL ELEMENTS RELATIVE TO THE RELEVANT PORTIONS OF THE EXISTING STRUCTURE, EXTENT OF ANY REQUIRED DEMOLITION, AND SHALL COORDINATE ALL OF THE RELEVANT TRADES.
1) STRUCTURAL AND MISCELLANEOUS STEEL
(1) MILL CERTIFICATIONS FOR ALL STEEL AND ALL FASTENERS.
(2) SHOP DRAWINGS INCLUDING AT A MINIMUM ASTM MATERIAL DESIGNATIONS, MEMBER SIZES, SIZES AND TYPES OF WELDS, SIZES AND TYPES OF BOLTS, AND DIMENSIONS.
(3) WELD PROCEDURE SPECIFICATIONS, INCLUDING NEW WELDS TO EXISTING STRUCTURAL STEEL, AND PROCEDURE QUALIFICATION RECORDS FOR WELDS THAT ARE NOT PREQUALIFIED, FOR EACH TYPE OF WELD TO BE USED AND PRODUCT DATA FOR WELDING FILLER METAL.
(4) MANUFACTURER'S PRODUCT DATA FOR PRIMER AND FINISH PAINT, INCLUDING COLOR CHARTS.
(5) CONTRACTOR SHALL ESTABLISH AND VERIFY REQUIRED TOP OF STEEL (T.O.S.) ELEVATIONS, WHETHER INDICATED ON THE DRAWINGS OR NOT, AGAINST ARCHITECTURAL FINISHED FLOOR AND ROOF ELEVATIONS, AND THE STRUCTURAL DETAILS, INCLUDING ANY SPECIFIED OFFSET OR PRE-CAMBER. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
(6) ADD ANY SPECIAL SEISMIC SUBMITTALS, IF ANY
2) REINFORCING STEEL
(1) MATERIAL CERTIFICATES FOR REINFORCING STEEL.
(2) DRAWINGS FOR FABRICATION, BENDING, AND PLACEMENT OF REINFORCING STEEL IN ACCORDANCE WITH ACI 315.
(3) WELD PROCEDURE SPECIFICATIONS, INCLUDING NEW WELDS TO EXISTING STRUCTURAL STEEL, AND PROCEDURE QUALIFICATION RECORDS FOR WELDS THAT ARE NOT PREQUALIFIED, FOR EACH TYPE OF WELD TO BE USED ON REINFORCING STEEL.
3) CAST-IN-PLACE CONCRETE AND SHOTCRETE
(1) MIX DESIGNS FOR EACH TYPE OF CONCRETE ON THE PROJECT INCLUDING RESULTS OF SLUMP, COMPRESSION, AND SHRINKAGE TESTS AND OTHER PROJECT SPECIFIC CRITERIA
(2) MATERIAL CERTIFICATES
(3) PROPOSED CONSTRUCTION AND CONTROL JOINT LOCATIONS
(4) CURING MATERIALS AND METHODS
(5) PRODUCT DATA FOR NON-SHRINK GROUT
(6) FORMWORK TYPE, FORMWORK, JOINT LOCATIONS, CHAIRS, FORM TIES, ETC.
(7) PROPOSED ROUGHENING METHODS AND TECHNIQUES TO PREPARE EXISTING SURFACES TO RECEIVE NEW CONCRETE, IN ACCORDANCE WITH AMPLITUDE NOTED IN THE CONCRETE SECTION OF THESE NOTES.
(8) SHOTCRETE PRE-CONSTRUCTION TEST PANELS (WHEN REQUIRED)
(9) SHOTCRETE NOZZLE OPERATOR (NOZZLEMAN) ACI CERTIFICATIONS
(10) SHOP DRAWINGS FOR ARCHITECTURALLY EXPOSED CONCRETE ELEMENTS
4) MECHANICAL ANCHORS AND EPOXY ANCHORS
(1) PRODUCT DATA FOR EACH TYPE OF SYSTEM INCLUDING ANCHOR TESTING IN ACCORDANCE WITH ACI 355.2 FOR MECHANICAL ANCHORS AND ACI 355.4 FOR EPOXY ANCHORS.
(2) CERTIFICATION OF ANCHOR INSTALLERS PER ACI/CRSI WHERE ANCHORS ARE INSTALLED IN HORIZONTAL OR VERTICAL CONDITIONS WITH SUSTAINED TENSION.
5) UNDERSLAB VAPOR-BARRIER
6) THE FOLLOWING SUBMITTALS SHALL BE STAMPED AND SIGNED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION, AND SHALL INCLUDE DRAWINGS AND CALCULATIONS.
(1) SHORING FOR ALL ELEMENTS AFFECTED BY THE CONTRACTOR'S DEMOLITION AND MEANS-AND-METHODS OF CONSTRUCTION.
(2) ANY UNDERPINNING OF ADJACENT SITE
(3) ERECTION OF STEEL FRAMING
(4) CONCRETE FORMWORK
7) DEFERRED AND DELEGATED DESIGN SUBMITTALS SHALL BE SUBMITTED TO THE ENGINEER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMISSION TO THE AUTHORITY HAVING JURISDICTION FOR PLAN CHECK AND BUILDING PERMIT. THE DESIGN SHALL BE IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE AND PROJECT-SPECIFIC DESIGN CRITERIA LISTED IN SECTION 5:
(1) SEISMIC ANCHORAGE AND BRACING OF MEP SYSTEMS.
(2) STRUCTURAL PRECAST CONCRETE
(3) ARCHITECTURAL PRECAST CONCRETE
8) WINDOW WASHING ANCHORS AND EQUIPMENT
(1) GUARDRAILS AND HANDRAILS
(2) METAL LADDERS, SHIPS LADDERS, AND SAFETY CAGES
(3) COLD FORMED METAL FRAMING NOT SPECIFIED ON STRUCTURAL DRAWINGS
9) VEHICLE BARRIER & BOLLARDS NOT SPECIFIED ON STRUCTURAL DRAWINGS

3. SPECIAL INSPECTION REQUIREMENTS AND TESTING

REFER TO SHEET S0.04

4. DESIGN BASIS

a) CONSTRUCT IN CONFORMANCE WITH THE BUILDING CODE NOTED ABOVE.

b) DESIGN LIVE LOADS (PSF):
1) ROOF 20
2) FLOOR 50
3) PARTITION 15

c) DESIGN DEAD LOADS (PSF):
1) BARREL TILE ROOF 42
2) TYPICAL ROOF 27
3) TYPICAL FLOOR 31

d) EARTHQUAKE DESIGN DATA
1) SEISMIC IMPORTANCE FACTOR, I: 1.25
2) RISK CATEGORY: III
3) USGS MCEr SPECTRAL RESPONSE ACCELERATIONS:
(1) Ss = 2.21 g
(2) S1 = 0.798 g
4) SITE CLASS: D - DEFAULT
5) ASCE 7 DESIGN SPECTRAL RESPONSE ACCELERATIONS:
(1) SDS = 1.768 g
(2) SD1 = 1.357 g

e) WIND:
1) RISK CATEGORY: III
2) BASIC WIND SPEED: 98 MPH
3) WIND DIRECTIONALITY FACTOR, Kd: 0.85
4) EXPOSURE CATEGORY TYPE: C
5) TOPOGRAPHIC FACTOR, Kzt: 1.0
6) ENCLOSURE CLASSIFICATION: PARTIALLY ENCLOSED

f) FOUNDATIONS:
1) SPREAD FOOTING: 2000 PSF

5. FOUNDATION, FILL, AND SITE WORK

FOUNDATION DESIGN IS BASED ON: MINIMUM DESIGN VALUES PRESCRIBED IN THE BUILDING CODE NOTED ABOVE.

a) EXCEPT WHERE OTHERWISE SHOWN, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. ALL FOUNDATIONS SHALL BE POURED WITHOUT THE USE OF SIDE FORMS WHEREVER POSSIBLE. IF THE TRENCHES CANNOT STAND, FULLY FORM SIDES TO DIMENSIONS SHOWN.

b) DO NOT ALLOW WATER TO STAND IN TRENCHES. IF BOTTOMS OF TRENCHES BECOME SOFTENED DUE TO RAIN OR SLURRY OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE AT NO COST TO OWNER.

c) WHERE SITEWORK IS REQUIRED, COMPLY WITH THE FOLLOWING:
1) STRIP THE AREA TO BE BUILT OVER OF ALL ORGANIC MATERIAL AND TOPSOIL.
2) SCARIFY THE TOP 6" OF STRIPPED SURFACE; BRING TO CORRECT MOISTURE CONTENT; THEN RE-COMPACT TO AT LEAST 95% UNDER FOOTINGS AND 90% ELSEWHERE.
3) FILL MATERIAL TO BE PLACED IN 6" LAYERS AND COMPACTED.
4) FILL MATERIAL SHALL BE FREE OF PLASTIC CLAYS, VEGETATION, AND OTHER DELETERIOUS MATERIAL; IT SHALL BE OF SUCH QUALITY THAT IT WILL COMPACT THOROUGHLY WHEN WATERED AND ROLLED. THE FILL SHALL NOT CONTAIN ROCKS OR LUMPS OVER 2" IN GREATEST DIMENSION.

d) PLACE BACKFILL BEHIND RETAINING WALLS AFTER CONCRETE HAS ATTAINED FULL DESIGN STRENGTH. BRACE BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS AND SLABS ON GRADE HAVE ATTAINED FULL DESIGN STRENGTH.

e) FOR SHALLOW FOUNDATIONS, THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT EXCEEDING 1 UNIT VERTICAL IN 10 UNITS HORIZONTAL (10% SLOPE). FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTING OR WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 1 UNIT VERTICAL IN 10 UNITS HORIZONTAL. REFER TO THE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION AND MINIMUM EMBEDMENT FOR ALL SHALLOW FOUNDATIONS.

6. UNDER-SLAB VAPOR BARRIER

a) VAPOR BARRIER MUST HAVE THE FOLLOWING MATERIAL QUALITIES:
1) WVTR LESS THAN 0.008 AS TESTED BY ASTM E96.
2) ASTM (E) 1745 CLASS A (PLASTICS).

b) ACCEPTABLE PRODUCTS:
1) STEGO WRAP (15 MIL) VAPOR BARRIER BY STEGO INDUSTRIES.
2) W.R. MEADOWS PREMOULDED MEMBRANE WITH PLASMATIC CORE.

c) INSTALLATION & PREPARATION OF SUBSOIL FOR VAPOR BARRIER SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND ASTM E1643-11.

7. CONCRETE

a) EXCEPT WHERE NOTED OTHERWISE, ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 – SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. UNLESS OTHERWISE NOTED, COMPLY WITH CONSTRUCTION TOLERANCES AS SPECIFIED IN ACI 117 "SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS".

b) REINFORCE ALL CONCRETE. INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING AND SECURELY TIE PRIOR TO PLACING CONCRETE.

c) PORTLAND CEMENT SHALL CONFORM TO ASTM C150 TYPE I OR II OR ASTM C595 TYPE 1L.

d) CONCRETE SHALL BE HARDROCK CONCRETE AND CONFORM TO ALL REQUIREMENTS OF ASTM C33, UNLESS OTHERWISE NOTED. WHERE LIGHTWEIGHT CONCRETE IS SPECIFIED, IT SHALL CONFORM TO ASTM C330. FLY ASH SHALL COMPLY WITH ASTM C618; SLAG SHALL COMPLY WITH ASTM C989. PROPORTION CONCRETE IN ACCORDANCE WITH ACI 211.1, INCLUDING ANY REQUIRED ADMIXTURES. CONCRETE SHALL SATISFY THE FOLLOWING PROPERTIES:

ADMIXTURES WITH CHLORIDE IONS: NOT PERMITTED
MIN. SLUMP: 2 1/2"
MAX. SLUMP: 7"
MAX. WATER/CEMENTITIOUS (W/CM) RATIO: 0.50
MIN. FLY ASH OR SLAG REPLACEMENT: 20%
AIR CONTENT: PER ACI TABLE 19.3.3.1 (EXPOSURE CLASS F2)

LOCATION	F'c MIN. STRENGTH, PSI	TEST AGE, DAYS	MAX. W/CM	MAX. AGGREGATE SIZE
CONCRETE BEAMS	5,000	28	0.4	1"
SLAB ON GRADE AND MISC. CONC.	5,000	28	0.4	1"

NOTES:
1) ALL CONCRETE IS NORMAL WEIGHT (145 PCF) UNLESS OTHERWISE NOTED.
2) COORDINATE AIR CONTENT WITH REQUIRED FIRE RATING, S.A.D.
3) IF SUBJECTED TO FREEZE/THAW OR DEICING MATERIALS, SEE CONCRETE AIR MIX CONTENT TABLE BELOW.
4) SLUMP SHALL COMPLY WITH ACI 301.
5) FOR SLABS AND BEAMS, LIMIT THE MAXIMUM PERCENTAGE OF CONCRETE SHRINKAGE TO 0.03% AT 28 DAYS AND 0.04% AT 90 DAYS.
6) MAX. W/CM = 0.50 UNLESS OTHERWISE NOTED.
7) WHERE MINIMUM MODULUS OF ELASTIC VALUES ARE SPECIFIED, THESE PROPERTIES ARE TO BE SUBSTANTIATED BY PRECONSTRUCTION CONCRETE MIX DESIGN DATA. THE TESTING SHALL BE IN ACCORDANCE TO ASTM C-469 AND THE TEST DATA ARE SUBMITTED FOR ENGINEERS REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

GLOBAL WARMING POTENTIAL		
REGION(1)	SAN FRANCISCO / LOS ANGELES, CA	
CONCRETE COMPRESSIVE STRENGTH (F'c)	PORTLAND CEMENT LIMITS (LBS/CY)(2)(3)	EMBODIED CARBON LIMITS (KG CO^2e/M^3)(2)(3)
0-2500 PSI	362	260
2501-3000 PSI	410	298
3001-4000 PSI	456	313

NOTES:
1) SELECT CONCRETE CRITERIA / LIMITS BASED ON GEOGRAPHICAL LOCATION OF PROJECT. IF PROJECT IS LOCATED OUTSIDE OF THE ABOVE REGIONS, REFER TO NATIONAL INDUSTRY AVERAGES SUMMARIZED BY THE CARBON LEADERSHIP FORUM.
2) OPTION OF COMPLIANCE FOR EITHER CEMENT OR GWP LIMITS, PER SECTION 19.0.050 OF THE BAY AREA LOW CARBON CONCRETE CODE.
3) CEMENT VOLUME OR CARBON EMISSIONS MAY BE ASSESSED BY EITHER THE 'MIX METHOD' OR THE 'PROJECT METHOD'.E. FOR PROJECTS LOCATED IN CALIFORNIA, CONCRETE MIX DESIGNS SHALL FOLLOW THE REQUIREMENTS OF THE MARIN COUNTY LOW CARBON CONCRETE CODE, ADOPTED NOVEMBER 19, 2019. REFER TO TABLE FOR SPECIFIC LIMITS ON CEMENT AND/OR GLOBAL WARMING POTENTIAL, WHICH HAVE BEEN SET PER THE ADOPTED CODE LANGUAGE IN THE FOLLOWING LINK: https://www.marincounty.org/depts/cd/divisions/sustainability/lowcarbonconcrete

e) THE ACTUAL SLUMP AND TOLERANCE SHALL BE ESTABLISHED BY THE CONTRACTOR AND CONCRETE SUPPLIER, AS REQUIRED TO SATISFY THE CONTRACTOR'S MEANS AND-METHODS FOR PLACEMENT, FIELD AND INSTALLATION CONDITIONS (INCLUDING REINFORCING CONGESTION), FINISH REQUIREMENTS, AND AS REQUIRED TO SATISFY THE PERFORMANCE CRITERIA SPECIFIED ABOVE.

f) IN AREAS OF HEAVY REINFORCING AND CONGESTION, CONTRACTOR SHALL PROVIDE ADEQUATE MEANS AND METHODS TO PROPERLY INSTALL CONCRETE (I.E., HIGH-RANGE WATER-REDUCING ADMIXTURE, FORM VIBRATORS, ETC.) AT SUCH LOCATIONS, THE CONTRACTOR MAY USE 3/8" MINIMUM CRUSHED ROCK OF NOT LESS THAN 1500 LBS/CU. YD.

g) NO WATER SHALL BE ADDED AT THE TIME OF INSTALLATION WITHOUT WRITTEN APPROVAL OF THE ENGINEER OF RECORD AND SHALL BE REVIEWED AND APPROVED BY THE CONCRETE MIX SUPPLIER.

h) ALL CONCRETE WITH EXPOSED SURFACES SHALL HAVE HIGH-RANGE ATER-REDUCING ADMIXTURE (SUPERPLASTICIZER).

i) HIGH-RANGE WATER-REDUCING ADMIXTURE SHALL COMPLY WITH ASTM C494, TYPE F OR TYPE G. PRODUCTS INCLUDE THE FOLLOWING:
1) EUCON 37/1037 OR PLASTOLSERIES, EUCLID CHEMICAL COMPANY,
2) DARACEM, W.R. GRACE COMPANY, OR
3) SIKAMENT 300, SIKA CORP.

j) FOR SHOTCRETE HIGH-RANGE WATER-REDUCING ADMIXTURE SHALL COMPLY WITH ASTM C494, TYPE A OR TYPE D. PRODUCTS INCLUDE THE FOLLOWING:
1) EUCON 37/1037 OR PLASTOLSERIES, EUCLID CHEMICAL COMPANY
2) DARACEM, W.R. GRACE COMPANY, OR
3) SIKAMENT 300, SIKA CORP.

k) WHEN PLACING NEW CONCRETE OR SHOTCRETE AGAINST EXISTING CONCRETE, AND/OR CONCRETE MASONRY, ROUGHEN EXISTING MATERIAL TO 1/4" AMPLITUDE. REMOVE ALL LOOSE CEMENTITIOUS MATERIALS AND AGGREGATES. PRESSURE WASH SURFACE AND REMOVE STANDING WATER IMMEDIATELY PRIOR TO PLACING NEW CONCRETE. AT EXISTING BRICK, ROUGHENING IS NOT REQUIRED IF EXISTING BRICK HAS A NATURAL ROUGH SURFACE (APPROXIMATELY 1/4" AMPLITUDE). THE ROUGHENED SURFACE IS SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER.

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SANTA BARBARA VETERANS MEMORIAL BUILDING SEISMIC AND SAFETY UPGRADE

PLANNING SUBMISSION

SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER S. PIMAN
No. S5257
EXP. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

REVISIONS:

35% DD	11/21/2024
65% CHECKSET	04/03/2025
90% CHECKSET	04/24/2025
PLANNING SUBMISSION	05/09/2025

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06/20/2025

GENERAL NOTES

S0.01

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l) CONSTRUCT CONCRETE FLOORS AND SLABS PER RECOMMENDATIONS OF ACI 302.1R CONTRACTOR SHALL ALLOW FOR SAW CUTS LOCATED ALONG EVERY COLUMN GRID,

OR

10'-0" (LESSER OF), UNLESS OTHERWISE NOTED. CONTRACTOR SHALL SUBMIT LOCATIONS OF ANY PROPOSED JOINTS AND SAW CUTS FOR ENGINEERS REVIEW AND APPROVAL.

8. FORMWORK

a) DESIGN AND CONSTRUCT FORMWORK IN ACCORDANCE WITH ACI 347 RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" AND ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE", UNLESS OTHERWISE NOTED.

b) AS REQUIRED, PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING MEMBERS TO PREVENT AIR POCKETS OR "HONEYCOMBS". CONCRETE CAST WITH AIR POCKETS OR HONEYCOMBS IS NOT ACCEPTABLE.

c) PROVIDE 3/4" BY 3/4" CHAMFER STRIPS ON ALL EXTERNAL CORNERS OF BEAMS, COLUMNS, AND WALLS, UNLESS OTHERWISE NOTED.

d) REMOVE FORMS AND SHORES IN ACCORDANCE WITH THE FOLLOWING:
1) POST-TENSIONED SLABS, BEAMS, AND GIRDERS – REMOVE FORMS AND SHORES NO SOONER THAN 72 HOURS, F'C = 4000 PSI MINIMUM, OR MEMBERS HAVE BEEN TENSIONED.
2) BOTTOM FORMS AND SHORES FOR MILDLY REINFORCED SLABS, BEAMS, AND GIRDERS – REMOVE FORMS AND SHORES NO SOONER THAN 7 DAYS AND F'C = 3000 PSI MINIMUM.
3) COLUMNS AND WALLS – REMOVE FORMS AND SHORES NO SOONER THAN 72 HOURS.
4) FOOTINGS, PILE CAPS, AND GRADE BEAMS – REMOVE FORMS AND SHORES NO SOONER THAN 48 HOURS.

e) CONCRETE SHALL BE CONTINUOUSLY CURED FOR 10 DAYS AFTER PLACING IN ANY APPROVED MANNER IN ACCORDANCE WITH ACI 301, INCLUDING CURING COMPOUND, CURING PAPER, WATER SPRAY, FLOODING WITH WATER (FOR SLABS), ETC. PROVIDE CURING WHERE FORMS ARE REMOVED IN LESS THAN 7 DAYS.

NOTE: FOOTINGS ARE EXEMPTED FROM THIS REQUIREMENT.

9. REINFORCING STEEL

a) ALL REINFORCING STEEL BARS, UNLESS OTHERWISE NOTED, SHALL CONFORM WITH THE LATEST STANDARD SPECIFICATIONS FOR DEFORMED BILLET STEEL FOR CONCRETE REINFORCEMENT, ASTM DESIGNATION A615 OR A706 AND SHALL BE MINIMUM GRADE 60. HEADED SHEAR STUD REINFORCING SHALL COMPLY WITH ASTM A1044

REINF. BAR LOCATION	ASTM REINF. GRADE SPECIFICATION
CONCRETE BEAMS, SLAB ON GRADE, & DOWELS INTO FOUNDATION	A706 GR.60

b) ALL REINFORCING STEEL THAT IS TO BE WELDED OR USED IN SEISMIC FRAME MEMBERS AND SHEAR WALL BOUNDARY ELEMENTS, SHALL CONFORM TO THE LATEST STANDARD FOR LOW-ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT ASTM A706 (GRADE 60 ONLY). BILLET STEEL ASTM A615 REINFORCEMENT MAY BE SUBSTITUTED FOR LOW ALLOY ASTM A706 IF (1) THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI, (2) THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25, AND (3) MINIMUM ELONGATION IN 8" SHALL BE AT LEAST 14% FOR BAR SIZES #3 THROUGH #6, AT LEAST 12% FOR BAR SIZES #7 THROUGH #11, AND AT LEAST 10% FOR BAR SIZES #14 AND #18.

c) WELDED WIRE MESH SHALL CONFORM TO LATEST EDITION OF ASTM A1064.

d) SUITABLE DEVICES (DOBIES, CHAIRS, ETC.) OF SOME STANDARD MANUFACTURE SHALL BE USED TO HOLD REINFORCEMENTS IN ITS TRUE HORIZONTAL AND VERTICAL POSITIONS. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND NUMEROUS TO PREVENT DISPLACEMENT OF THE REINFORCING DURING PLACING OF CONCRETE. ALL SUCH DEVICES HAVE PRIOR APPROVAL FROM THE ARCHITECT AND ENGINEER.

e) LAP SPLICE ALL BARS IN CONCRETE PER STANDARD DETAILS SCHEDULE, USING LAP TYPE "TOP" UNLESS OTHERWISE NOTED. WHEN LAPPING BARS OF DIFFERENT SIZES, USE THE LAP LENGTH OF THE LARGER BAR.

f) IN LIEU OF LAP SPLICES, REBAR COUPLERS MAY BE USED. ERICO'S AND/OR ERICO'S CADWELD LENTON. DAYTON BAR-LOCKS AND SIMILAR DEVICES MAY BE USED ONLY IF REINFORCING DETAILER ACCOUNTS FOR COUPLER SIZE, 24" STAGGERING OF COUPLERS AND REINFORCING BAR SPACING. ALTERNATES WILL BE CONSIDERED UPON SUBMITTAL OF MANUFACTURER'S TESTING REPORT. FOR APPLICATIONS IN SEISMIC FRAME MEMBERS AND BOUNDARY ELEMENTS OF SHEAR WALLS, THE COUPLERS SHALL DEVELOP THE LARGER OF 100% OF THE ULTIMATE TENSILE STRENGTH OR 125% OF THE SPECIFIED YIELD STRENGTH OF THE REBAR. FOR ALL OTHER APPLICATIONS, THE COUPLERS SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE REBAR.

g) IN LIEU OF COUPLERS, MAIN LONGITUDINAL REINFORCING BARS OF ASTM A706 STEEL MAY BE WELDED PER AWS D1.4. WELDED SPLICES SHALL NOT BE USED WITHIN A JOINT OF THE SEISMIC FRAME, OR WITHIN A DISTANCE OF ONE BEAM/COLUMN DEPTH FROM A JOINT.

h) HOOK DISCONTINUOUS ENDS OF REINFORCING STEEL PER TYPICAL DETAIL, UNLESS OTHERWISE NOTED. WHERE SPECIFIED OR WHERE REINFORCING IS IN A CONGESTED ZONE SO AS NOT TO PERMIT HOOK BARS, PROVED A "T-HEAD" TERMINATOR: LENTON "D6" OR "D16" TERMINATOR OR APPROVED EQUAL.

i) DETAIL ACCORDING TO THE LATEST ACI STANDARD 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. PLACE REINFORCEMENT PER ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE", UNLESS OTHERWISE NOTED.

j) REBAR PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.

k) REBAR SHALL ONLY BE BENT ONCE. REBAR SHALL NOT BE BENT AND STRAIGHTENED FOR CONSTRUCTION UNLESS EXPLICITLY NOTED ON THE CONSTRUCTION DOCUMENTS.

l) MAINTAIN COVERAGE TO FACE OF BARS, INCLUDING SLEEVES AND PENETRATIONS, AS FOLLOWS, UNLESS OTHERWISE NOTED:
1) CAST-IN-PLACE CONCRETE
(1) 3" WHERE CONCRETE IS DEPOSITED AGAINST EARTH EXCEPT SLAB-ON-GRADE.
(2) 2 1/2" FOR CAST-IN-PLACE DEEP FOUNDATION ELEMENTS NOT ENCLOSED BY A STEEL PIPE, TUBE OR PERMANENT CASING.
(3) 2" FOR FORMED CONCRETE WHICH IS EXPOSED TO EARTH OR WEATHER FOR #6 BAR THROUGH #18 BAR. REDUCED TO 1 1/2" FOR #5 BAR, W31 OR D31 WIRE AND SMALLER.
(4) 1 1/2" FOR INTERIOR BEAMS AND COLUMNS.
(5) 1 1/2" FOR INTERIOR SLABS AND WALLS FOR #14 AND #18 BAR. REDUCED TO 3/4" FOR #11 BAR AND SMALLER.
(6) 1 1/2" FOR SLAB-ON-GRADE.

m) CHLORIDES: GROUT OR CONCRETE CONTAINING CHLORIDES SHALL NOT BE USED.

n) PUMPED CONCRETE: IF CONCRETE IS PLACED BY THE PUMP METHOD, THEN HORSES SHALL BE PROVIDED TO SUPPORT THE HOSE. THE HOSE SHALL NOT BE ALLOWED TO RIDE ON THE TENDONS.

o) CONCRETE CONSOLIDATION: THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ASSURE COMPLETE CONSOLIDATION AND DENSIFICATION OF CONCRETE.

10. NON-SHRINK GROUT

a) NON-SHRINK GROUT SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS (F'c) OF 7,000 PSI.

b) NON-SHRINK GROUT SHALL COMPLY WITH ONE OF THE FOLLOWING.
1) DRY PACK NON-SHRINK GROUT SHALL BE EUCLID CHEMICAL COMPANY'S "EUCO-NS", L&M CRYSTEX, MASTER BUILDERS' "MASTERFLOW 713", SIMPSON'S "FX-228", FIVE STAR GROUT, OR SIKAGROUT-212.
2) WHERE HIGH FLUIDITY OR INCREASED PLACING TIME IS REQUIRED, USE EUCLID CHEMICAL COMPANY'S "EUCO HI-FLOW GROUT", MASTER BUILDERS' "MASTERFLOW 928", OR SIKAGROUT-212.

c) COMPLY WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND REQUIREMENTS

11. PATCHING OF CONCRETE

a) ALL INSERT HOLES, FORM TIES, WALERS , ETC., AND OTHER IMPERFECTIONS ON THE SURFACES OF THE CONCRETE SHALL BE FILLED WITH GROUT, BRUSHED AND SACKED TO A UNIFORM FINISH. ALL HOLES THROUGH TO THE OUTSIDE OF THE BUILDING MUST BE MADE WATERTIGHT.

b) MATERIALS AND METHODS USED FOR PATCHING OF CONCRETE IN THE EVENT OF SPALLING, HONEYCOMBING, LARGE CRACKS, ETC., SHALL BE BY MASTER BUILDERS, SIKA, OR EQUIVALENT. FINAL FINISHED APPEARANCE SUBJECT TO APPROVAL. SUBSTITUTES WILL BE CONSIDERED UPON SUBMITTAL OF MANUFACTURER'S TESTING REPORT.

12. FRAMING LUMBER

a) ALL FRAMING LUMBER SHALL BE GRADED PER WCLIB GRADING RULES NO. 17.

b) ALL FRAMING LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF INSTALLATION AND PRIOR TO THE INSTALLATION OF BUILDING FINISHES, INCLUDING VAPOR BARRIERS & WATERPROOFING MEMBRANES.

c) ALL FRAMING LUMBER, ASSOCIATED METAL CONNECTORS, ANCHORS AND FASTENERS, INCLUDING SELF-DRILLING TIMBER SCREWS, SHALL BE PROTECTED SUCH THAT THE MAXIMUM MOISTURE CONTENT DOES NOT EXCEED 16% IN THE COMPLETED BUILDING. ALTERNATIVELY, PROVIDE ADDITIONAL PROTECTION AS REQUIRED FOR THE THE EXPOSURE CATEGORY OR SERVICE CLASS, PER THE OTHER APPLICABLE SECTIONS OF THESE GENERAL NOTES OR THE PROJECT SPECIFICATIONS.

d) ALL POSTS AND BEAMS SHALL BE DOUGLAS FIR, #1.

e) ALL FLOOR AND ROOF JOISTS SHALL BE DOUGLAS FIR, #1.

f) ALL STUDS, PLATES, ETC., SHALL BE DOUGLAS FIR, CONSTRUCTION GRADE.

g) ENGINEERED WOOD PRODUCTS MAY BE USED AS SUBSTITUTES FOR SAWN LUMBER UPON REQUEST BY THE CONTRACTOR AND APPROVAL FROM THE ARCHITECT AND ENGINEER OF RECORD. CONTRACTOR SHALL SUBMIT MANUFACTURER'S TESTING REPORTS FOR APPROVAL.

13. PLYWOOD (PW) OR ORIENTED STRAND BOARD (OSB)

a) EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE, TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS-1. PLYWOOD GRADE SHALL CONFORM TO CD-X FOR PLYWOOD OR TYPE 2-M-W FOR ORIENTED STRAND BOARD, UNLESS OTHERWISE NOTED.

b) WHERE PLYWOOD IS PERMANENTLY EXPOSED TO WEATHER, IT SHALL BE EXTERIOR TYPE. OTHERWISE, PANEL SHEATHING SHALL BE EXPOSURE 1. PLYWOOD TO BE CC GRADE AT LOCATIONS EXPOSED TO WEATHER; CC OR CD GRADE ELSEWHERE.

c) PANELS TO BE 5-PLY MINIMUM, EXCEPT 3/8" PANELS TO BE 3-PLY MINIMUM.

d) PLYWOOD SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS. PLYWOOD AT FLOORS SHALL BE GLUED TO FRAMING BELOW (USE SOLVENT BASED GLUE COMPLYING WITH ASTM D3498 AND VOLATILE ORGANIC COMPOUND (VOC) LIMITS PER CALGREEN). LN-950 BY LIQUID NAILS OR APPROVED EQUIVALENT, UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT. PROVIDE RING-SHANK NAILS AT FLOOR AND ROOF SHEATHING.

e) PLYWOOD SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. BLOCK ALL EDGES WITH A MINIMUM OF 3x BLOCK AND/MEMBERS. ALL NAILING SHALL HAVE 3/8" EDGE DISTANCE FOR FRAMING, BLOCKING AND PLYWOOD EDGES. USE SMOOTH-SHANK NAILS FOR PLYWOOD WALL SHEATHING.

f) STAPLES FOR PLYWOOD DIAPHRAGMS SHALL BE 14 GAGE ROUND SEMI-FLATTENED OR FLATTENED, PLAIN OR ZINC-COATED STEEL WIRE, WITH A NOMINAL CROWN WIDTH OF 7/16", DRIVEN BY PNEUMATIC OR MECHANICAL DEVICE.

g) PROVIDE 1/8" GAP BETWEEN PANELS UNLESS OTHERWISE NOTED.

h) PANELS SHALL HAVE THE FOLLOWING PROPERTIES UNLESS OTHERWISE NOTED.
1) 3/8" NOMINAL SHALL BE 3/8" ACTUAL THICKNESS WITH 24/0 SPAN RATING.
2) 1/2" NOMINAL SHALL BE 15/32" ACTUAL THICKNESS WITH 32/16 SPAN RATING.
3) 5/8" NOMINAL SHALL BE 19/32" ACTUAL THICKNESS WITH 40/20 SPAN RATING.
4) 3/4" NOMINAL SHALL BE 23/32" ACTUAL THICKNESS WITH 48/24 SPAN RATING.
5) 1 1/8" NOMINAL SHALL BE 1 1/8" ACTUAL THICKNESS WITH 48 O.C. FLOOR SPAN RATING.

i) DO NOT COVER PLYWOOD OR OSB WITH BUILDING FINISHES, INCLUDING VAPOR BARRIERS & WATERPROOFING MEMBRANES, UNTIL THE MOISTURE CONTENT IS BELOW 19%.

j) ALL PLYWOOD OR OSB, ASSOCIATED METAL CONNECTORS, ANCHORS AND FASTENERS, INCLUDING SELF-DRILLING TIMBER SCREWS, SHALL BE PROTECTED SUCH THAT THE MAXIMUM MOISTURE CONTENT DOES NOT EXCEED 16% IN THE COMPLETED BUILDING. ALTERNATIVELY, PROVIDE ADDITIONAL PROTECTION AS REQUIRED FOR THE THE EXPOSURE CATEGORY OR SERVICE CLASS, PER THE OTHER APPLICABLE SECTIONS OF THESE GENERAL NOTES OR THE PROJECT SPECIFICATIONS.

14. ROUGH CARPENTRY

a) FOR SCHEDULE OF MINIMUM NAILING TABLE 2304.10.2 OF THE 2022 CBC/2021 IBC 16d VINYL COATED SINKERS MAY BE SUBSTITUTED FOR 16d BOX OR COMMON NAILS FOR ROUGH FRAMING. SINKERS SHALL NOT BE USED WITH METAL CONNECTORS.

b) SILLS AND LEDGERS ON CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED DOUGLAS FIR. SILLS AND LEDGERS SHALL BE FASTENED TO THE CONCRETE WITH A MINIMUM OF TWO FASTENERS PER PIECE AND A FASTENER NO FURTHER THAN 9 INCHES FROM END OF EACH PIECE, UNLESS OTHERWISE NOTED.

c) PLACE JOISTS WITH CROWN UP.

d) RE-TIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.

e) WHEN METAL CONNECTORS, ANCHORS OR FASTENERS ITEMS ARE EXPOSED TO WEATHER AND/OR PRESSURE TREATED LUMBER THE METAL ITEMS ARE TO BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153. SEE ADDITIONAL COATING REQUIREMENTS AS NOTED IN THE PRESSURE TREATMENT SECTION.

f) DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS UNLESS NOTED OTHERWISE.

g) BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH MINIMUM 2x SOLID BLOCKING. BLOCK AND BRIDGE ROOF JOISTS AT 10'-0" AND FLOOR JOISTS AT 8'-0" UNLESS OTHERWISE NOTED.

h) 2x JOISTS SHALL BE SISTERED (VERTICAL SCREW LAMINATED) WITH SDWS 0.220x3 MIN. LENGTH AT 6" O.C. IN (2) ROWS STAGGERED UNLESS OTHERWISE NOTED.

i) ALL POSTS LOCATED OVER WOOD WALLS SHALL HAVE A POST OF EQUAL OR GREATER SIZE LOCATED IN THE WALL DIRECTLY BELOW UNLESS OTHERWISE NOTED.

j) THE STRUCTURAL DESIGN ASSUMES THAT ALL FLOORS AND ROOFS ARE CONSTRUCTED AND LOADED WITH FINISHES (OR EQUIVALENT WEIGHT) FOR A MINIMUM OF SEVEN (7) DAYS PRIOR TO THE TIME OF DOOR AND WINDOW INSTALLATION.

k) ALL TIMBER FASTENERS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON STRONG-TIE'S STANDARD FASTENERS OR APPROVED EQUIVALENT INSTALLER PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. USP LUMBER CONNECTORS WITH REFERENCE NUMBERS FOR SUBSTITUTION MAY BE USED IN LIEU OF SIMPSON HARDWARE. ENGINEER MAY APPROVE OF OTHER SUBSTITUTIONS UPON THE FOLLOWING:
1) WRITTEN REQUEST FOR OTHER BRANDS
2) SUBMISSION OF MANUFACTURER'S TESTING REPORTS
3) REFERENCES TO PERTINENT DETAILS WHERE SUBSTITUTIONS ARE TO BE APPLIED.

l) ALL STRUCTURAL WOOD WALLS SHALL BE FRAMED WITH 2x4 MINIMUM STUDS AT 16" ON CENTER UNLESS OTHERWISE NOTED.

m) PRE-DRILL HOLES AS REQUIRED TO PREVENT SPLITTING OF WOOD.

15. PRESSURE TREATMENT

a) ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH A.W.P.A. STANDARD U1, WITH A PRESERVATIVE AND RETENTION SUITABLE FOR THE APPLICATION (SEE BELOW). ALL CUT ENDS SHALL ALSO BE FIELD TREATED WITH A PRESERVATIVE. AS AN ALTERNATE, CONTRACTOR MAY USE REDWOOD OF EQUIVALENT STRENGTH PROPERTIES AS THOSE SHOWN ABOVE, AND AN APPROVED PRIMER. THE FOLLOWING USE CATEGORIES SHALL BE REQUIRED BASED ON THE APPLICATION:
1) UC1 – INTERIOR DRY
2) UC2 – INTERIOR DAMP
3) UC3A – EXTERIOR ABOVE GROUND – PROTECTED
4) UC3B – EXTERIOR ABOVE GROUND - UNPROTECTED
5) UC4A – GROUND CONTACT, GENERAL USE
6) UC4B – GROUND CONTACT, HEAVY DUTY USE
7) UC4C – GROUND CONTACT, EXTREME DUTY
8) UC5A – MARINE USE, NORTHERN WATERS

b) ALL EXTERIOR GLUED LAMINATED BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WITH A PRESERVATIVE, PENTACHLOROPHENOL WITH A MINIMUM NET RETENTION OF 0.40#/CU. FT. FOR ABOVE GROUND USE. ALL CUT ENDS SHALL ALSO BE TREATED WITH A PRESERVATIVE. AS AN ALTERNATE TO PRESSURE TREATMENT THE FOLLOWING ARE APPROVED ALTERNATES:
1) GLU-LAM BEAMS MAY BE FABRICATED OF ALASKAN, OR PORT ORFORD CEDAR, AND FIELD PAINTED WITH AN APPROVED PRIMER
2) ALL EXPOSED SURFACES OF GLU-LAM BEAMS MAY BE PROVIDED WITH TWO COATS OF SANSIN CORPORATION KP-12UVW PROTECTIVE COATING AND SDF TOPCOAT FINISH COATING WITH RE-APPLICATION OF SDF TOPCOAT NO LESS THAN EVERY FOUR YEARS UNLESS A LESS FREQUENT MAINTENANCE SCHEDULE IS JUSTIFIED.

c) ALL PLYWOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

d) WHEN METAL CONNECTOR, ANCHOR OR FASTENER ITEMS ARE IN CONTACT WITH PRESSURE TREATED LUMBER AND/OR CORROSIVE ENVIRONMENTS THE CONTRACTOR SHALL USE CORROSION RESISTANT METAL ITEMS AS NOTED:
1) WHEN LUMBER IS TREATED WITH CHROMATED COPPER ARSENATE (CCA-C) OR DOT SODIUM ARSENATE (SBX) THE METAL ITEMS SHALL HAVE A MINIMUM G90 (0.90 OZ/SQFT) ZINC COATING OR ENGINEER APPROVED EQUIVALENT.
2) WHEN LUMBER IS TREATED WITH ALKALINE COPPER QUAT (ACQ-C OR ACQ-D), COPPER AZOLE (CBA-A OR CA-B) OR OTHER BORATE (NON-DOT) TREATMENT THE METAL ITEMS SHALL HAVE A MINIMUM G185 (1.85 OZ/SQFT) ZINC COATING OR ENGINEER APPROVED EQUIVALENT.
3) WHEN LUMBER IS TREATED WITH OTHER TREATMENTS (NOT AMMONIACAL COPPER ZINC ARSENATE (ACZA) SEE 4 BELOW) OR IS EXPOSED TO CORROSIVE ENVIRONMENTS NOT LISTED ABOVE THE METAL ITEMS SHALL BE TYPE 316L STAINLESS STEEL OR ENGINEER APPROVED EQUIVALENT.
4) AMMONIACAL COPPER ZINC ARSENATE (ACZA) IS NOT PERMITTED UNLESS APPROVED BY THE ENGINEER.
5) CONTRACTOR IS TO CONFIRM LUMBER PRESSURE TREATMENT TYPE PRIOR TO PURCHASE OF METAL ITEMS.
6) AS AN ALTERNATIVE, FOR THE SITUATION WHEN THE BASE OF A HOLDDOWN IS IN CONTACT WITH A PRESSURE TREATED SILL PLATE, THE CONTRACTOR CAN PROVIDE A PRESSURE TREATMENT BARRIER BETWEEN THE BASE OF THE HOLDDOWN AND THE SILL PLATE.

16. STEEL TIMBER SCREWS

HARDENED STEEL SCREWS FOR WOOD-TO-WOOD AND STEEL-TO-WOOD CONNECTIONS SHALL BE AS SHOWN IN THE STRUCTURAL DRAWINGS AND AS FOLLOWS:

a) ALL HARDENED STEEL SCREWS SHALL CONFORM WITH CSA O86:2024 *ENGINEERING DESIGN IN WOOD, CLAUSE 17.6.4.*

b) ALL SCREWS SHALL HAVE A DESIGNATED SERVICE CLASS IN ACCORDANCE WITH EN 1995-1-1: *EUROCODE 5: DESIGN OF TIMBER STRUCTURES.*

APPROVED SELF-DRILLING SCREWS					
SCREW TYPE (CALLOUT)	MANUFACTURER	ICC REPORT	MAX CORE HARDNESS	COATING	SERVICE CLASS
SDS SERIES WOOD SCREWS (SDS)	SIMPSON STRONG-TIE	ESR-2236	360 HV	DOUBLE BARRIER	3
SDWS SERIES WOOD SCREWS (SDWS)	SIMPSON STRONG-TIE	IAPMO UES ER-192	360 HV	DOUBLE BARRIER	3
WSV WOOD SCREWS	SIMPSON STRONG-TIE	ESR-1472	360 HV	QUIK GUARD	3
SDCP, SDCF, SDHR SCREWS	SIMPSON STRONG-TIE	ESR-3046	390 HV	ZINC	2

c) SCREWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, INCLUDING ALL CURRENT TECHNICAL BULLETINS AND GUIDANCE.

d) PRE-DRILLED HOLES: PROVIDE PRE-DRILLED HOLES WHERE NOTED ON THE DRAWINGS, WHERE REQUIRED TO ACHIEVE MANUFACTURE TORQUE LIMITS AND/OR WHERE REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

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e) ENSURE THE EXTENT AND DURATION OF EXPOSURE TO MOISTURE DURING CONSTRUCTION IS KEPT BELOW MANUFACTURER'S RECOMMENDATIONS.

17. STRUCTURAL STEEL

a) STRUCTURAL STEEL SHALL CONFORM TO FOLLOWING ASTM DESIGNATIONS, UNLESS OTHERWISE NOTED:
   1) PLATES AND BARS, INCLUDING DOUBLER PLATES, CONTINUITY PLATES, BASE PLATES, GUSSET PLATES, AND SHEAR TABS: ASTM A572 GRADE 50.
   2) WIDE FLANGES (W): ASTM A992 (Fy = 50 KSI).
   3) MISCELLANEOUS (M), AMERICAN STANDARD (S), CHANNEL (C), MISCELLANEOUS CHANNEL (MC), AND ANGLES (L): ASTM A36 (Fy = 36 KSI).
   4) BEARING PILES (HP): ASTM A572 GRADE 50 (Fy = 50 KSI).
   5) RECTANGULAR HSS (HSS): ASTM A500 Gr. C (Fy = 50 KSI).
   6) ROUND HSS (HSS): ASTM A500 Gr. C (Fy = 46 KSI).
   7) PIPE (P): ASTM A53 GRADE B (Fy = 35 KSI)
   8) STRUCTURAL TEES (WT, MT, AND ST) SHALL CONFORM TO THE ASTM SPECIFICATION OF THE CORRESPONDING FULL DEPTH SHAPE (WT SHALL CONFORM TO ASTM SPECIFICATION FOR W, ETC.)

b) STRUCTURAL FASTENERS INCLUDING BOLTS, THREADED RODS, AND ANCHOR RODS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS, UNLESS OTHERWISE NOTED.
   1) ERECTION, CEMENT GROUTED, AND TIMBER CONNECTION BOLTS: ASTM A307 WITH WELDABILITY SUPPLEMENT S1 GRADE A.
   2) HIGH STRENGTH BOLTS: ASTM F3125 GRADE A325; WHERE TWIST-OFF TYPE BOLTS ARE SPECIFIED, PROVIDE ASTM F3125 GRADE F1852 W/ F436 WASHERS
   3) SLIP CRITICAL BOLTS: (1) PART OF THE GRAVITY BEAM CONNECTIONS, USE ASTM F3125 GRADE 325 (2) PART OF THE SFRS, USE ASTM F3125 GRADE A490 OR F2280 W/ F436 WASHERS
   4) THREADED RODS: ASTM A36.
   5) HIGH STRENGTH THREADED RODS: ASTM A193 GRADE B7.
   6) STEEL HEADED STUD ANCHORS: ASTM A108.
   7) ANCHOR RODS, INCLUDING EPOXY GROUTED ANCHORS: ASTM F1554 WITH WELDABILITY SUPPLEMENT S1 GRADE 55.

c) ALL HIGH-STRENGTH BOLTS SHALL BE INSTALLED, TIGHTENED, AND INSPECTED IN ACCORDANCE WITH THE SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS, 2020 PRODUCED BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC).

d) ALL BOLTS FOR EXTERIOR USE SHALL BE ZINC-COATED BY THE BOLT MANUFACTURER BY EITHER THE HOT-DIP PROCESS IN ACCORDANCE WITH ASTM A153, CLASS C OR THE MECHANICAL DEPOSIT PROCESS IN ACCORDANCE WITH ASTM B695, CLASS 50.

e) LOCATE AND INSTALL ALL ANCHOR RODS, EPOXY ANCHORS, AND MECHANICAL ANCHORS BEFORE FABRICATING STEEL CONNECTION ELEMENTS. FURNISH ANCHOR RODS WITH DOUBLE HEAVY HEX NUTS JAMMED AT THE EMBEDDED CONCRETE END. A RIGID STEEL TEMPLATE SHALL BE USED TO LOCATE ANCHOR RODS WHILE PLACING CONCRETE. COORDINATE ANCHOR ROD INSTALLATION WITH REINFORCING AND FORMWORK. NO HEATING OR BENDING OF THE ANCHOR RODS IS PERMITTED. HOLES IN THE BASE PLATE MATERIAL SHALL NOT BE ENLARGED BY BURNING. ANCHOR ROD LOCATIONS SHALL BE INSPECTED BY THE OWNER'S TESTING AGENCY PRIOR TO CONCRETE PLACEMENT.

f) DEFAULT BEAM SPACING: STEEL BEAMS ARE EQUALLY SPACED BETWEEN DIMENSION POINTS NOT TO EXCEED THE MAXIMUM DECK ALLOWABLE UNSHORED SPAN U.O.N., SEE METAL DECK SCHEDULE FOR SPAN. BEAM-TO-BEAM OR BEAM-TO-GIRDER CONNECTIONS MAY BE SNUG TIGHT, U.O.N AS SLIP CRITICAL (SC). ALL OTHER BOLTED CONNECTIONS SHALL SATISFY SLIP CRITICAL CRITERIA U.O.N. ALL BOLT HOLES SHALL BE STANDARD SIZE U.O.N.

g) ALL STRUCTURAL STEEL MEMBERS EXPOSED TO WEATHER OR CALLED OUT AS HOT DIP GALVANIZED (HDG) ON PLAN OR STRUCTURAL STEEL MEMBERS LOCATED IN EXTERIOR ENVIRONMENTS SHALL BE HDG IN ACCORDANCE WITH ASTM A123. ANY MEMBER THAT HAS HAD ITS HDG COATING DAMAGED OR REMOVED DURING TRANSPORT OR ERECTION SHALL HAVE ITS COATING REPAIRED USING ZRC GALVILITE REPAIR COMPOUND OR EQUAL. REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE WITH ASTM A780.

h) PAINT STEEL (EXCEPT GALVANIZED STEEL AND PORTIONS TO BE ENCASED IN CONCRETE OR MASONRY) WITH ONE COAT OF PRIMER STANDARD TNEMEC V10 OR EQUIVALENT SUBJECT TO ENGINEER'S APPROVAL. ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF THE MANUFACTURER'S SPECIFICATIONS.

i) ALL CONCRETE-ENCASED STEEL SHALL BE CLEAN OF GREASE, PAINT AND OTHER CONTAMINANTS.

j) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST AISC 'SPECIFICATIONS' FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. SHOP DRAWINGS SHALL BE SUBMITTED AND REVIEWED BY THE ARCHITECT/ENGINEER PRIOR TO COMMENCING FABRICATION.

k) WELDING SHALL CONFORM TO THE LATEST EDITION OF THE ANSI/AWS D1.1 STRUCTURAL WELDING CODE. USE E70XX ELECTRODES U.O.N. WELDING OF METAL DECK AND OTHER SHEET METAL SHALL CONFORM TO THE LATEST EDITION OF AWS D1.3, USE E70XX ELECTRODES. ALL WELD SIZES SPECIFIED ON THE DRAWINGS ARE EFFECTIVE WELD SIZES (E), WELDS SHOWN ON SHOP DRAWINGS (S) SHALL BE INCREASED AS REQUIRED TO ACHIEVE WHAT IS SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOINT PREPARATIONS AND WELDING PROCEDURES.

l) WELDED STUDS SHALL CONFORM TO THE LATEST EDITION OF ANSI/AWS D1.1 STRUCTURAL WELDED CODE. WELDED STUDS SHALL BE FUSION WELDED TO THE BASE MATERIAL USING AUTOMATIC MECHANIZED WELDING EQUIPMENT. FILLET WELDS ARE NOT PERMITTED U.O.N. ALL WELDED STUDS SHALL BE 3/4" DIAMETER AND PLACED AT A MAXIMUM SPACING OF 2'-0" O.C. FOR ALL STEEL BEAMS SUPPORTING A CONCRETE-FILLED DECK OR SLAB. STEEL DECK SHOP DRAWINGS DETAILING THE STUD PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

m) STRUCTURAL STEEL AND CONNECTIONS EXPOSED TO VIEW IN THE COMPLETED BUILDING ARE DESIGNATED ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) AND ARE SUBJECT TO THE AISC AESS REQUIREMENTS. REFER TO THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

18. MECHANICAL ANCHORS

a) EXPANSION ANCHORS INTO CONCRETE SHALL BE
   1) HILTI KB-TZ (ICC-ES ESR-1917),
   2) SIMPSON STRONG-BOLT 2 (ICC-ES ESR-3037),
   3) DEWALT POWER-STUD+ SD2 (ICC-ES ESR-2502).

INSTALL ANCHORS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

b) SCREW ANCHORS INTO CONCRETE SHALL BE:
   1) HILTI KH-EZ (ICC-ES ESR-3027),
   2) SIMPSON TITEN HD (ICC-ES ESR-2713),
   3) DEWALT SCREWBOLT+ (ICC-ES ESR-3889)

INSTALL SCREWS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

c) PRIOR TO INSTALLING MECHANICAL ANCHORS IN POST TENSIONED CONCRETE ELEMENTS THE CONTRACTOR SHALL SCAN THE STRUCTURE AND LOCATE THE TENDONS. THE CONTRACTOR SHALL AVOID TENDON LOCATIONS.

d) PROVIDE STAINLESS (AISI 316) STEEL FASTENERS FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER OR IN CHEMICALLY CORROSIVE ENVIRONMENTS. PROVIDE ZINC COATED OR GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED. WHERE STAINLESS STEEL FASTENERS ARE USED IN CONJUNCTION WITH GALVANIZED OR OTHER DISSIMILAR BASE METALS, PROVIDE ELECTRICAL ISOLATION AS NOTED ON THE DRAWINGS. NOTIFY THE ENGINEER FOR CLARIFICATION IF NO ELECTRICAL ISOLATION IS SPECIFIED.

e) IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. DO NOT CUT EXISTING REINFORCEMENT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.

f) LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.

g) WHEN INSTALLING ANCHORS, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS OR POST TENSIONING TENDONS. IN POST TENSION ELEMENTS THE CONTRACTOR SHALL SCAN PRIOR TO LOCATE THE EXISTING TENDONS PRIOR TO INSTALLING THE ANCHOR.

h) IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1", WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED, THE ENGINEER WILL DETERMINE A NEW LOCATION.

i) LOCATE EXISTING REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ANCHORS.

19. EPOXY GROUTING OF DOWELS, REBAR, ANCHOR RODS AND ANCHOR BOLTS

a) INSTALLATION OF POST-INSTALLED DOWELS, REBAR AND ANCHOR BOLTS (EPOXY ANCHORS) SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII). WHERE THERE IS A CONFLICT BETWEEN THESE NOTES AND THE MPII, SEE MPII FOR CLARIFICATION.

b) EPOXY ANCHORS SHALL MEET THE REQUIREMENTS OF ACI 355.4 AND THE FOLLOWING INSTALLATION REQUIREMENTS, UNLESS OTHERWISE NOTED.
   1) MINIMUM AGE OF CONCRETE: 21 DAYS
   2) CONCRETE TEMPERATURE RANGE: 50-80 DEGREES FAHRENHEIT
   3) MOISTURE CONDITION OF CONCRETE: DRY

c) EPOXY GROUTING WILL BE USED IN ALL LOCATIONS WHERE EITHER ALL-THREAD ROD OR REBAR ARE BEING EMBEDDED INTO EXISTING CONCRETE, CMU, OR BRICK.

d) IN CONCRETE, HOLES SHALL BE DRILLED WITH ROTARY HAMMER UNLESS NOTED OTHERWISE.

e) IN BRICK, HOLES SHALL BE DRILLED WITH NON-IMPACT TOOLS, NO ROTARY HAMMERS.

f) EPOXY GROUT FOR DOWNWARD HOLES SHALL BE EITHER NON-SAG OR LIQUID TYPE, NORMAL SET. HORIZONTAL OR OVERHEAD HOLES SHALL BE NON-SAG TYPE. FOR OVERHEAD APPLICATIONS A PISTON PLUG SHALL BE USED.

g) UNLESS OTHERWISE NOTED, EPOXY TYPES SHALL BE AS FOLLOWS:
   FOR DOWELS AND REBAR IN CONCRETE, EPOXY SHALL BE:
   (1) HILTI HIT-RE 500 V3 (ICC-ES ESR-3814).
   (1) SIMPSON SET-3G (ICC-ES ESR-4057)
   (2) DEWALT PURE 110+ (ICC-ES ESR-4057)

   FOR ANCHOR BOLTS IN CONCRETE, EPOXY SHALL BE
   (1) SIMPSON SET-XP (ICC-ES ESR-2508),
   (3) HILTI HIT-HY 200 (ICC-ES ESR-3187),
   (4) DEWALT PURE 110+ (ICC-ES ESR-4057).

   FOR UNREINFORCED MASONRY (URM), EPOXY SHALL BE:
   (1) HILTI HIT-HY 270 (ICC-ES ESR-4144)

   FOR CONCRETE MASONRY UNITS(CMU), EPOXY SHALL BE:
   (1) DEWALT AC100+ (ICC-ES ESR-3200)
   (2) HILTI HIT-HY 270 (ICC-ES ESR-4143)
   (3) XPIAPMO UES ER-265)

   ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF PRODUCT EVALUATION REPORT IN ACCORDANCE WITH ACI 355.4.

h) WHEN INSTALLING ANCHORS, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS OR POST TENSIONING TENDONS. IN POST TENSION ELEMENTS THE CONTRACTOR SHALL SCAN PRIOR TO LOCATE THE EXISTING TENDONS PRIOR TO INSTALLING THE ANCHOR.

i) FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED, THE ENGINEER WILL DETERMINE A NEW LOCATION.

j) LOCATE EXISTING REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ANCHORS.

20. FINISHES – FOR WORK ON EXISTING BUILDINGS

a) REPLACE ALL DAMAGED FINISH MATERIALS WITH NEW MATERIALS OF EQUIVALENT QUALITY AND KIND. SUBMIT SAMPLES AND/OR PRESENT SAMPLE INSTALLATION TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

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REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION (CBC TABLE 1705.3)[a]				
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	CBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.	-	X	ACI 318: CH. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. REINFORCING BAR WELDING:				
a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706.	-	X	AWS D1.4 ACI 318: 26.6.4	-
b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16".	-	X		
c. INSPECT ALL OTHER WELDS.	X	-		
3. INSPECT ANCHORS CAST IN CONCRETE.	-	X	ACI 318: 17.8.2, 26.13.3	-
4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.[b]				
a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	X	-	ACI 318: 17.8.2.4, 26.13.3	-
b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.	-	X	ACI 318: 17.8.2	-
5. VERIFY USE OF REQUIRED MIX DESIGN.	-	X	ACI 318: CH.19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-	ASTM C172, ASTM C31, ACI 318: 26.5, 26.12	1908.10
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.5.3-26.5.5, 26.13.3	1908.9
9. INSPECT PRESTRESSED CONCRETE FOR:				
a. APPLICATION OF PRESTRESSING FORCES.	X	-	ACI 318: 26.10, 26.13.3	-
b. GROUTING OF BONDED PRESTRESSING TENDONS.	X	-	ACI 318: 26.10, 26.13.3	-
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	-	X	ACI 318: 26.9	-
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X	ACI 318: 26.11.2	-
12. INSPECT FORMWORK FOR SHAPE LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.11.1.2(b)	-

a. WHERE APPLICABLE, SEE ALSO SECTION 1705.12 (SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE).
b. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH ACI 318-19 SECTION 17.8.2, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

4 S0.04 MINIMUM TEST AND SPECIAL INSPECTIONS OF CONCRETE CONSTRUCTION

N.T.S.

REQUIRED VERIFICATION AND INSPECTION FOR SEISMIC RESISTANCE (CBC SECTION 1705.12)			
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD
1. SPECIAL CERTIFICATION FOR DESIGNATED SEISMIC SYSTEMS: INSPECT AND VERIFY THAT THE COMPONENT LABEL, ANCHORAGE OR MOUNTING CONFORMS TO THE CERTIFICATE OF COMPLIANCE.	-	X	CBC SEC. 1705.12.4
2. ARCHITECTURAL COMPONENTS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE:			CBC SEC. 1705.12.5
a. INSPECTION DURING ERECTION AND FASTENING OF EXTERIOR CLADDING.	-	X	
b. INSPECTION DURING ERECTION AND FASTENING OF INTERIOR AND EXTERIOR VENEER.	-	X	
c. INSPECTION DURING ERECTION AND FASTENING OF INTERIOR AND EXTERIOR NONBEARING WALLS.	-	X	
d. INSPECTION DURING ANCHORAGE OF ACCESS FLOORS.	-	X	
3. PLUMBING, MECHANICAL AND ELECTRICAL COMPONENTS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE:			CBC SEC. 1705.12.6
a. INSPECTION DURING THE ANCHORAGE OF ELECTRICAL EQUIPMENT FOR EMERGENCY OR STANDBY POWER SYSTEMS.	-	X	
b. INSPECTION DURING THE ANCHORAGE OF OTHER ELECTRICAL EQUIPMENT.	-	X	
c. INSPECTION DURING INSTALLATION AND ANCHORAGE OF PIPING SYSTEMS DESIGNED TO CARRY HAZARDOUS MATERIALS, AND THEIR ASSOCIATED MECHANICAL UNITS.	-	X	
d. INSPECTION DURING THE INSTALLATION AND ANCHORAGE OF HVAC DUCTWORK THAT WILL CONTAIN HAZARDOUS MATERIALS.	-	X	
e. INSPECTION DURING THE INSTALLATION AND ANCHORAGE OF VIBRATION ISOLATION SYSTEMS.	-	X	
f. VERIFY MINIMUM CLEARANCES PROIVDED TO FIRE SPRINKLER SYSTEMS	-	X	
4. STORAGE RACKS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE: INSPECTION DURING THE ANCHORAGE OF STORAGE RACKS 8 FEET OR GREATER IN HEIGHT.	-	X	CBC SEC. 1705.12.7

3 S0.04 MINIMUM INSPECTION FOR SEISMIC RESISTANCE - NONSTRUCTURAL COMPONENTS

N.T.S.

STATEMENT OF SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS AND TESTS SHALL BE PERFORMED BY AN INDEPENDENT QUALIFIED INSPECTION AND/OR TESTING AGENCY APPROVED BY THE JURISDICTION FOR SUCH WORK,AND IN ACCORDANCE WITH CHAPTER 17 OF THE CODE. THESE SPECIAL INSPECTIONS AND TESTS ARE IN ADDITION TO THE INSPECTIONS PERFORMED BY THE BUILDING OFFICIAL.
2. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING THE SPECIAL INSPECTION AND/OR TESTING AGENCY.
3. THE SPECIAL INSPECTION AND/OR TESTING AGENCY SHALL KEEP RECORDS AND SUBMIT SPECIAL INSPECTION AND TEST REPORTS TO THE BUILDING OFFICIAL AND THE STRUCTURAL ENGINEER OF RECORD IN ACCORDANCE WITH SECTIONS 1704.2.4 AND 1704.5 OF THE CODE AND JURISDICTION-SPECIFIC REQUIREMENTS.
4. THE CONTRACTOR SHALL NOTIFY THE TESTING LAB A MINIMUM OF 48 HOURS PRIOR TO TIME OF INSPECTION.
5. THE CONSTRUCTION OR WORK FOR WHICH SPECIAL INSPECTION OR TESTING IS REQUIRED SHALL REMAIN ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION OR TESTING PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTIONS OR TESTS. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 3 DAYS NOTICE TO THE APPROVED TESTING AGENCY PRIOR TO ANY REQUIRED INSPECTIONS.
6. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING OR INSPECTION AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS OR CORRECTIONS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER IMMEDIATELY OF NON-CONFORMING WORK. THIS NOTIFICATION SHALL SPECIFICALLY ADDRESS THE NON-CONFORMING WORK AND SHALL BE SEPARATE AND IN ADDITION TO THE SPECIAL INSPECTION REPORTS.
7. SPECIAL INSPECTION REPORTS SHALL BE SENT TO THE ENGINEER AT THE TIME OF COMPLETION FOR REVIEW OF CONFORMANCE WITH THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS. AND SPECIFICALLY BRING ANY NON-CONFORMING ITEMS TO THE ATTENTION OF THE REVIEWER
8. SPECIAL INSPECTIONS AND TESTS FOR SEISMIC RESISTANCE SHALL BE PERFORMED FOR THE DESIGNATED SEISMIC SYSTEM/SEISMIC FORCE RESISTING COMPONENT WHEN APPLICABLE AND AS PER SECTIONS 1705.12 & 1705.13 OF THE CODE.
   a. DESIGNATED SEISMIC SYSTEM/SEISMIC FORCE RESISTING SYSTEM: N/A.
      SEE THE ABOVE-REFERENCED CODE SECTIONS FOR ADDITIONAL SPECIAL INSPECTION AND TEST REQUIREMENTS FOR STRUCTURAL STEEL, STRUCTURAL WOOD, COLD-FORMED STEEL LIGHT-FRAME CONSTRUCTION, DESIGNATED SEISMIC SYSTEMS, ARCHITECTURAL COMPONENTS, MEP COMPONENTS, STORAGE RACKS, SEISMIC ISOLATIONS SYSTEMS, AND COLD-FORMED STEEL SPECIAL BOLTED MOMENT FRAMES.
9. SPECIAL INSPECTIONS FOR WIND RESISTANCE SHALL BE PERFORMED FOR THE MAIN WIND FORCE RESISTING SYSTEM AND WIND RESISTING COMPONENTS WHEN APPLICABLE AND AS PER SECTION 1705.11 OF THE CODE.
   a. MAIN WIND FORCE RESISTING SYSTEM/WIND RESISTING COMPONENT: N/A.
      SEE THE ABOVE-REFERENCED CODE SECTIONS FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS FOR STRUCTURAL WOOD, COLD-FORMED STEEL LIGHT-FRAME CONSTRUCTION, AND WIND-RESISTING COMPONENTS.
10. EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM, OR A WIND OR SEISMIC RESISTING COMPONENT LISTED ABOVE SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THIS STATEMENT OF SPECIAL INSPECTIONS.
11. STEEL CONSTRUCTION: SPECIAL INSPECTIONS FOR STEEL ELEMENTS OF BUILDINGS AND STRUCTURES SHALL BE AS REQUIRED BY SECTION 1705.2 OF THE CODE AND IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF AISC 360, INCLUDING THE SPECIAL INSPECTION TABLE SHOWN HEREIN. SEE ADDITIONAL REQUIREMENTS NOTED FOR SEISMIC AND WIND RESISTANCE OF INSPECTION NOTES #8 AND #9.
12. CONCRETE CONSTRUCTION: SPECIAL INSPECTIONS AND VERIFICATIONS FOR CONCRETE CONSTRUCTION SHALL BE AS REQUIRED BY SECTION 1705.3 OF THE CODE, INCLUDING THE SPECIAL INSPECTION TABLE SHOWN HEREIN.
    CONCRETE SPECIAL INSPECTIONS AND TESTS ARE NOT REQUIRED FOR:
    a. ISOLATED SPREAD FOOTINGS OF BUILDINGS 3 STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK.
    b. NONSTRUCTURAL CONCRETE SLABS SUPPORTED DIRECTLY ON THE GROUND, INCLUDING PRESTRESSED SLABS ON GRADE WHERE THE EFFECTIVE PRESTRESS IN THE CONCRETE IS LESS THAN 150 PSI.
    c. CONCRETE PATIOS, DRIVEWAYS AND SIDEWALKS, ON GRADE.
13. MASONRY CONSTRUCTION: SPECIAL INSPECTIONS AND VERIFICATIONS FOR MASONRY CONSTRUCTION SHALL BE AS REQUIRED BY SECTION 1705.4 OF THE CODE AND IN ACCORDANCE WITH TMS 402/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6 QUALITY ASSURANCE REQUIREMENTS, INCLUDING THE SPECIAL INSPECTION TABLES SHOWN HEREIN.
14. WOOD CONSTRUCTION: SPECIAL INSPECTIONS FOR WOOD CONSTRUCTION SHALL BE AS REQUIRED BY SECTION 1705.5 OF THE CODE. SEE ALSO REQUIREMENTS NOTED FOR SEISMIC AND WIND RESISTANCE OF INSPECTION NOTES #8 AND #9.
15. SOILS: SPECIAL INSPECTIONS FOR EXISTING SOIL CONDITIONS, FILL PLACEMENT, AND LOAD BEARING REQUIREMENTS SHALL BE AS REQUIRED BY SECTIONS 1705.6 THROUGH 1705.9 OF THE CODE, INCLUDING THE SPECIAL INSPECTION TABLES SHOWN HEREIN.
16. DEEP FOUNDATIONS: SPECIAL INSPECTIONS FOR DRIVEN AND CAST-IN-PLACE DEEP FOUNDATIONS SHALL BE AS REQUIRED BY SECTIONS 1705.7 AND 1705.8 OF THE CODE RESPECTIVELY, INCLUDING THE TESTS AND INSPECTIONS CONTAINED WITHIN THE APPROVED GEOTECHNICAL REPORT, AND INCLUDING THE SPECIAL INSPECTION TABLES SHOWN HEREIN.

1 S0.04 STATEMENT OF SPECIAL INSPECTIONS

N.T.S.

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SPECIAL INSPECTION & TESTING

S0.04

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REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION (CBC SECTION 1705.2.1 AND AISC 360-16 CHAPTER N)[a]

VERIFICATION AND INSPECTION	PERFORM[b]	OBSERVE[c]	REF. STANDARD
1. FABRICATOR AND ERECTOR DOCUMENTS: VERIFY REPORTS, CERTIFICATIONS, SPECIFICATIONS AND QUALIFICATIONS LISTED IN AISC 360-16 SECTION N3 FOR COMPLIANCE WITH CONSTRUCTION DOCUMENTS.	-	X	AISC 360 N3
2. MATERIAL VERIFICATION OF STRUCTURAL STEEL.	-	X	
3. VERIFY MEMBER LOCATIONS, BRACES, STIFFENERS, AND APPLICATION OF JOINT DETAILS AT EACH CONNECTION COMPLY WITH CONSTRUCTION DOCUMENTS.	-	X	AISC 360 N5.8
4. WELDING			AISC 360 N5.4
A. INSPECTION TASKS PRIOR TO WELDING			AISC TABLE N5.4-1
1. WELDING PROCEDURE SPECIFICATIONS (WPSs) AVAILABLE.	X	-	
2. MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE.	X	-	
3. MATERIAL IDENTIFICATION (TYPE/GRADE).	-	X	
4. WELDER IDENTIFICATION SYSTEM (FABRICATOR SHALL BE ABLE TO IDENTIFY WELDERS PERFORMING WELDING OF JOINTS OR MEMBERS).	-	X	
5. FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY): JOINT PREPARATION, DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL), CLEANLINESS (CONDITION OF STEEL SURFACES), TACKING (TACK WELD QUALITY AND LOCATION), AND BACKING TYPE AND FIT (IF APPLICABLE).	-	X	
6. CONFIGURATION AND FINISH OF ACCESS HOLES.	-	X	
7. FIT-UP OF FILLET WELDS: DIMENSIONS (ALIGNMENT, GAPS AT ROOT), CLEANLINESS (CONDITION OF STEEL SURFACES), AND TACKING (TACK WELD QUALITY AND LOCATION).	-	X	
8. CHECK WELDING EQUIPMENT.	N/A	N/A	
B. INSPECTION TASKS DURING WELDING			AISC TABLE N5.4-2
1. USE OF QUALIFIED WELDERS.	-	X	
2. CONTROL AND HANDLING OF WELDING CONSUMABLES: PACKAGING, AND EXPOSURE CONTROL.	-	X	
3. NO WELDING OVER CRACKED TACK WELDS.	-	X	
4. ENVIRONMENTAL CONDITIONS: WIND SPEED WITHIN LIMITS, AND PRECIPITATION AND TEMPERATURE.	-	X	
5. WPS FOLLOWED: SETTINGS ON WELDING EQUIPMENT, TRAVEL SPEED, SELECTED WELDING MATERIALS, SHIELDING GAS TYPE/FLOW RATE, PREHEAT APPLIED, INTERPASS TEMPERATURE MAINTAINED (MIN/MAX), AND PROPER POSITION (F,V,H,OH).	-	X	
6. WELDING TECHNIQUES: INTERPASS AND FINAL CLEANING, EACH PASS WITHIN PROFILE LIMITATIONS, AND EACH PASS MEETS QUALITY REQUIREMENTS.	-	X	
7. PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS	X	-	
C. INSPECTION TASKS AFTER WELDING			AISC TABLE N5.4-3
1. WELDS CLEANED.	-	X	
2. SIZE, LENGTH, AND LOCATION OF WELDS.	X	-	
3. WELDS MEET VISUAL ACCEPTANCE CRITERIA: CRACK PROHIBITION, WELD/BASE-METAL FUSION, CRATER CROSS SECTION, WELD PROFILES, WELD SIZE, UNDERCUT, AND POROSITY.	X	-	
4. ARC STRIKES.	X	-	
5. k-AREA (WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES, OR STIFFENERS HAS BEEN PERFORMED IN THE k-AREA, VISUALLY INSPECT THE WEB k-AREA FOR CRACKS WITHIN 3" OF THE WELD).	X	-	
6. BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED).	X	-	
7. REPAIR ACTIVITIES.	X	-	
8. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER.	X	-	
9. NO PROHIBITED WELDS HAVE BEED ADDED WITHOUT THE APPROVAL OF EOR.	-	X	
D. NONDESTRUCTIVE TESTING OF WELDED JOINTS d			AISC 360 N5.5
1. UT ON ALL (100%) COMPLETE-JOINT-PENETRATION (CJP) GROOVE WELDS IN MATERIAL 5/16" THICK OR GREATER WITHIN RISK CATEGORY III OR IV STRUCTURES. UT MAY BE REDUCED FROM 100% TO 25% OF ALL WELDS PER AISC 360-16 N5e.	X	-	
2. UT ON 10% OF COMPLETE-JOINT-PENETRATION (CJP) GROOVE WELDS IN MATERIAL 5/16" THICK OR GREATER WITHIN RISK CATEGORY II STRUCTURES. UT MAY BE INCREASED FROM 10% TO 100% OF ALL WELDS PER AISC 360-16 N5f.	X	-	
3. THERMALLY CUT SURFACES OF ACCESS HOLES WHEN MATERIAL t>2".	X	-	
4. WELDED JOINTS SUBJECT TO FATIGUE WHEN REQUIRED BY AISC 360, APPENDIX 3, TABLE A-3.1.	X	-	
5. FABRICATOR'S NDT REPORTS WHEN FABRICATOR PERFORMS NDT.	X	-	
5. BOLTING			AISC 360 N5.6
A. INSPECTION TASKS BEFORE BOLTING			AISC TABLE N5.6-1
1. MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS.	X	-	
2. FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS.	-	X	
3. PROPER FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE).	-	X	
4. PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL.	-	X	
5. CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS.	-	X	
6. PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENT FOR FASTENER ASSEMBLIES AND METHODS USED.	-	X	
7. PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS, AND OTHER FASTENER COMPONENTS.	-	X	
B. INSPECTION TASKS DURING BOLTING			AISC TABLE N5.6-2
1. FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED.	-	X	
2. JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION.	-	X	
3. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING.	-	X	
4. FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES.	-	X	
C. INSPECTION TASKS AFTER BOLTING: DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS.	X	-	AISC TABLE N5.6-3
6. PLACEMENT OF ANCHOR RODS AND OTHER EMBEDMENTS SUPPORTING STRUCTURAL STEEL. VERIFY AS A MINIMUM DIAMETER, GRADE, TYPE, AND LENGTH OF THE ANCHOR ROD OR EMBEDDED ITEM, AND THE EXTENT OR DEPTH OF EMBEDMENT INTO THE CONCRETE.	X	-	AISC 360 N5.8

a. SEE AISC 360-16 CHAPTER N FOR ADDITIONAL INFORMATION NOT SHOWN HEREIN.

b. "PERFORM" INDICATES PERFORMANCE OF THE TASK FOR EACH STEEL ELEMENT, MEMBER, WELDED JOINT, OR BOLTED CONNECTION.

c. "OBSERVE" INDICATES OBSERVATION OF ITEM ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS. THIS REQUIRES PURPOSEFUL, REGULAR, RANDOM INSPECTION WITH FREQUENCY THAT IS APPROPRIATE TO ASSURE THAT THE PROCESS IS BEING PERFORMED CORRECTLY.

d. NDT OF WELDS PERFORMED IN AN APPROVED FABRICATORS SHOP IS PERMITTED TO BE PERFORMED BY THAT FABRICATOR WHEN APPROVED BY THE AHJ. THE FABRICATORS NDT REPORT SHALL BE SUBMITTED TO THE SPECIAL INSPECTOR FOR REVIEW. FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE AHJ AT COMPLETION OF WORK. SEE AISC 360-16 N6.

1 S0.05 **MINIMUM TESTS AND SPECIAL INSPECTION OF STEEL CONSTRUCTION** N.T.S.

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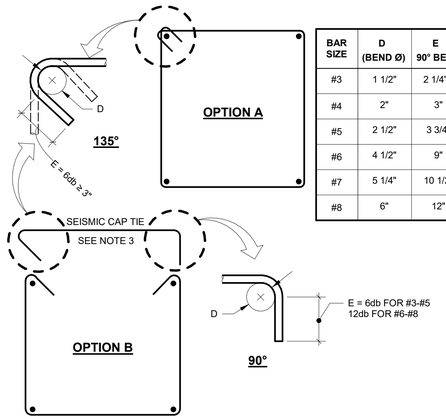
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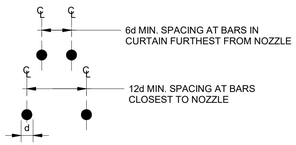


BAR SIZE	D (BEND Ø)	E 90° BEND	E 135° BEND
#3	1 1/2"	2 1/4"	3"
#4	2"	3"	3"
#5	2 1/2"	3 3/4"	3 3/4"
#6	4 1/2"	9"	4 1/2"
#7	5 1/4"	10 1/2"	5 1/4"
#8	6"	12"	6"

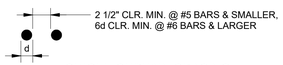
NOTES:
1. db = BAR DIAMETER.
2. EITHER OPTION A OR OPTION B IS ACCEPTABLE FOR USE IN ALL COLS. & BMS.
3. THE CAP TIE IN OPTION B MUST HAVE THE 90° HOOK ALTERNATED IN ADJACENT TIES.

8 SEISMIC STIRRUP / TIE SCHEDULE
S1.10

N.T.S.

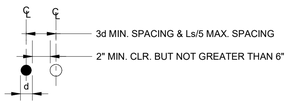


DOUBLE CURTAIN SPACING



SINGLE CURTAIN SPACING

A BAR SPACING AT NON-LAPPED BARS, U.O.N.



B LAPPED BAR SPACING
WHERE d = DIAMETER OF LARGER BAR

IN SHOTCRETE



A BAR SPACING FOR NON-SPLICED BARS

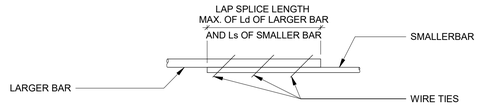


B BAR SPACING FOR BARS SPLICED WITH A NON-CONTACT LAP

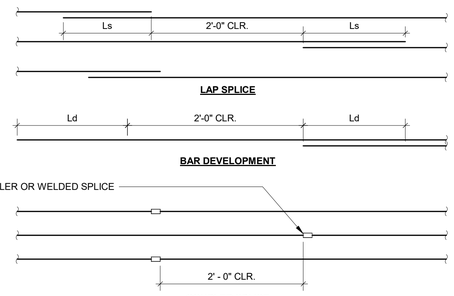
IN CONCRETE

7 BAR SPACING
S1.10

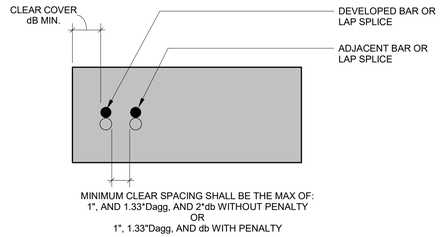
1" = 1'-0"



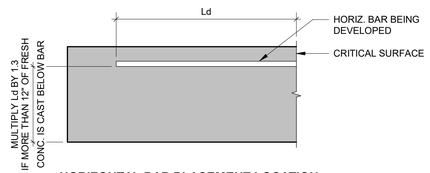
LAP SPLICE OF DIFFERENT SIZED BARS



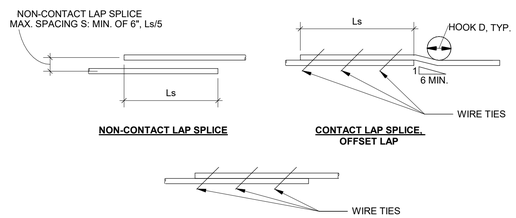
SPLICE AND DEVELOPMENT STAGGER DETAIL



MIN. BAR CLEAR SPACING OF DEVELOPED BARS AND CONTACT SPLICES



HORIZONTAL BAR PLACEMENT LOCATION
DEVELOPMENT LENGTH MODIFIER

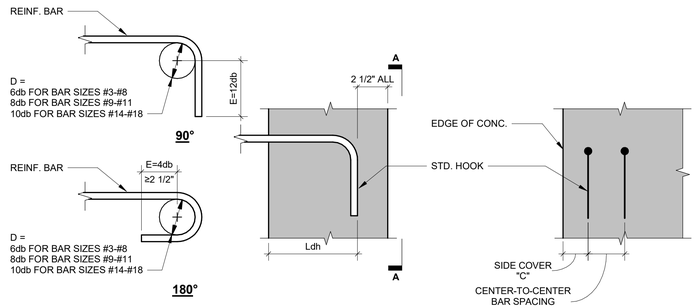


LAP SPLICE OPTIONS

NOTES:
1. SEE NOTE 6 IN THE SPLICE / DEVELOPMENT SCHEDULE.
2. Dagg IS THE MAXIMUM AGGREGATE SIZE.
3. FOR GRADE 80 REINFORCING, IF CLEAR SPACING IS LESS THAN 6", PROVIDE CONFINING REINFORCING, SEE NOTE 8 IN THE SPLICE / DEVELOPMENT SCHEDULE
4. BAR COVER REQUIREMENTS MAY BE GREATER.

4 SPLICE / DEVELOPMENT DETAILS
S1.10

N.T.S.



STANDARD HOOK OPTIONS **VIEW A-A**

BAR SIZE	GRADE 60 REINFORCING: E (HOOK EXTENSION)					GRADE 60 REINFORCING: Ldh (DEVELOPMENT LENGTH) f'c (psi)								
	D (INSIDE BEND ø)	90° BEND	180° BEND	MIN. HOOKED BAR SPACING SEE NOTE 7	MIN. HOOKED BAR SIDE COVER, C, SEE NOTES 8 & 9	2500	3000	4000	5000	6000	7000	8000	9000	10000
#3	2 1/4	4 1/2	2 1/2	2 1/4	2 1/4	6	6	6	6	6	6	6	6	6
#4	3	6	2 1/2	3	3	6	6	6	6	6	6	6	6	6
#5	3 3/4	7 1/2	2 1/2	3 3/4	3 3/4	8 1/2	8	7 1/2	7 1/4	7	6 1/2	6 1/4	6	6
#6	4 1/2	9	3	4 1/2	4 1/2	11	10 1/2	9 3/4	9 1/2	9 1/4	8 1/2	8	8	8
#7	5 1/4	10 1/2	3 1/2	5 1/4	5 1/4	13 3/4	13 1/4	12 1/4	12	11 3/4	10 3/4	10	10	9
#8	6	12	4	6	6	16 3/4	16	15	14 1/2	14 1/4	13 1/4	12 1/4	12	11

NOTES:
1. ALL UNITS IN INCHES, U.O.N.
2. THIS TABLE CONTAINS MIN. LENGTHS FOR HOOKED BAR DEVELOPMENT NOT OTHERWISE SPECIFIED ON THESE DRAWINGS. THESE LENGTHS MAY BE REDUCED IN CERTAIN SITUATIONS, SUBJECT TO PRIOR REVIEW & APPROVAL OF THE ENGINEER.
3. HOOK DEVELOPMENT LENGTHS ARE FOR GRADE 60 REINFORCING.
4. SEE GRADE 80 TABLE FOR GRADE 80 REINFORCING.
5. MULTIPLY Ldh BY 1.33 FOR LIGHTWEIGHT CONCRETE.
6. MULTIPLY Ldh BY 1.2 FOR EPOXY-COATED REINFORCEMENT.
7. S IS THE MINIMUM CENTER-TO-CENTER SPACING OF HOOKED BARS. WHERE HOOK SPACING IS LESS THAN S FOR #11 AND SMALLER BARS, MULTIPLY Ldh BY 1.6.
8. MULTIPLY Ldh BY 1.25 IF MINIMUM SIDE COVER IS NOT MET FOR #11 AND SMALLER BARS.
9. FOR HOOKS TERMINATING INSIDE COLUMN CORE, MIN SIDE COVER SHALL BE 2 1/2" AND SUPERSEDES THE SIDE COVER REQUIREMENTS OF THIS TABLE. MULTIPLY Ldh BY 1.25 IF THIS REQUIREMENT IS NOT MET.
10. WHERE HOOKS TERMINATE AT ENDS OF DISCONTINUOUS MEMBERS WITH SIDE AND TOP (OR BOTTOM) COVER LESS THAN 2 1/2", PROVIDE HOOK CONFINEMENT PER END MEMBER HOOK CONFINEMENT DETAIL.
11. HOOKS SHALL BE AS CLOSE AS PRACTICAL TO THE FAR ENDS OF BEAM-COLUMN JOINTS AND CORBELS.
12. HOOKS SHALL NOT BE USED TO DEVELOP BARS IN COMPRESSION.

2 GRADE 60 HOOKED BAR DEVELOPMENT LENGTH
S1.10

N.T.S.

BAR SIZE	GRADE 60 REINFORCING LAP SPLICE / DEVELOPMENT SCHEDULE: Ld (DEVELOPMENT LENGTH) f'c (psi)									Ls (LAP SPLICE LENGTH) f'c (psi)								
	2500	3000	4000	5000	6000	7000	8000	9000	10000	2500	3000	4000	5000	6000	7000	8000	9000	10000
#3	18	17	15	13	12	12	12	12	12	24	22	19	17	16	16	16	16	16
#4	24	22	19	17	16	15	14	13	12	32	29	25	23	21	19	18	17	16
#5	30	28	24	22	20	18	17	16	15	39	36	31	28	26	24	22	21	20
#6	36	33	29	26	24	22	21	19	18	47	43	37	34	31	28	27	25	24
#7	53	48	42	38	34	32	30	28	27	69	63	54	49	45	41	39	36	35
#8	60	55	48	43	39	36	34	32	30	78	72	62	56	51	47	44	42	39

NOTES:
1. ALL UNITS IN INCHES, U.O.N.
2. THIS TABLE CONTAINS MIN. LENGTHS FOR LAP SPLICES & BAR DEVELOPMENT NOT OTHERWISE SPECIFIED ON THESE DRAWINGS. THESE LENGTHS MAY BE REDUCED IN CERTAIN SITUATIONS, SUBJECT TO PRIOR REVIEW & APPROVAL OF THE ENGINEER.
3. MULTIPLY Ld AND Ls BY 1.33 FOR LIGHTWEIGHT CONCRETE.
4. MULTIPLY Ld AND Ls BY 1.2 FOR EPOXY-COATED REINFORCEMENT. IF CLEAR COVER IS LESS THAN 3" db OR CLEAR SPACING IS LESS THAN 6" db MULTIPLY Ld AND Ls BY 1.5 INSTEAD OF 1.2.
5. CLEAR SPACING OF BARS OR WIRES BEING DEVELOPED OR LAP SPLICED SHALL BE AT LEAST 2*db AND CLEAR COVER SHALL BE AT LEAST db. IF THIS REQUIREMENT IS NOT MET, MULTIPLY Ld AND Ls BY 1.5.
6. MULTIPLY Ld AND Ls BY 1.3 IF MORE THAN 12" OF FRESH CONCRETE IS PLACED BELOW HORIZ. REINFORCEMENT.
7. DO NOT FIELD BEND REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE.
8. WHEN SPLICING BARS OF DIFFERENT DIAMETERS, Ls SHALL BE THE GREATER OF Ld OF THE LARGER BAR AND Ls OF THE SMALLER BAR.

1 GRADE 60 LAP SPLICE / DEVELOPMENT SCHEDULE
S1.10

N.T.S.

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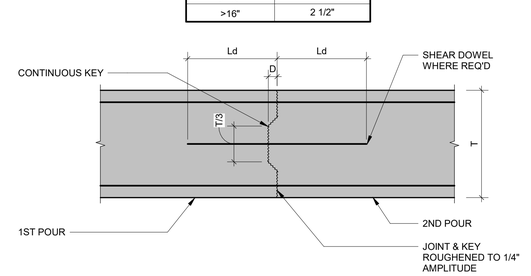
TYPICAL CONCRETE DETAILS

S1.10

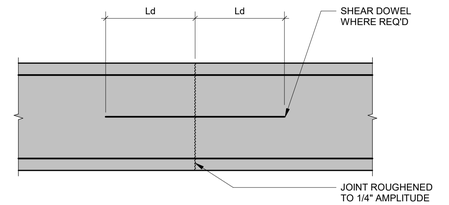
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TYPE 2 C.J. KEY SCHEDULE	
T	D
< 8"	3/4"
8"-16"	1 1/2"
>16"	2 1/2"



"ROUGHENED C.J. W/ KEY" TYPE 2
TYPICAL WHERE SHOWN W/ KEY



"C.J." OR "ROUGHENED C.J." TYPE 1
TYPICAL FOR ALL C.J.s SHOWN WITHOUT KEY

NOTES:
1. DETAILS APPLY TO BOTH HORIZ. & VERT. CONSTRUCTION JOINTS.
2. CONSTRUCTION JOINTS LOCATED OTHER THAN SHOWN ON THE STRUCTURAL DRAWINGS AND DETAILS SHALL BE SUBMITTED TO SEOR FOR APPROVAL.
3. JOINTS SHALL BE CLEANED BEFORE NEW CONCRETE IS PLACED.
4. WHERE REQUIRED TO BE ROUGHENED, JOINTS SHALL BE INTENTIONALLY ROUGHENED TO 1/4" AMPLITUDE AND REMOVED OF LAITANCE. LAITANCE IS THE THIN CEMENTITIOUS LAYER ON THE SURFACE OF AGGREGATE OF ROUGH POURED OR FINISHED CONCRETE.
   a. INTENTIONAL ROUGHENING MAY BE PERFORMED BY MECHANICAL CHIPPING, GRINDING, WATER OR MEDIA BLASTING, OR RAKING FRESH CONCRETE.
   b. REMOVAL OF LAITANCE MAY BE PERFORMED BY MECHANICAL CHIPPING, HIGH PRESSURE WATER OR MEDIA BLASTING, OR GREEN CONCRETE WIRE BRUSHING TO FULLY EXPOSE THE CLEAN SURFACE OF THE AGGREGATES.

1 / S1.11 **CONSTRUCTION JOINTS IN CONCRETE WALLS & SLABS** N.T.S.

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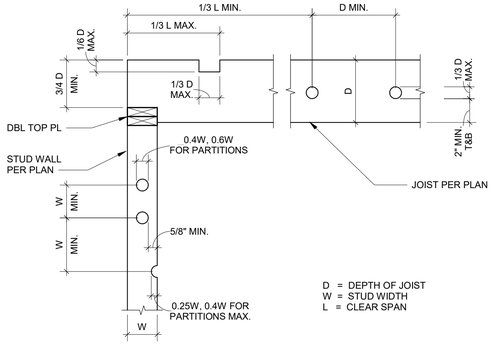
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NAILING SCHEDULE	
CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOE NAIL	(3) 8d
2. BRIDGING TO JOIST, TOE NAIL E/E	(2) 8d
3. 1" x 6" SUBFLOOR OR LESS TO EA. JOIST, FACE NAIL	(2) 8d
4. WIDER THAN 1" x 6" SUBFLOOR TO EA. JOIST, FACE NAIL	(3) 8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	(2) 16d
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL SOLE PLATE TO JOIST, AT BRACED WALL PANELS	16d @ 16" O.C. (3) 16d @ 16" O.C.
7. TOP PLATE TO STUD, END NAIL	(2) 16d
8. STUD TO SOLE PLATE	(4) 8d TOE NAIL OR (2) 16d END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
10. DOUBLE TOP PLATES, FACE NAIL DOUBLE TOP PLATES, LAP SPLICE (PARTITION)	16d @ 16" O.C. (8) 16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	(3) 8d
12. RIM JOIST TO TOP PLATE, TOE NAIL	8d @ 16" O.C.
13. TOP PLATES, LAP AND INTERSECTIONS, FACE NAIL	(2) 16d
14. CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOE NAIL	(3) 8d
16. CONTINUOUS HEADER TO STUD, TOE NAIL	(4) 8d
17. CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	(3) 16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d MIN. SEE 2019 CBC TABLE 2308.7.3.1
19. RAFTER TO PLATE, TOE NAIL	(3) 8d
20.1" DIAGONAL BRACE TO EA. STUD & PLATE, FACE NAIL	(2) 8d
21.1" x 8" SHEATHING OR LESS TO EA. BEARING, FACE NAIL	(2) 8d
22.WIDER THAN 1" x 8" SHEATHING TO EA. BEARING, FACE NAIL	(3) 8d
23.BUILT-UP CORNER STUDS	16d @ 24" O.C.
24.BUILT-UP GIRDER & BEAMS	20d @ 32" O.C. FACE NAIL T&B STAGG. ON OPP. SIDES & (2) 20d FACE NAIL AT ENDS AND SPLICES
25.2" PLANKS, FACE NAIL	16d @ EACH BEARING
26.COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d
27.JACK RAFTER TO HIP	(3) 10d TOE NAIL (2) 16d FACE NAIL
28.ROOF RAFTER TO 2x RIDGE BEAM	(2) 16d TOE NAIL (2) 16d FACE NAIL
29.JOIST TO BAND JOIST, FACE NAIL	(3) 16d
30.LEDGER STRIP, FACE NAIL AT EACH JOIST	(3) 16d
31.WOOD STRUCTURAL PANELS SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING)	10d
32.PANEL SIDING (TO FRAMING)	8d
33.FIBERBOARD SHEATHING	8d
34.INTERIOR PANELING	6d

1 S1.30 **NAILING SCHEDULE** N.T.S.



NOTES:
1. NOTIFY ENGINEER OF RECORD FOR ANY PENETRATIONS THAT FALL OUTSIDE OF THE SPECIFIED PARAMETERS.
2. REFER TO MANUFACTURER SPECIFICATIONS FOR ALLOWABLE HOLES / NOTCHES IN ENGINEERED WOOD.
3. THIS DETAIL APPLIES TO SAWN STUDS AND JOISTS ONLY. WHERE SAWN LUMBER BEAMS ARE PENETRATED OR NOTCHED, VERIFY WITH S.E.O.R.

4 S1.30 **HOLES & NOTCHES IN STUDS & JOIST FOR SAWN LUMBER** N.T.S.

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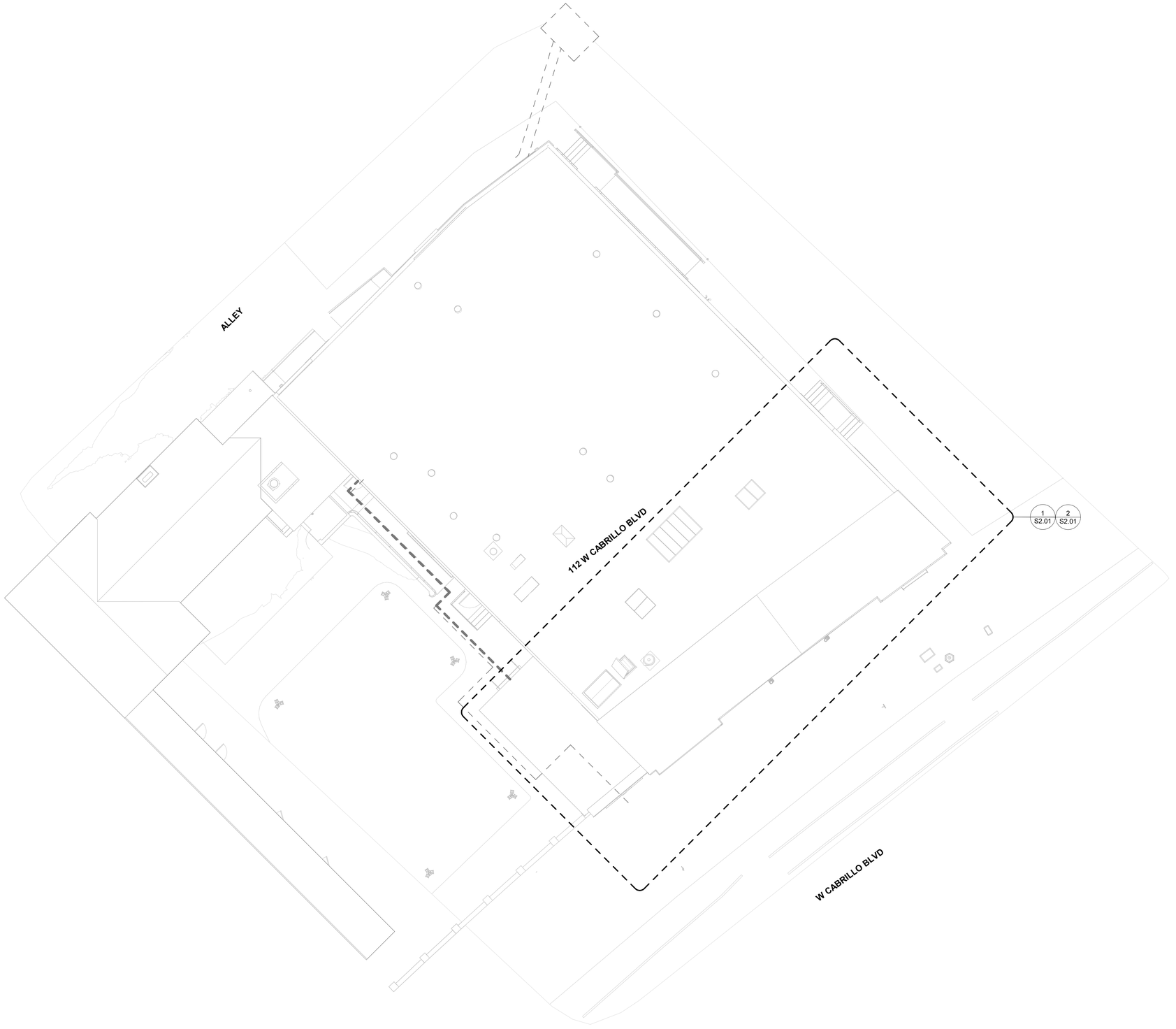
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TYPICAL WOOD DETAILS

S1.30

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1 S2.00 **SITE PLAN**

3/32" = 1'-0"

N

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SITE PLAN

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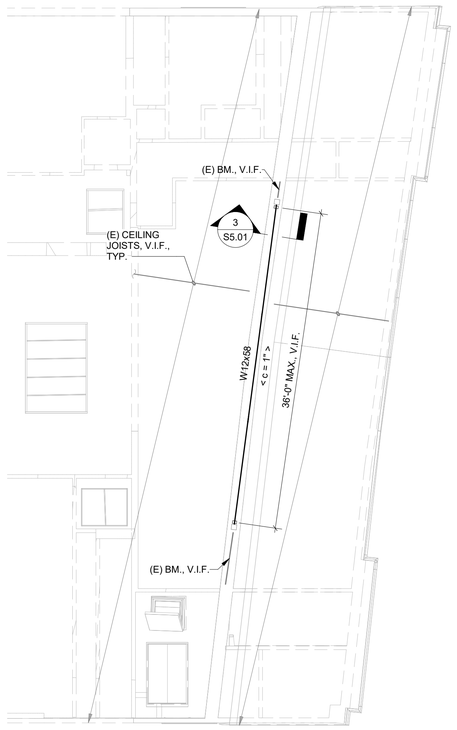
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LEGEND:

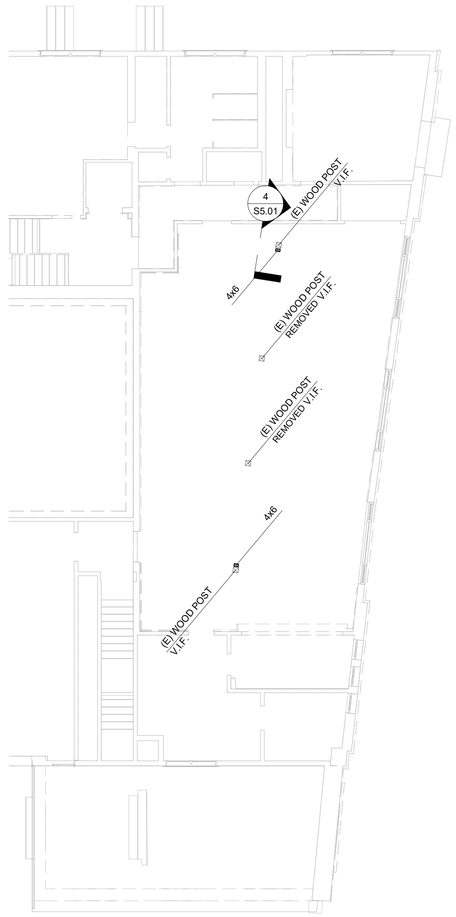
- NON-STRUCTURAL WALL, S.A.D.
- NON-STRUCTURAL WALL BELOW, S.A.D.
- C1 / (E) — (N)/(E) WOOD POST, V.I.F.
- (N)/(E) WOOD POST (B), V.I.F.
- <c = x"> — STEEL BEAM; INDICATES BEAM CAMBER AT MID SPAN
- (E) WOOD BEAM, V.I.F.
- CONCRETE BEAM

SHEET NOTES:

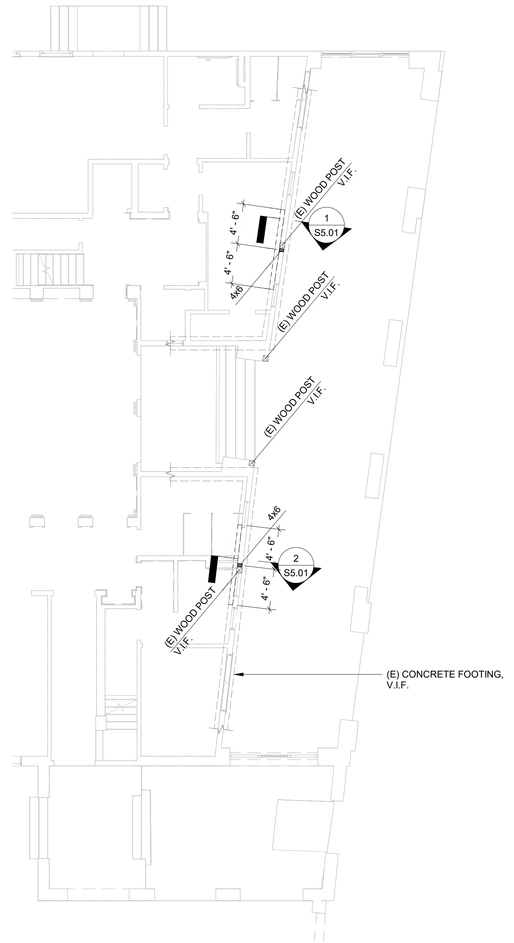
1. REFER TO THE ARCHITECTURAL DRAWINGS FOR PROJECT GRID GEOMETRY PLANS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN. NOTIFY THE DESIGN TEAM OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
2. SEE OVERALL PLANS FOR FLOOR EXTENTS.
3. ALL FRAMING IS NEW UNLESS OTHERWISE NOTED AS EXISTING (E).
4. ALL EXISTING FRAMING, CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR. EXISTING CONDITIONS ARE SHOWN BASED ON AVAILABLE BUILDING DOCUMENTS AND FIELD OBSERVATIONS. THE CONTRACTOR SHALL NOTIFY THE S.E.O.R. IF CONDITIONS ARE NOT AS SHOWN PRIOR TO PROCEEDING WITH THE WORK.
5. TEMPORARY SUPPORT OF (E) STRUCTURE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR TO PROVIDE SHORING AS REQUIRED WHEN UNDERMINING EXISTING FOUNDATIONS. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
7. SEE S1.1X SERIES FOR TYPICAL CONCRETE DETAILS.
8. SEE S1.30 FOR TYPICAL WOOD DETAILS.



2 S2.01 **ROOF FRAMING PLAN** — 1/8" = 1'-0"



3 S2.01 **SECOND FLOOR FRAMING PLAN** — 1/8" = 1'-0"



1 S2.01 **FIRST FLOOR FRAMING PLANS** — 1/8" = 1'-0"

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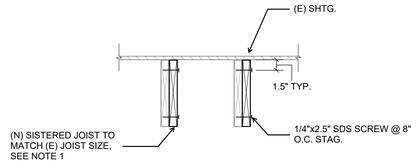
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FOUNDATION & ROOF FRAMING PLANS

S2.01

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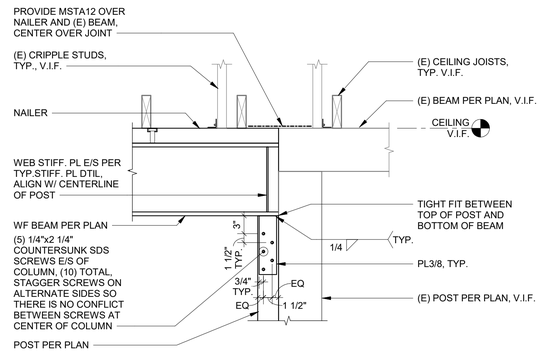
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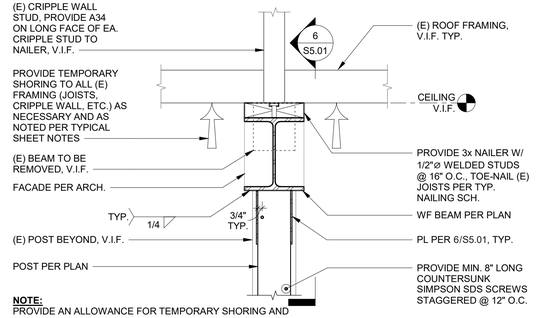
NOTE:
1. CONTRACTOR TO VERIFY SIZE OF (E) JOISTS AND NOTIFY SEOR. (E) JOISTS ASSUMED TO BE 2x12 @ 16" O.C. w/ MAX. LENGTH OF 18'-0" U.O.N.

2. PROVIDE AN ALLOWANCE FOR TEMPORARY SHORING AND REPAIR/IN-KIND REPLACEMENT OF (E) FRAMING MODIFIED

9 / S5.01 **SISTERED JOIST CONNECTION** 1" = 1'-0"



6 / S5.01 **WF BEAM TO WOOD COLUMN CONNECTION** 1" = 1'-0"



NOTE:
PROVIDE AN ALLOWANCE FOR TEMPORARY SHORING AND REPAIR/IN-KIND REPLACEMENT OF (E) FRAMING MODIFIED

3 / S5.01 **WF BEAM ROOF FRAMING STRENGTHENING** 1" = 1'-0"

8 / S5.01 **OPENING REINFORCEMENT AT WOOD SHEAR WALL** 1" = 1'-0"

NOTE:
CONTRACTOR TO COORDIANTE INSTALLATION W/ ARCH. DWGS FOR HISTORICAL IMPACT

5 / S5.01 **WALL MOUNTED MEP UNIT SUPPORT** 1" = 1'-0"

2 / S5.01 **(N) POST BASE CONNECTION** 1" = 1'-0"

NOTE:
HOLD BACK WELD 1/4" FROM COPED EDGE, TYP.

7 / S5.01 **TYPICAL STIFFENER PLATES AND CONTINUITY PLATES** 1" = 1'-0"

4 / S5.01 **WOOD POST TRANSFER CONNECTION** 1" = 1'-0"

NOTE:
1. PROVIDE AN ALLOWANCE FOR TEMPORARY SHORING AND REPAIR/IN-KIND REPLACEMENT OF (E) FRAMING MODIFIED

2. NO EXCAVATION IS ALLOWED TO AVOID HISTORICAL IMPACT.

1 / S5.01 **(E) CONCRETE STEM WALL STRENGTHENING** 1" = 1'-0"

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90% CHECKSET	04/24/2025
PLANNING SUBMISSION	05/09/2025

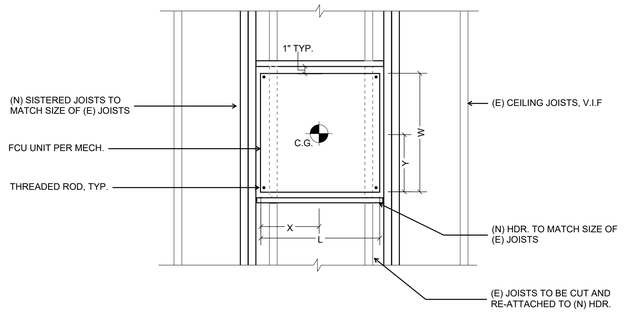
Holmes
523 West 6th St, STE 1122
Los Angeles, CA 90014 USA
T: 213 481 5630 holmes.us

06/20/2025

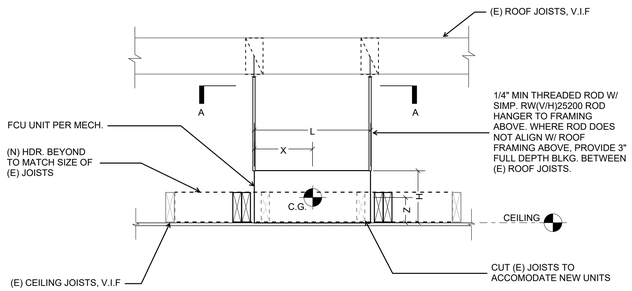
FRAMING DETAILS

S5.01

4/9/2025 1:53:53 PM



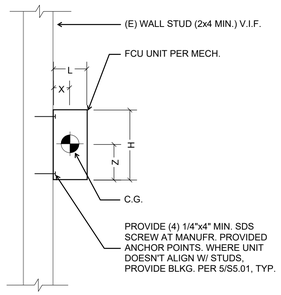
SECTION A-A



NOTE:
1. PROVIDE AN ALLOWANCE FOR TEMPORARY SHORING AND REPAIR/IN-KIND REPLACEMENT OF (E) FRAMING MODIFIED

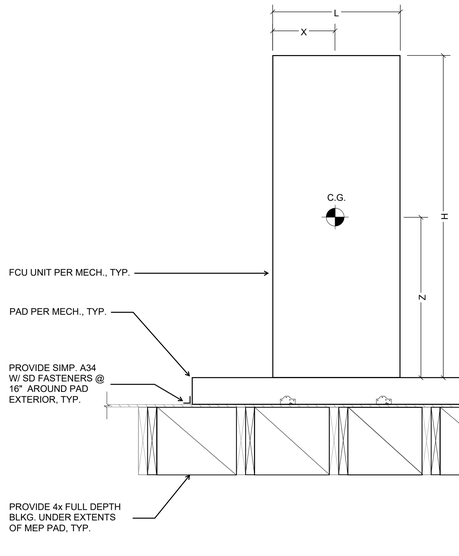
4 S5.02 FCU 2-1:6 ANCHORAGE CONNECTION

1" = 1'-0"



3 S5.02 FCU 1-6:7, FCU 2-7 ANCHORAGE CONNECTION

1" = 1'-0"



2 S5.02 FCU 1-1:5 ANCHORAGE CONNECTION

1" = 1'-0"

Equipment Description	Manufacturer	Mounting	Detail	Max. Weight (lb)	Length 'L' (in)	Width 'W' (in)	Height 'H' (in)	Center of Gravity (in)		
								X	Y	Z
FCU 1-1:5	LG	Floor	2/S5.02	325.00	21.00	21.38	55.88	10.50	10.69	27.94
FCU 2-1:6	LG	Ceiling	4/S5.02	35.00	20.36	20.59	9.30	10.18	10.30	4.65
CU 1:7	LG	Wall	5/S5.01	270.00	37.41	12.90	54.33	18.71	6.45	27.17
FCU 1-6:7, FCU 2-7	LG	Wall	3/S5.02	25.00	32.90	5.91	12.10	16.45	2.96	6.05

3 S5.02 EQUIPMENT ANCHORAGE SCHEDULE

N.T.S.

4/9/2025 1:53:53 PM Autodesk Docs://24-017 Santa Barbara County Veterans Building/24057.10 - SANTA BARBARA COUNTY VETERANS BUILDING_R24_MECH.rvt
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN ARE THE COPYRIGHTED WORK OF OMGIVNING ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

OMGIVNING
architecture / interiors

1301 N. BROADWAY
LOS ANGELES, CA 90012

SANTA BARBARA VETERANS MEMORIAL BUILDING SEISMIC AND SAFETY UPGRADE

PLANNING SUBMISSION

SANTA BARBARA COUNTY
112 CABRILLO BLVD
SANTA BARBARA, CA 93101

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER S. PHAM
No. 36257
EXP. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

REVISIONS:

35% DD	11/21/2024
65% CHECKSET	04/03/2025
90% CHECKSET	04/24/2025
PLANNING SUBMISSION	05/09/2025

Holmes
523 West 6th St, STE 1122
Los Angeles, CA 90014 USA
T: 213 481 5630 holmes.us

06/20/2025

MECHANICAL ANCHORAGE DETAILS

S5.02

EXHIBIT B

BID

BID FORM

1. Pursuant to and in compliance with your Notice to Bidders and the Contract Documents relating to the construction of:

COUNTY OF SANTA BARBARA
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. CABRILLO STREET, SANTA BARBARA, CA 93101
Project No. 22024
Bid Due Date: Thursday, June 11, 2026, at 3:00 P.M.

including Addendum No(s). 1, 2, 3, ___, ___, ___, ___, the undersigned bidder, having become thoroughly familiar with the terms and conditions of the Contract Documents and with local conditions affecting the performance and the costs of the Work at the place where the Work is to be done, hereby proposes and agrees to fully perform the Work within the time stated in and in strict accordance with the Contract Documents (including the furnishing of all labor, materials, tools, expendable equipment and utility and transportation services necessary to fully perform the work and complete it in a workmanlike manner) for the total sum of:

2. **BASE BID**:

$ | | 1 | , | 4 | 0 | 0 | , | 8 | 6 | 6 | . | 0 | 0 |

Unit Price #1: Repair/ replacement of existing windows

$ | | | , | | 1 | 0 | , | 5 | 0 | 0 | . | 0 | 0 |

(Place figures in appropriate boxes.)

Estimated number of workdays: 185

3. If the project has additive bid items or additive groups, the lowest responsible bidder will be determined in accordance with Public Contract Code Division II, Part 3, Chapter 1, Section 20103.8, Subdivision (c) and as follows:
   a. The project funding amount will be disclosed before the first bid is opened.
   b. The lowest responsible bidder will be determined on the basis of the Total Base Bid plus Total Additive Items or Total Base Bid plus Total Additive Groups, if any.
   c. In the event that all bids including Total Base Bid plus Total Additive Items or Total Base Bid plus Total Additive Groups exceeds the project funding amount, the lowest bid will be determined on the basis of the Total Base Bid plus those additive items or Total Base Bid plus those additive groups that, when taken in numerical order from the additive list, and added to the Total Base Bid are less than or equal to the funds available.

4. It is understood that Owner reserves the right to reject the proposal and that it shall remain open and not be withdrawn for a period of sixty (60) calendar days from the date prescribed for its opening.

5. Attached hereto and incorporated herein is the complete and entire list of subcontractors to be employed by the undersigned and in the performance of the Work.

6. It is understood and agreed that if written notice of the acceptance of this proposal is mailed or delivered personally to the undersigned bidder within thirty (30) calendar days after the opening of the proposal, or at any time thereafter before it is withdrawn, the undersigned bidder will execute and deliver the Contract Documents to Owner in accordance with the proposal as accepted, and will also furnish and deliver to Owner any Payment Bond required under the provisions of California Civil Code Section 3247 through 3252 and Performance Bond as required under the provisions of the California Government Code and/or California Public Contract Code all within fourteen (14) calendar days after personal delivery or deposit in the mails, as the case may be, of the notifications of award. The work under the contract shall be commenced by the undersigned bidder on the date stated in COUNTY'S written Notice to Proceed and shall be completed within **270 calendar** days thereafter.

7. Notice of acceptance or request for additional information may be addressed to the undersigned bidder at the business address set forth below.

8. The bid, contract or other submittal of the CONTRACTOR identified below in connection with the foregoing project is not made in the interest of or on behalf or any undisclosed person, partnership, company, association, organization, or corporation; and that the bid is genuine, and not collusive or sham; that the undersigned bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid and has not directly or indirectly colluded, conspired, connived or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding; that the undersigned bidder has not directly or indirectly sought by agreement, communication or conference with anyone to fix his bid price or the bid price of any other bidder or to fix any overhead, profit or cost element of such bid price or of that of any other bidder or to secure any advantage against the COUNTY of Santa Barbara of anyone interested in the proposed contract; or all statements contained in this proposal are true; and that the undersigned bidder has not directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay any fee to any corporation, partnership, company association, organization, Bid Depository or to any member or agent thereof to effectuate a collusive or sham bid. I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

9. Wherever in this proposal an amount is stated in both words and figures, in case of discrepancy between words and figures the words shall prevail; if all or any portion of the proposal is required to be given in unit prices and totals and a discrepancy existing between any such unit prices and totals so given, the unit prices shall prevail.

10. In accordance with the provisions of Sections 1860 and 1861 of the California Labor Code, every CONTRACTOR will be required to secure the payment of compensation of his or her employees. Each CONTRACTOR to whom a public works contract is awarded shall sign the following certification prior to performing the work of the contract: "I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

11. Protests of any bid(s) received must be in writing, must specify all grounds for the protest, and must be filed within ten working days after the opening of bids.

CONTRACTOR

Mesa Energy Systems, Inc.
Company

IRS No.: 33-0112640

910 Huston St.
Street Address

License Classification(s): B, C4, C7, C10, C20, C36, C38, C46

Grover Beach
City

Phone Number: 805.489.7808

BY: _____
Signature

Ron Hickey (President)
Printed Name, Title

DESIGNATION OF SUBCONTRACTORS

The bidder agrees if this proposal is accepted, they will contract with the County of Santa Barbara to do all work and furnish all labor, materials, machinery, tools, and apparatus necessary to completely perform said Contracts in the manner and time prescribed by said Contract.

COUNTY OF SANTA BARBARA
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. CABRILLO STREET, SANTA BARBARA, CA 93101
Project No. 22024
Bid Due Date: THURSDAY, JUNE 11 , 2026, at 3:00 PM

In compliance with the provisions of Section 4100,-4107 of the Public Contract Code of the State of California, and any amendments, thereof, the undersigned bidder has set forth below the name and location of the place of business of each subcontractor who will perform work or labor or render service to the undersigned in or about the construction of the work to be performed. That portion of the work which will be done by each subcontractor for each subcontract in excess of one-half of one percent of the undersigned's total aggregate bid shall be listed.

DIVISION OF WORK	SUBCONTRACTOR	LIC NO.	LOCATION
Finishes	Tarlton & Sons, Inc.	342341	Grover Beach
Structural Steel	Yungman Construction, Inc.	922755	San Luis Obispo

COMPANY: Mesa Energy Systems, Inc. BY: _____
Bidder's Signature

NOTE: This form may be reproduced and attached behind this page to list more Subcontractors.

NONCOLLUSION AFFIDAVIT

In accordance with Public Contract Code § 7106. Ron Hickey
(Bidder's full name)

being first duly sworn, deposes and says that he or she is President
(Bidder's title)

of Mesa Energy Systems, Inc.
(Company's name)

the party making the foregoing Bid, that the Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the Bid is genuine and not collusive or sham; that the Bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham Bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham Bid, or that anyone shall refrain from bidding; that the Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Bid price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the Bid price, or of that of any other Bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed Contract; that all statements contained in the Bid are true; and further, that the Bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham Bid and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

SIGNATURE BLOCK (*Signature Block **must be completed in** ink**& changes must be** initialed.*)

Bidder's Signature: [signature] **Date:** 6.4.2026

Bidder's Name & Title (Print): RONALD HICKEY PRESIDENT

At CITY: IRVINE STATE: CA.

CERTIFICATE OF COMPLIANCE

This is to certify that all requirements for insurance of subcontractors as specified for this project will be met.

6/11/2026
Dated

Signature of Principal

Ron Hickey (President)
Printed Name, Title of Principal

Mesa Energy Systems, Inc.
Company

910 Huston St.
Address

Grover Beach, CA 93433
City, State & Zip

BIDDER'S STATEMENTS

REGARDING INSURANCE COVERAGE:
Bidder hereby certifies that he has reviewed the insurance coverage requirements specified in the Contract Forms. Should he be awarded the contract for the work, Bidder further certifies that he can meet all the Contract Specification requirements for insurance including insurance coverage of his subcontractors.

REGARDING TITLE 13 OF THE CA CODE OF REGULATIONS, BIDDER'S FLEET:
Bidder must provide to the County, prior to executing the Contract, a true and correct copy of each valid Certificate of Reported Compliance, as described in section 2449(n) of Title 13 of the California Code of Regulations, for Bidder's fleet, and for each fleet of each subcontractor listed in Bidder's Bid, of vehicles subject to 13 CCR section 2449 that may be used in performance of the Contract.

REGARDING PUBLIC CONTRACT CODE SECTION 10232:
In accordance with Public Contract Code Section 10232, the Contractor hereby states, under penalty of perjury, that no more than one final unappealable finding of contempt of court by a Federal Court has been issued against the Contractor within the immediately preceding two year period because of the Contractor's failure to comply with an order of a Federal Court which orders the Contractor to comply with an order of the National Labor Relations Board.

REGARDING PUBLIC CONTRACT CODE SECTION 10162:
In accordance with Public Contract Code Section 10162, the Bidder shall complete, under penalty of perjury, the following questionnaire:

> Has the bidder, any officer of the bidder, or any employee of the bidder who has a proprietary interest in the bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing, a federal, state, or local government project because of a violation of law or safety regulation?
>
> Yes ____ No _X_
>
> (If the answer is yes, explain the circumstances on a separate sheet of paper and attach it to the proposal.)

6/11/2026
Date

Signature of Principal

Ron Hickey (President)
Printed Name, Title of Principal

Mesa Energy Systems, Inc.
Company

910 Huston St.
Address

Grover Beach, CA 93433
City, State & Zip

ANTI-FRAUD CERTIFICATION

COUNTY OF SANTA BARBARA
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. CABRILLO STREET, SANTA BARBARA, CA 93101
Project No. 22024
Bid Due Date: THURSDAY, JUNE 11, 2026, at 3:00 P.M.

In accordance with Public Contract Code Section 10285.1 (Chapter 376, Stats. 1985), the bidder hereby declares under penalty of perjury that the bidder **has __, has not** X, been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or federal antitrust law in connection with the bidding upon award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including the Regents of the University of California or Trustees of the California State University.

The term "bidder" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

NOTE: The bidder must place a check mark after "has" or "has not" in one of the blank spaces provided.

6/11/2026
Date

Signature of Principal

Ron Hickey (President)
Printed Name, Title of Principal

Mesa Energy Systems, Inc.
Company

910 Huston St.
Address

Grover Beach, CA 93433
City, State & Zip

BIDDER'S BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Mesa Energy Systems, Inc. dba McCall & M/M an EMCOR Company as Principal, and Travelers Casualty and Surety Company of America as Surety (hereinafter referred to as Surety), are held firmly bound unto the County of Santa Barbara, State of California (hereinafter called "Owner") in the penal sum of Ten Percent (10%) of the total aggregate amount of the bid of the Principal above named, submitted by said Principal to Owner for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents. Surety shall be and hereby warrants that it is listed in the Insurance Organizations Authorized by the Insurance Commissioner to Transact Business of Insurance in the State of California, published by the Department of Insurance, State of California or successor publications. In no case shall the liability of the Surety hereunder exceed the sum of Ten Percent of the Amount Bid DOLLARS ($10% of Amt. Bid).

The condition of this obligation is such that a bid to the Owner for certain construction specifically described as follows:

COUNTY OF SANTA BARBARA
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. CABRILLO STREET, SANTA BARBARA, CA 93101
Project No. 22024

for which bids are due on THURSDAY, JUNE 11, 2026, have been submitted by the Principal to the Owner.

NOW, THEREFORE, if the aforesaid Principal shall not withdraw said bid within the period therein after the opening of the same, or, if no period be specified within sixty (60) days after said opening and shall within the period specified therefore, or, if no period be specified, within eight (8) days after the prescribed forms are presented to him for signature, enter into a written Contract with Owner, in the prescribed form, in accordance with the bid as accepted, and file the two Bonds with Owner, one to guarantee faithful performance and the other to guarantee payment for labor and materials, as required by law, then this obligation shall be null and void; otherwise, it shall remain in full force, virtue and affect.

Said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of said Contract or to the work to be performed thereunder or the Specifications accompanying the same shall in any manner affects its obligations on this bond, and it does hereby waive notice of any change, extension, alteration, or addition.

It is hereby agreed that any payment made after the scheduled completion date will not constitute a waiver of any liquidated damages heretofore agreed upon.

In the event suit is brought upon said Bond by Owner and judgment is recovered, the Surety shall pay all costs incurred by Owner in such suit, including a reasonable attorney's fee to be fixed by the Court.

Death, Bankruptcy, Receivership, Going Out of Business for any reason, or incompetence of the Principal shall not relieve the Surety of its obligations hereunder.

Mesa Energy Systems, Inc. dba McCall & M/M an EMCOR Company
Name of Principal

Dated _____

_____ (Seal)
Signature of Principal Brad Cox, SVP of Operations

Travelers Casualty and Surety Company of America
Name of Surety

One Tower Square
Address

Hartford, CT 06183
City, State & Zip

Dated May 21, 2026

_____ (Seal)
Signature of Surety's Attorney-in-fact
Camille Maitland, Attorney-In-Fact

Surety's Agent for Service of Process (located within the State of California):

Charlene K. Nakamura
Name of Agent

333 S. Hope Street, Suite 3750
Address

Los Angeles, CA 90071
City, State & Zip

213-443-2467
Telephone Number

213-443-2489
FAX Number

NOTE: Signatures of those executing for Surety MUST be properly acknowledged. This form may be reproduced for transmittal to the Surety for execution and attached to the front of the original Bid Bond Form.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT — Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of Alameda)

On 5/26/26, before me, Patricia Guzman, Notary Public, personally appeared Bradley Cox, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal) PATRICIA GUZMAN
Notary Public - California
Alameda County
Commission # 2414024
My Comm. Expires Sep 23, 2026

Signature: _____, Notary Public

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Camille Maitland** of **UNIONDALE**, **New York**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February, 2024**.

SEAL SEAL SEAL

State of Connecticut

By: _____
Bryce Grissom, Senior Vice President

City of Hartford ss.

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

ANNA P NOWIK NOTARY PUBLIC CONNECTICUT

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **21** day of **May**, **2026**.

SEAL SEAL SEAL

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

ACKNOWLEDGMENT OF SURETY COMPANY

STATE OF NEW YORK }

COUNTY OF NASSAU }

On this MAY 21, 2026, before me personally came Camille Maitland to me known, who, being by me duly sworn, did depose and say; that he/she resides in Nassau County, State of New York that he/she is the Attorney-In-Fact of the Travelers Casualty and Surety Company of America the corporation described in which executed the above instrument; that he/she knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by the Board of Directors of said corporation; and that he/she signed his/her name thereto by like order; and the affiant did further depose and say that the Superintendent of Insurance of the State of New York, has pursuant to Section 1111 of the Insurance Law of the State of New York, issued to Travelers Casualty and Surety Company of America (Surety) his/her certificate of qualification evidencing the qualification of said Company and its sufficiency under any law of the State of New York as surety and guarantor, and the propriety of accepting and approving it as such; and that such certificate has not been revoked.

Notary Public

CORNELIA DESOUZA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE0002028
Qualified in Nassau County
Commission Expires 02/27/2027

NY acknowledgement

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

HARTFORD, CONNECTICUT 06183

FINANCIAL STATEMENT AS OF DECEMBER 31, 2025

CAPITAL STOCK $ 6,480,000

ASSETS		LIABILITIES & SURPLUS	
BONDS	$ 5,600,841,058	LOSSES	$ 1,735,139,597
STOCKS	117,961,887	LOSS ADJUSTMENT EXPENSES	175,170,609
CASH AND INVESTED CASH	107,398,185	COMMISSIONS	65,061,380
OTHER INVESTED ASSETS	10,607,862	OTHER EXPENSES	72,968,024
SECURITIES LENDING REINVESTED COLLATERAL ASSETS	12,318,369	TAXES, LICENSES AND FEES	15,442,211
INVESTMENT INCOME DUE AND ACCRUED	51,295,419	CURRENT FEDERAL AND FOREIGN INCOME TAXES	7,061,861
PREMIUM BALANCES	354,898,997	UNEARNED PREMIUMS	1,749,236,242
REINSURANCE RECOVERABLE	50,418,933	ADVANCE PREMIUM	4,095,228
NET DEFERRED TAX ASSET	85,064,699	POLICYHOLDER DIVIDENDS	31,470,690
UNDISTRIBUTED PAYMENTS	14,917,791	CEDED REINSURANCE NET PREMIUMS PAYABLE	44,765,710
GUARANTY FUNDS RECEIVABLE OR ON DEPOSIT	2,299,856	AMOUNTS WITHHELD / RETAINED BY COMPANY FOR OTHERS	15,640,946
OTHER ASSETS	349,353	REMITTANCES AND ITEMS NOT ALLOCATED	5,777,183
		PROVISION FOR REINSURANCE	12,100,593
		PAYABLE TO PARENTS, SUBSIDIARIES AND AFFILIATES	90,391,293
		PAYABLE FOR SECURITIES LENDING	12,318,369
		OTHER ACCRUED EXPENSES AND LIABILITIES	842,673
		TOTAL LIABILITIES	$ 4,037,482,608
		CAPITAL STOCK	$ 6,480,000
		PAID IN SURPLUS	433,803,760
		OTHER SURPLUS	1,930,606,041
		TOTAL SURPLUS TO POLICYHOLDERS	$ 2,370,889,801
TOTAL ASSETS	$ 6,408,372,409	TOTAL LIABILITIES & SURPLUS	$ 6,408,372,409

STATE OF CONNECTICUT)

COUNTY OF HARTFORD) SS.

CITY OF HARTFORD)

PETER GAMER, BEING DULY SWORN, SAYS THAT HE IS VICE PRESIDENT – CORPORATE FINANCE, OF TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, AND THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE FOREGOING IS A TRUE AND CORRECT STATEMENT OF THE FINANCIAL CONDITION OF SAID COMPANY AS OF THE 31ST DAY OF DECEMBER, 2025.

Peter Gamer

VICE PRESIDENT – CORPORATE FINANCE

SUBSCRIBED AND SWORN TO BEFORE ME THIS
16TH DAY OF MARCH, 2026

NOTARY PUBLIC

SUSAN M. WEISSLEDER
Notary Public
My Commission Expires November 30, 2027

SUSAN M. WEISSLEDER NOTARY PUBLIC CONNECTICUT

Bond No. 108499716 / K42275736

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That the County of Santa Barbara of the State of California (hereinafter referred to as the County) and Mesa Energy Systems, Inc. (hereinafter referred to as Principal) have by written agreement dated August 3, 2026, entered a contract identified as:

Project Title: County of Santa Barbara
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. Cabrillo Street, Santa Barbara, CA 93101
Project No. 22024
(Hereinafter referred to as the Contract) and

That, pursuant to law and to said Contract, and before entering upon the performance of said Contract, the Principal is required under the terms and conditions of said Contract to furnish a bond for the faithful performance of Contract.

NOW, THEREFORE, said Principal and Travelers Casualty and Surety Company of America & Federal Insurance Company

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as corporate surety (hereinafter referred to as Surety), are held firmly bound to the County in the amount of $1,526,646.00, for the payment of which Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns both jointly and severally. Surety shall be and hereby warrants that it is listed in the Insurance Organizations Authorized by the Insurance Commissioner to Transact Business of Insurance in the State of California, published by the Department of Insurance, State of California or successor publications.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the Principal, his heirs, executors, administrators, successors, or assigns, shall perform all of the covenants, conditions and agreements in said Contract and any alteration thereof made as herein provided, in his or their part, to be kept and performed at the time, and in the manner therein specified, and shall indemnify and save harmless County, its officers, agents, and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force, virtue and effect.

And the said Surety, for value received, hereby agrees that no change, extension of time, alteration or addition to the terms of the Contract, or to the work to be performed thereunder, or the specifications accompanying the same shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or additions to the terms of the Contract or to the work or to the specifications.

In the event suit is brought upon this Bond by County and judgment is recovered, Surety shall pay all costs incurred by the County in such suit, including a reasonable attorney's fee to be fixed by the court.

Death, illness, disability or disqualification of the principal shall not relieve Surety of its obligations hereunder.

Mesa Energy Systems, Inc.
Principal

By: Brad Cox, SVP of Operations

DATED: 8-4-26

Travelers Casualty and Surety Company of America &
Federal Insurance Company
Surety

Amy Ortega
Signature of Attorney-in-fact

Amy Ortega, Attorney-In-Fact

One Tower Square (TR)
202B Hall's Mill Road (FE)
Address

Hartford, CT 06183 (TR)
Whitehouse Station, NJ 08889 (FE)
City, State & Zip Code

Surety's Agent for Service of Process (located within the State of California):

Charlene K. Nakamura
Name of Agent

333 S. Hope Street, Suite 3750
Address

Los Angeles, CA 90071
City, State & Zip Code

213-443-2467
Telephone Number

213-443-2489
FAX Number

NOTE: Signature of those executing for Surety must be properly acknowledged.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of Alameda)

On 8-4-24, before me, Michelle Dunn, Notary Public, personally appeared Brad Cox, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MICHELLE DUNN
Notary Public - California
Alameda County
Commission # 2453011
My Comm. Expires Aug 8, 2027

Signature: Michelle Dunn

(Seal) , Notary Public

ACKNOWLEDGEMENT OF SURETY COMPANY

STATE OF NEW YORK

COUNTY OF NEW YORK

On this August 3, 2026 before me personally came Amy Ortega to me known, who, being by me duly sworn, did depose and say; that he/she resides in Passaic County, State of New Jersey, that he/she is the Attorney-In-Fact of the Travelers Casualty and Surety Company of America & Federal Insurance Company the corporation described in which executed the above instrument; that he/she knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by the Board of Directors of said corporation; and that he/she signed his/ her name thereto by like order; and the affiant did further depose and say that the Superintendent of Insurance of the State of New York, has, pursuant to Section 1111 of the Insurance Law of the State of New York, issued to Travelers Casualty and Surety Company of America & Federal Insurance Company (Sureties) his/her certificate of qualification evidencing the qualification of said Company and its sufficiency under any law of the State of New York as surety and guarantor, and the propriety of accepting and approving it as such; and that such Certificate has not been revoked.

Fiona Walsh

Notary Public

FIONA WALSH
Notary Public-State of New York
NO. 01WA0018088
Qualified in Nassau County
Commission Expires December 7, 2027

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Amy Ortega** of **UNIONDALE**, **New York**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **13th** day of **May, 2026.**

State of Connecticut

By: _____
Bryce Grissom, Senior Vice President

City of Hartford ss.

On this the **13th** day of **May, 2026**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President, Surety, Bond & Specialty Insurance, of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **31st** day of **March, 2031**

_____
Marie E. Sorensen, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **3rd** day of **August . 2026 .**

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

HARTFORD, CONNECTICUT 06183

FINANCIAL STATEMENT AS OF DECEMBER 31, 2025

CAPITAL STOCK $ 6,480,000

ASSETS		LIABILITIES & SURPLUS	
BONDS	$ 5,800,841,056	LOSSES	$ 1,735,139,597
STOCKS	117,981,867	LOSS ADJUSTMENT EXPENSES	175,170,809
CASH AND INVESTED CASH	107,398,185	COMMISSIONS	85,081,380
OTHER INVESTED ASSETS	10,807,852	OTHER EXPENSES	72,968,024
SECURITIES LENDING REINVESTED COLLATERAL ASSETS	12,318,368	TAXES, LICENSES AND FEES	15,442,211
INVESTMENT INCOME DUE AND ACCRUED	51,295,419	CURRENT FEDERAL AND FOREIGN INCOME TAXES	7,081,461
PREMIUM BALANCES	354,986,997	UNEARNED PREMIUMS	1,749,206,242
REINSURANCE RECOVERABLE	50,418,933	ADVANCE PREMIUM	4,068,213
NET DEFERRED TAX ASSET	85,084,899	POLICYHOLDER DIVIDENDS	31,470,880
UNDISTRIBUTED PAYMENTS	14,917,791	CEDED REINSURANCE NET PREMIUMS PAYABLE	44,765,710
GUARANTY FUNDS RECEIVABLE OR ON DEPOSIT	2,299,856	AMOUNTS WITHHELD / RETAINED BY COMPANY FOR OTHERS	15,640,945
OTHER ASSETS	349,853	REMITTANCES AND ITEMS NOT ALLOCATED	3,777,189
		PROVISION FOR REINSURANCE	12,100,593
		PAYABLE TO PARENTS, SUBSIDIARIES AND AFFILIATES	90,391,208
		PAYABLE FOR SECURITIES LENDING	12,318,368
		OTHER ACCRUED EXPENSES AND LIABILITIES	142,573
		TOTAL LIABILITIES	$ 3,037,492,608
		CAPITAL STOCK	$ 6,480,000
		PAID IN SURPLUS	432,893,760
		OTHER SURPLUS	1,930,008,041
		TOTAL SURPLUS TO POLICYHOLDERS	$ 2,370,386,801
TOTAL ASSETS	$ 5,408,372,409	TOTAL LIABILITIES & SURPLUS	$ 5,408,372,409

SEAL

STATE OF CONNECTICUT)

COUNTY OF HARTFORD) SS.

CITY OF HARTFORD)

PETER GAMER, BEING DULY SWORN, SAYS THAT HE IS VICE PRESIDENT – CORPORATE FINANCE, OF TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, AND THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE FOREGOING IS A TRUE AND CORRECT STATEMENT OF THE FINANCIAL CONDITION OF SAID COMPANY AS OF THE 31ST DAY OF DECEMBER, 2025.

Peter Gamer
VICE PRESIDENT – CORPORATE FINANCE

SUBSCRIBED AND SWORN TO BEFORE ME THIS
16TH DAY OF MARCH, 2026

NOTARY PUBLIC

SUSAN M. WEISSLEDER
Notary Public
My Commission Expires November 30, 2027

SUSAN M. WEISSLEDER NOTARY PUBLIC CONNECTICUT

CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, **PACIFIC INDEMNITY COMPANY**, a Delaware corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Katherine Acosta, Thomas Bean, Karen Bravo, George O. Brewster, Desiree Cardlin, Vishnu Chaitoo, Colette R. Chisholm, Cornelia DeSouza, Jennifer Godere, Dana Granice, Susan Lupski, Gerard S. Macholz, Camille Maitland, Amy Ortega, Cristina Pagan, Robert T. Pearson, Miranda Peter, Karolynne Ramirez, Nelly Renchiwich, Vincent A. Walsh, Fiona Walsh and Michelle Wannamaker of Uniondale, New York ----------

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this **24th** day of **July, 2026**.

Rupert HD Swindells, Assistant Secretary

Stephen M. Haney, Vice President

STATE OF NEW JERSEY
County of Hunterdon ss.

On this **24th** day of **July, 2026** before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Stephen M. Haney, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Stephen M. Haney, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal

Stacy J LoPrin
NOTARY PUBLIC OF NEW JERSEY
No. 50078555
COMMISSION EXPIRES OCT 15, 2026

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

(i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
(ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this August 3, 2026

Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com

FEDERAL INSURANCE COMPANY

STATEMENT OF ASSETS, LIABILITIES AND SURPLUS TO POLICYHOLDERS

Statutory Basis

December 31, 2025

(in thousands)

ASSETS		*LIABILITIES AND SURPLUS TO POLICYHOLDERS*	
Cash, Cash Equivalents, and ST Investments	$ (579,525)	Outstanding Losses and Loss Expenses	$ 11,068,245
U.S Government Bonds	335,089	Reinsurance Payable on Losses and Expenses	1,740,572
Non-US Government Bonds	354,457	Unearned Premiums	3,393,935
Issuer Credit Obligations ("ICO") Bonds	7,795,356	Ceded Reinsurance Premiums Payable	413,131
Asset-Backed Securities ("ABS") Bonds	5,133,841	Other Liabilities	677,572
Stocks	456,376		
Other Invested Assets	1,630,546		
TOTAL INVESTMENTS	15,125,940	TOTAL LIABILITIES	17,313,455
Investments in Affiliates:		Capital Stock	20,000
Great Northern Ins. Co	456,456	Paid-in Surplus	2,711,474
Vigilant Ins. Co.	406,475	Unassigned Funds	2,719,103
Chubb National Ins. Co	210,064		
Chubb Indemnity Ins. Co.	187,377	SURPLUS TO POLICYHOLDERS	5,451,557
Chubb Ins. Co. of New Jersey	42,766		
Chubb Lloyds Ins. Co. of Texas	6,321		
Other Affiliates	72,521		
Premiums Receivable	2,656,438		
Other Assets	3,596,684		
TOTAL ADMITTED ASSETS	$ 22,765,012	TOTAL LIABILITIES AND SURPLUS	$ 22,765,012

Investments are valued in accordance with requirements of the National Association of Insurance Commissioners. At December 31, 2025, investments with a carrying value of $574,475,305 were deposited with government authorities as required by law.

STATE OF PENNSYLVANIA

COUNTY OF PHILADELPHIA

John Taylor, being duly sworn, says that he is Senior Vice President of Federal Insurance Company and that to the best of his knowledge and belief the foregoing is a true and correct statement of the said Company's financial condition as of the 31 st day of December, 2025

Sworn before me this March 11, 2026

Senior Vice President

Jaime L. Yates

Notary Public

September 19, 2027

My commission expires

Commonwealth of Pennsylvania - Notary Seal
Jaime L. Yates, Notary Public
Philadelphia County
My commission expires September 19, 2027
Commission number 1357070

Member, Pennsylvania Association of Notaries

Bond No. 108499716 / K42275736

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:

That the County of Santa Barbara of the State of California (hereinafter referred to as the County) and Mesa Energy Systems, Inc. (hereinafter referred to as Principal) have by written agreement dated August 3, 2026, entered into a contract identified as:

Project Title: County of Santa Barbara
SANTA BARBARA VETERANS MEMORIAL BUILDING
112 W. Cabrillo Street, Santa Barbara, CA 93101
Project No. 22024

(Hereinafter referred to as the Contract) and

That, pursuant to law and to said Contract, and before entering upon the performance of said Contract, the principal is required to file with the County a good and sufficient bond to secure the payment of labor and materials claims.

NOW, THEREFORE, said Principal and Travelers Casualty and Surety Company of America & Federal Insurance Company

as corporate surety (hereinafter referred to as Surety), are held firmly bound to the County in the amount of $ 1,526,646.00, for the payment of which Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns both jointly and severally. Surety shall be and hereby warrants that it is listed in the Insurance Organizations Authorized by the Insurance Commissioner to Transact Business of Insurance in the State of California, published by the Department of Insurance, State of California or successor publications.

THE CONDITION OF THIS OBLIGATION IS SUCH that if said principal, his or its subcontractors, heirs, executors, administrators, successors, or assigns, shall fail to pay any of the persons named or referred to in Section 9100 of the California Civil Code, or amounts due under Unemployment Insurance Code with respect to work or labor performed by any such claimant, or for any amounts required to be deducted, withheld and paid over to the Employment Development Department from the wages of employees of the Contractor and his subcontractors pursuant to Section 13020 of the Unemployment Insurance Code with respect to such work and labor as required by the California Civil Code, or this bond, then said Surety will pay for the same, in an amount not to exceed the amount hereinafter set forth.

This bond shall ensure the benefit of any and all persons, entities, companies and corporations named or referred to in Section 9100 of the California Civil Code, so as to give a right of action to them or their assign in any suit brought upon this bond.

And the said Surety, for value received, hereby agrees that no change, extension of time, alteration or addition to the terms of the Contract, or to the work to be performed thereunder, or the Specifications accompanying the same, shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the Specifications.

In the event suit is brought upon this Bond by County and judgment is recovered, Surety shall pay all costs incurred by the County in such suit, including a reasonable attorney's fee to be fixed by the court.

Death, illness, disability or disqualification of the principal shall not relieve Surety of its obligations hereunder.

Mesa Energy Systems, Inc.
Principal

By: Brad Cox, SVP of Operations

DATED: 8-4-26

Travelers Casualty and Surety Company of America &
Federal Insurance Company
Surety

Amy Ortega
Signature of Attorney-in-fact

Amy Ortega, Attorney-In-Fact

One Tower Square (TR)
202B Hall's Mill Road (FE)
Address

Hartford, CT 06183 (TR)
Whitehouse Station, NJ 08889 (FE)
City, State & Zip Code

Surety's Agent for Service of Process (located within the State of California):

Charlene K. Nakamura
Name of Agent

333 S. Hope Street, Suite 3750
Address

Los Angeles, CA 90071
City, State & Zip Code

213-443-2467
Telephone Number

213-443-2489
FAX Number

NOTE: Signature of those executing for Surety must be properly acknowledged.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT — Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of Alameda)

On 8-4-26 before me, Michelle Dunn, Notary Public, personally appeared Brad Cox, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MICHELLE DUNN
Notary Public - California
Alameda County
Commission # 2453011
My Comm. Expires Aug 8, 2027

Signature: Michelle Dunn

(Seal) , Notary Public

ACKNOWLEDGEMENT OF SURETY COMPANY

STATE OF NEW YORK

COUNTY OF NEW YORK

On this August 3, 2026 before me personally came Amy Ortega to me known, who, being by me duly sworn, did depose and say; that he/she resides in Passaic County, State of New Jersey, that he/she is the Attorney-In-Fact of the Travelers Casualty and Surety Company of America & Federal Insurance Company the corporation described in which executed the above instrument; that he/she knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by the Board of Directors of said corporation; and that he/she signed his/ her name thereto by like order; and the affiant did further depose and say that the Superintendent of Insurance of the State of New York, has, pursuant to Section 1111 of the Insurance Law of the State of New York, issued to Travelers Casualty and Surety Company of America & Federal Insurance Company (Sureties) his/her certificate of qualification evidencing the qualification of said Company and its sufficiency under any law of the State of New York as surety and guarantor, and the propriety of accepting and approving it as such; and that such Certificate has not been revoked.

Fiona Walsh

Notary Public

FIONA WALSH
Notary Public-State of New York
NO. 01WA0018088
Qualified in Nassau County
Commission Expires December 7, 2027

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Amy Ortega** of **UNIONDALE**, **New York**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **13th** day of **May, 2026.**

SEAL SEAL SEAL

State of Connecticut

By: _____
Bryce Grissom, Senior Vice President

City of Hartford ss.

On this the **13th** day of **May, 2026**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President, Surety, Bond & Specialty Insurance, of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **31st** day of **March, 2031**

NOTARY PUBLIC

_____
Marie E. Sorensen, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 3rd day of August, 2026.

SEAL SEAL SEAL

SEAL

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

HARTFORD, CONNECTICUT 06183

FINANCIAL STATEMENT AS OF DECEMBER 31, 2025

CAPITAL STOCK $ 6,480,000

ASSETS		LIABILITIES & SURPLUS	
BONDS	$ 5,000,841,058	LOSSES	$ 1,785,139,597
STOCKS	117,961,887	LOSS ADJUSTMENT EXPENSES	175,170,809
CASH AND INVESTED CASH	107,396,165	COMMISSIONS	85,081,380
OTHER INVESTED ASSETS	10,807,882	OTHER EXPENSES	72,868,024
SECURITIES LENDING REINVESTED COLLATERAL ASSETS	12,316,389	TAXES, LICENSES AND FEES	15,443,211
INVESTMENT INCOME DUE AND ACCRUED	51,295,419	CURRENT FEDERAL AND FOREIGN INCOME TAXES	7,061,861
PREMIUM BALANCES	354,898,987	UNEARNED PREMIUMS	3,749,286,242
REINSURANCE RECOVERABLE	50,418,933	ADVANCE PREMIUM	4,056,226
NET DEFERRED TAX ASSET	85,084,899	POLICYHOLDER DIVIDENDS	31,470,890
UNDISTRIBUTED PAYMENTS	14,917,791	CEDED REINSURANCE NET PREMIUMS PAYABLE	44,295,719
GUARANTY FUNDS RECEIVABLE OR ON DEPOSIT	2,299,856	AMOUNTS WITHHELD / RETAINED BY COMPANY FOR OTHERS	18,690,948
OTHER ASSETS	349,853	REMITTANCES AND ITEMS NOT ALLOCATED	5,777,193
		PROVISION FOR REINSURANCE	12,108,683
		PAYABLE TO PARENTS, SUBSIDIARIES AND AFFILIATES	90,391,283
		PAYABLE FOR SECURITIES LENDING	12,316,389
		OTHER ACCRUED EXPENSES AND LIABILITIES	842,873
		TOTAL LIABILITIES	$ 5,637,492,908
		CAPITAL STOCK	$ 6,480,000
		PAID IN SURPLUS	433,909,760
		OTHER SURPLUS	1,930,606,041
		TOTAL SURPLUS TO POLICYHOLDERS	$ 2,370,995,801
TOTAL ASSETS	$ 8,008,372,709	TOTAL LIABILITIES & SURPLUS	$ 8,008,372,709

STATE OF CONNECTICUT)

COUNTY OF HARTFORD) SS.

CITY OF HARTFORD)

PETER GAMER, BEING DULY SWORN, SAYS THAT HE IS VICE PRESIDENT – CORPORATE FINANCE, OF TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, AND THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE FOREGOING IS A TRUE AND CORRECT STATEMENT OF THE FINANCIAL CONDITION OF SAID COMPANY AS OF THE 31ST DAY OF DECEMBER, 2025.

VICE PRESIDENT – CORPORATE FINANCE

SUBSCRIBED AND SWORN TO BEFORE ME THIS
16TH DAY OF MARCH, 2026

NOTARY PUBLIC

SUSAN M. WEISSLEDER
Notary Public
My Commission Expires November 30, 2027

SUSAN M. WEISSLEDER NOTARY PUBLIC CONNECTICUT

CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, **PACIFIC INDEMNITY COMPANY**, a Delaware corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Katherine Acosta, Thomas Bean, Karen Bravo, George O. Brewster, Desiree Cardin, Vishnu Chaitoo, Colette R. Chisholm, Cornelia DeSouza, Jennifer Godere, Dana Granice, Susan Lupski, Gerard S. Macholz, Camille Maitland, Amy Ortega, Cristina Pagan, Robert T. Pearson, Miranda Peter, Karolynne Ramirez, Nelly Renchiwich, Vincent A. Walsh, Fiona Walsh and Michelle Wannamaker of Uniondale, New York

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this **24th** day of **July, 2026.**

Rupert HD Swindells, Assistant Secretary

Stephen M. Haney, Vice President

STATE OF NEW JERSEY
County of Hunterdon ss.

On this **24th** day of **July, 2026** before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Stephen M. Haney, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Stephen M. Haney, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal

Stacy J LaRue
NOTARY PUBLIC OF NEW JERSEY
No. 50078280
COMMISSION EXPIRES OCT 15, 2026

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

(i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect.
(ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ. this August 3, 2026

Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com

FEDERAL INSURANCE COMPANY

STATEMENT OF ASSETS, LIABILITIES AND SURPLUS TO POLICYHOLDERS

Statutory Basis

December 31, 2025

(in thousands)

ASSETS		*LIABILITIES AND SURPLUS TO POLICYHOLDERS*	
Cash, Cash Equivalents, and ST Investments	$ (579,525)	Outstanding Losses and Loss Expenses	$ 11,088,245
U.S. Government Bonds	335,089	Reinsurance Payable on Losses and Expenses	1,740,572
Non-US Government Bonds	354,457	Unearned Premiums	3,393,935
Issuer Credit Obligations ("ICO") Bonds	7,795,356	Ceded Reinsurance Premiums Payable	413,131
Asset-Backed Securities ("ABS") Bonds	5,133,641	Other Liabilities	677,572
Stocks	456,376		
Other Invested Assets	1,630,548		
TOTAL INVESTMENTS	15,125,940	TOTAL LIABILITIES	17,313,455
Investments in Affiliates:		Capital Stock	20,000
Great Northern Ins. Co	458,456	Paid-In Surplus	2,711,474
Vigilant Ins. Co.	409,475	Unassigned Funds	3,719,103
Chubb National Ins. Co	210,054		
Chubb Indemnity Ins. Co.	187,377	SURPLUS TO POLICYHOLDERS	6,451,557
Chubb Ins. Co. of New Jersey	42,766		
Chubb Lloyds Ins. Co. of Texas	6,321		
Other Affiliates	72,521		
Premiums Receivable	2,656,438		
Other Assets	3,598,664		
TOTAL ADMITTED ASSETS	$ 22,765,012	TOTAL LIABILITIES AND SURPLUS	$ 22,765,012

Investments are valued in accordance with requirements of the National Association of Insurance Commissioners. At December 31, 2025, investments with a carrying value of $574,475,305 were deposited with government authorities as required by law.

STATE OF PENNSYLVANIA

COUNTY OF PHILADELPHIA

John Taylor, being duly sworn, says that he is Senior Vice President of Federal Insurance Company and that to the best of his knowledge and belief the foregoing is a true and correct statement of the said Company's financial condition as of the 31 st day of December, 2025

Sworn before me this March 11, 2026

Senior Vice President

Notary Public

September 19, 2027
My commission expires

Commonwealth of Pennsylvania - Notary Seal
Jaime L. Yates, Notary Public
Philadelphia County
My commission expires September 19, 2027
Commission number 1357070
Member, Pennsylvania Association of Notaries

ORIGIN ID:JHCA (516) 414-8998
AMY ORTEGA
ALLIANT INSURANCE SERVICES, INC.
101 PARK AVE
19TH FLOOR
NEW YORK, NY 10178
UNITED STATES US

SHIP DATE: 04AUG26
ACTWGT: 1.00 LB
CAD: 104406870/INET4535

BILL SENDER

TO **TATIANA USSERY**
EMCOR SERVICES MESA ENERGY
14450 DOOLITTLE DRIVE
SAN LEANDRO CA 94577
(510) 670-1690
REF:
INV:
PO:ASI_UNIONDL_SRTV_RTL DEPT:

580J4/5060/4048

FedEx Express

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PRIORITY OVERNIGHT

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94577
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After printing this label:
CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH
1. Fold the printed page along the horizontal line.
2. Place label in shipping pouch and affix it to your shipment.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of $100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of $100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is $1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

CERTIFICATE OF INSURANCE
TRANSMITTAL FORM

FOR THE FOLLOWING DESCRIBED PROJECT:

Santa Barbara Veterans Memorial Building

112 W. Cabrillo Street, Santa Barbara, CA 93101

Santa Barbara, CA, 93101

Project No.22024

CONTRACTOR:

Name Mesa Energy Systems, Inc.

Address 2 Cromwell

City, State & Zip Code Irvine, Ca 92618

The successful bidder shall furnish satisfactory proof of the maintenance of adequate Worker's Compensation Insurance, and the maintenance of Comprehensive General and Automobile Liability Insurance in the amount of not less than $2,000,000 per occurrence. The County of Santa Barbara (COUNTY), its officers, employees, and agents shall be named as additional insured on all certificates. A copy of the endorsement evidencing that the County has been added to the policy must be attached to the certificate of insurance. Said policy or policies shall provide that the COUNTY shall be given thirty (30) days written notice prior to cancellation or expiration of the policy or reduction in coverage. Refer to section 5.18 of the General Conditions.

In addition to the above, the following information must appear on the certificates:

County of Santa Barbara
Santa Barbara Veterans Memorial Building

112 W. Cabrillo Street, Santa Barbara, CA 93101
Santa Barbara, CA, 93101
Project No.22024

This form must be attached to all insurance forms sent to the County of Santa Barbara, General Services Department:

Authorized Insurance Company Representative's Signature

This form may be reproduced as required.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/04/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER ***MARSH USA LLC 1166 AVENUE OF THE AMERICAS NEW YORK, NY 10036 Phone: 866-966-4664 Emcor.Certrequest@marsh.com / Fax: 203-229-6787 CN102796740-EMC-SER-25-26 22024	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED MESA ENERGY SYSTEMS, INC. DBA EMCOR SERVICES MESA ENERGY 2 CROMWELL IRVINE, CA 92618-2011	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Continental Casualty Company 20443 **INSURER B :** American Casualty Company of Reading, PA 20427 **INSURER C :** Transportation Insurance Co 20494 **INSURER D :** Continental Insurance Company 35289 **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** NYC-012694513-01 **REVISION NUMBER:** 2

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			GL 8033391088	10/01/2025	10/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 12,000,000 $ 1,000,000 $ 25,000 $ 12,000,000 $ 14,000,000 $ 14,000,000
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			BUA 8033391091	10/01/2025	10/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) Auto Physical Damage	$ 12,000,000 $ $ $ $ Included
	UMBRELLA LIAB OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
B D C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC 8 33425613 (AOS) WC 8 33451421 (CA) WC 8 33452858 (AZ, OR, WI)	10/01/2025 10/01/2025 10/01/2025	10/01/2026 10/01/2026 10/01/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: COUNTY PROJECT NO. 22024

CERTIFICATE HOLDER

COUNTY OF SANTA BARBARA
260 N SAN ANTONIO ROAD
SANTA BARBARA, CA 93101

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
of Marsh USA LLC

Marsh USA LLC

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COUNTY OF SANTA BARBARA UNLAWFUL DISCRIMINATION ORDINANCE

Section 2-95. Prohibition of unlawful discrimination in employment practices. The COUNTY reserves the right to terminate forthwith each and every written contract and agreement (except purchase orders) respecting real property for goods and/or services entered into by the COUNTY or by its joint powers, agencies, or agents with the consent of the other parties (hereinafter called "CONTRACTOR") including but not limited to concessions, franchises, construction agreements, leases, whether now in effect or hereinafter made if the COUNTY finds that the CONTRACTOR is discriminating or has discriminated against any employee or applicant for employment in violation of any applicable state or federal laws, rules, or regulations which may now or hereafter specifically prohibit such discrimination on such grounds as race, religion, sex, color, national origin, physical or mental handicap when otherwise qualified, Vietnam war veteran/disabled, age, medical condition, marital status, ancestry, sexual orientation, or other legally protected status.

Such finding may only be made after CONTRACTOR has had a full and fair hearing on notice of thirty (30) days before an impartial hearing officer at which hearing CONTRACTOR may introduce evidence, produce witness, and have the opportunity to cross-examine witnesses produced by the COUNTY. Further, any finding of discrimination must be fully supported by the facts developed at such hearing and set forth in a written opinion; and in addition, CONTRACTOR may move in the appropriate court of law for damages and/or to compel specific performance of a CONTRACTOR or agreement if any of the above procedures are not afforded to the CONTRACTOR. If CONTRACTOR is not found to have engaged in unlawful discriminatory practices, COUNTY shall pay all costs and expense of such hearing, including reasonable attorney's fees to CONTRACTOR in accordance with current Santa Barbara County Superior Court schedule of attorney's fees for civil trials. If CONTRACTOR is found to have engaged in such unlawful discriminatory employment practices, CONTRACTOR shall pay all such costs, expenses, and attorney's fees.

Whether or not a contract or agreement is still in existence at the time of final determination of such unlawful discrimination, the CONTRACTOR shall forthwith reimburse COUNTY for all damages directly stemming from such discrimination; however, those damages shall not exceed and are not reimbursable in an amount which exceeds amounts paid CONTRACTOR under the terms of the contract or agreement.

Nothing in this Section 2-95 shall directly or by interpretation give a private cause of action to any third party (not a signatory to the contract or agreement) including employees past or present, or applicants for employment to CONTRACTOR, it being the sole purpose of this clause to administratively assure compliance with the nondiscrimination clauses contained herein.

Employment practices shall include, but are not limited to employment, promotion, demotion, transfer, recruitment and advertising for recruitment, layoff or other termination, rate of pay, employee benefits, and all other forms of compensation selection for training and apprenticeship and probationary periods.

CONTRACTOR shall permit access at all reasonable time and places to all of its records of employment, advertising, application forms, tests, and all other pertinent employment data and records, to the COUNTY, its officers, employees, and agents for the purpose of investigation to ascertain if any unlawful discrimination as described herein has occurred or is being practiced, provided that such records are relevant to a complaint of an unlawful discriminatory practice which has been forwarded to CONTRACTOR reasonably prior to the time CONTRACTOR is asked to make such records available. In addition, all such records shall be deemed "Confidential" by the officers, employees, and agents of the COUNTY. No records or copies of such records may be removed from the premises of CONTRACTOR and no disclosure, oral, or written of such record, may be made to third parties except as provided within the agreement.

Provided, however, that in the event of a hearing to determine whether or not CONTRACTOR is engaging in unlawful discrimination in employment practices as defined herein, the Board of Supervisor of Santa Barbara County may issue subpoenas to require that certified copies of such records be made available to the hearing.

Failure to fully comply with any of the foregoing provisions relating to unlawful discrimination in employment practices shall be deemed to be a material breach of any contract or agreement with the COUNTY. All persons contracting with or who have contracts for goods or services with the COUNTY shall be notified that this chapter applied to their contract or agreement with the COUNTY (Ordinance No. 2946, SS1; Ordinance No. 2993, SS1; and Ordinance No. 3018, SS1).

COUNTY OF SANTA BARBARA UNLAWFUL DISCRIMINATION ORDINANCE

Section 2-95. Prohibition of unlawful discrimination in employment practices. The COUNTY reserves the right to terminate forthwith each and every written contract and agreement (except purchase orders) respecting real property for goods and/or services entered into by the COUNTY or by its joint powers, agencies, or agents with the consent of the other parties (hereinafter called "CONTRACTOR") including but not limited to concessions, franchises, construction agreements, leases, whether now in effect or hereinafter made if the COUNTY finds that the CONTRACTOR is discriminating or has discriminated against any employee or applicant for employment in violation of any applicable state or federal laws, rules, or regulations which may now or hereafter specifically prohibit such discrimination on such grounds as race, religion, sex, color, national origin, physical or mental handicap when otherwise qualified, Vietnam war veteran/disabled, age, medical condition, marital status, ancestry, sexual orientation, or other legally protected status.

Such finding may only be made after CONTRACTOR has had a full and fair hearing on notice of thirty (30) days before an impartial hearing officer at which hearing CONTRACTOR may introduce evidence, produce witness, and have the opportunity to cross-examine witnesses produced by the COUNTY. Further, any finding of discrimination must be fully supported by the facts developed at such hearing and set forth in a written opinion; and in addition, CONTRACTOR may move in the appropriate court of law for damages and/or to compel specific performance of a CONTRACTOR or agreement if any of the above procedures are not afforded to the CONTRACTOR. If CONTRACTOR is not found to have engaged in unlawful discriminatory practices, COUNTY shall pay all costs and expense of such hearing, including reasonable attorney's fees to CONTRACTOR in accordance with current Santa Barbara County Superior Court schedule of attorney's fees for civil trials. If CONTRACTOR is found to have engaged in such unlawful discriminatory employment practices, CONTRACTOR shall pay all such costs, expenses, and attorney's fees.

Whether or not a contract or agreement is still in existence at the time of final determination of such unlawful discrimination, the CONTRACTOR shall forthwith reimburse COUNTY for all damages directly stemming from such discrimination; however, those damages shall not exceed and are not reimbursable in an amount which exceeds amounts paid CONTRACTOR under the terms of the contract or agreement.

Nothing in this Section 2-95 shall directly or by interpretation give a private cause of action to any third party (not a signatory to the contract or agreement) including employees past or present, or applicants for employment to CONTRACTOR, it being the sole purpose of this clause to administratively assure compliance with the nondiscrimination clauses contained herein.

Employment practices shall include, but are not limited to employment, promotion, demotion, transfer, recruitment and advertising for recruitment, layoff or other termination, rate of pay, employee benefits, and all other forms of compensation selection for training and apprenticeship and probationary periods.

CONTRACTOR shall permit access at all reasonable time and places to all of its records of employment, advertising, application forms, tests, and all other pertinent employment data and records, to the COUNTY, its officers, employees, and agents for the purpose of investigation to ascertain if any unlawful discrimination as described herein has occurred or is being practiced, provided that such records are relevant to a complaint of an unlawful discriminatory practice which has been forwarded to CONTRACTOR reasonably prior to the time CONTRACTOR is asked to make such records available. In addition, all such records shall be deemed "Confidential" by the officers, employees, and agents of the COUNTY. No records or copies of such records may be removed from the premises of CONTRACTOR and no disclosure, oral, or written of such record, may be made to third parties except as provided within the agreement.

Provided, however, that in the event of a hearing to determine whether or not CONTRACTOR is engaging in unlawful discrimination in employment practices as defined herein, the Board of Supervisor of Santa Barbara County may issue subpoenas to require that certified copies of such records be made available to the hearing.

Failure to fully comply with any of the foregoing provisions relating to unlawful discrimination in employment practices shall be deemed to be a material breach of any contract or agreement with the COUNTY. All persons contracting with or who have contracts for goods or services with the COUNTY shall be notified that this chapter applied to their contract or agreement with the COUNTY (Ordinance No. 2946, SS1; Ordinance No. 2993, SS1; and Ordinance No. 3018, SS1).

Section 2-95.5. Exceptions. Notwithstanding any other provisions in this article, any party contracting with the COUNTY having an affirmative action program which has been approved within twelve (12) months from the date of the contract by an agency of the federal government shall be deemed to be in compliance with the provisions of this article upon furnishing documentary evidence of such approval satisfactory to the COUNTY affirmative action officer. Loss of such approval shall be immediately reported by such party to the COUNTY affirmative action officer.

Section 2-96. Purchase orders. Purchase orders shall contain the following clause as grounds for termination of such purchase orders:

"If complaint is made that seller is engaging in discriminatory employment practices made unlawful by applicable state and federal laws, rules, or regulations, and the State Fair Employment Practice Commission or the Federal Equal Employment Opportunities Commission determines that such unlawful discrimination exists, then the COUNTY may forthwith terminate this order." (Ordinance No. 2946, SS 1)

Section 2-97. Affirmative action officer. At the discretion of the COUNTY affirmative action officer, he or she shall promptly and thoroughly investigate, or cause to be investigated reports and complaints from whatever source, that any party contracting with the COUNTY is engaging, or during the term of a contract or agreement with the COUNTY has engaged, in any unlawful discriminatory employment practices as described in Section 2-95 of this Code. If the investigation discloses reason to believe such unlawful discrimination does exist or has existed and the conditions giving rise thereto have not been changed so as to prevent further such unlawful discrimination, and the said party shall forthwith terminate such unlawful discrimination, take all appropriate steps to prevent a recurrence of such or other unlawful practices, and compensate the person or persons unlawfully discriminated against for any and all loss incurred by reason of such unlawful discrimination, all to the satisfaction of the affirmative action officer, then the affirmative action officer shall cause the matter to be presented for action to the State Fair Employment Practices Commission or the Federal Equal Employment Opportunities Commission, or both, and to any other concerned state or federal agencies or officers.

If and when it has been finally determined by the affirmative action officer, COUNTY counsel, or state or federal regulatory agencies that such unlawful discriminatory employment practice has in fact so occurred or are being carried on, then the affirmative action officer shall forthwith present the entire matter to the Board of Supervisors of the COUNTY, together with all damages, costs, and expense related thereto and incurred by COUNTY, for appropriate action by the Board of Supervisors in accord with the intent and purposes of this article and of the affirmative action program of the COUNTY (Ordinance No. 2946, SS 1)

EMCOR GROUP, INC. - Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

I. **WHO IS AN INSURED** is amended to include as an insured any person or organization whom you are to add as an additional insured on this Coverage Part, but only with respect to liability for **"bodily injury"**, **"property damage"** or **"personal and advertising injury"** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

   A. In the performance of your ongoing operations; and

   B. In the performance of **"your work"**, with respect to **"bodily injury"** or **"property damage"** included in the **"products-completed operations hazard"**, but only if you are required to provide the additional insured such coverage.

II. If a **"written contract"** requires additional insured coverage under the 07-04 edition of CG2010 or CG2037, then Paragraph **I.** above is deleted in its entirety and replaced by the following:

   WHO IS AN INSURED is amended to include as an insured any person or organization whom you are required by **"written contract"** to add as an additional insured on this Coverage Part, but only with respect to liability for **"bodily injury"**, **"property damage"** or **"personal and advertising injury"** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

   A. In the performance of your ongoing operations subject to such **"written contract"**; or

   B. In the performance of **"your work"** subject to such **"written contract"**, but only with respect to **"bodily injury"** or **"property damage"** included in the **"products-completed operations hazard"**, and only if the **"written contract"** requires you to provide the additional insured such coverage.

III. But if a **"written contract"** requires:

   A. Additional insured coverage under the 11-85 edition, 10-93 edition, or 10-01 edition of CG 20 10, or under the 10-01 edition of CG 20 37; or

   B. Additional insured coverage with "arising out of" language;

   then Paragraph **I.** above is deleted in its entirety and replaced by the following:

   WHO IS AN INSURED is amended to include as an insured any person or organization whom you are required by **"written contract"** to add as an additional insured on this Coverage Part, but only with respect to liability for **"bodily injury"**, **"property damage"** or **"personal and advertising injury"** arising out of **"your work"** that is subject to such **"written contract"**.

IV. But if the **"written contract"** requires additional insured coverage to the greatest extent permissible by law and Paragraphs **II.** and **III.** above do not apply, then Paragraph **I.** above is deleted in its entirety and replaced by the following:

   WHO IS AN INSURED is amended to include as an insured any person or organization whom you are required by **"written contract"** to add as an additional insured on this Coverage Part, but only with respect to liability for **"bodily injury"**, **"property damage"** or **"personal and advertising injury"** arising out of **"your work"** that is subject to such **"written contract"**.

V. The insurance granted by this endorsement to the additional insured does not apply to **"bodily injury"**, **"property damage"**, or **"personal and advertising injury"** arising out of:

   A. The rendering of, or the failure to render, any professional architectural, engineering, or surveying services, by the additional insured or those acting on their behalf (other than you, to the extent any professional liability exclusion attached to this policy does not apply to your operations), including:

      1. The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and

      2. Supervisory, inspection, architectural or engineering activities; or

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EMCOR GROUP, INC. - Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

I. **WHO IS AN INSURED** is amended to include as an insured any person or organization whom you are to add as an additional insured on this Coverage Part, but only with respect to liability for **"bodily injury"**, **"property damage"** or **"personal and advertising injury"** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

   A. In the performance of your ongoing operations; and

   B. In the performance of **"your work"**, with respect to **"bodily injury"** or **"property damage"** included in the **"products-completed operations hazard"**, but only if you are required to provide the additional insured such coverage.

II. If a **"written contract"** requires additional insured coverage under the 07-04 edition of CG2010 or CG2037, then Paragraph **I.** above is deleted in its entirety and replaced by the following:

   WHO IS AN INSURED is amended to include as an insured any person or organization whom you are required by **"written contract"** to add as an additional insured on this Coverage Part, but only with respect to liability for **"bodily injury"**, **"property damage"** or **"personal and advertising injury"** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

   A. In the performance of your ongoing operations subject to such **"written contract"**; or

   B. In the performance of **"your work"** subject to such **"written contract"**, but only with respect to **"bodily injury"** or **"property damage"** included in the **"products-completed operations hazard"**, and only if the **"written contract"** requires you to provide the additional insured such coverage.

III. But if a **"written contract"** requires:

   A. Additional insured coverage under the 11-85 edition, 10-93 edition, or 10-01 edition of CG 20 10, or under the 10-01 edition of CG 20 37; or

   B. Additional insured coverage with "arising out of" language;

   then Paragraph **I.** above is deleted in its entirety and replaced by the following:

   WHO IS AN INSURED is amended to include as an insured any person or organization whom you are required by **"written contract"** to add as an additional insured on this Coverage Part, but only with respect to liability for **"bodily injury"**, **"property damage"** or **"personal and advertising injury"** arising out of **"your work"** that is subject to such **"written contract"**.

IV. But if the **"written contract"** requires additional insured coverage to the greatest extent permissible by law and Paragraphs **II.** and **III.** above do not apply, then Paragraph **I.** above is deleted in its entirety and replaced by the following:

   WHO IS AN INSURED is amended to include as an insured any person or organization whom you are required by **"written contract"** to add as an additional insured on this Coverage Part, but only with respect to liability for **"bodily injury"**, **"property damage"** or **"personal and advertising injury"** arising out of **"your work"** that is subject to such **"written contract"**.

V. The insurance granted by this endorsement to the additional insured does not apply to **"bodily injury"**, **"property damage"**, or **"personal and advertising injury"** arising out of:

   A. The rendering of, or the failure to render, any professional architectural, engineering, or surveying services, by the additional insured or those acting on their behalf (other than you, to the extent any professional liability exclusion attached to this policy does not apply to your operations), including:

      1. The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and

      2. Supervisory, inspection, architectural or engineering activities; or

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CNA	**EMCOR GROUP, INC. - Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage**

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

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POLICY NUMBER: GL 8033391088
NAMED INSURED: EMCOR Group, Inc.
POLICY TERM: 10-01-2025 to 10-01-2026

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION) – AUTOMATIC

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions:**

We waive any right of recovery against any person or organization, because of any payment we make under this Coverage Part, to whom the insured has waived its right of recovery in a written contract or agreement. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person or organization prior to loss.

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WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM

BUSINESS AUTO COVERAGE FORM

MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: Emcor Group, Inc.

Endorsement Effective Date: 10/01/2025

SCHEDULE

Name(s) Of Person(s) Or Organization(s):

ANY PERSON OR ORGANIZATION ON WHOSE BEHALF YOU ARE REQUIRED TO OBTAIN THIS WAIVER OF OUR RIGHT TO RECOVER FROM UNDER A CONTRACT OR AGREEMENT.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The **Transfer Of Rights Of Recovery Against Others To Us** condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "**accident**" or the "**loss**" under a contract with that person or organization.

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POLICY NUMBER: BUA 8033391091

COMMERCIAL AUTO
CA 20 48 10 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" for Covered Autos Liability Coverage under the Who Is An Insured provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: EMCOR Group, Inc.

Endorsement Effective Date: 10/01/2025

SCHEDULE

Name Of Person(s) Or Organization(s):

ANY PERSON OR ORGANIZATION FOR WHOM YOU ARE OBLIGATED TO PROVIDE BUSINESS AUTO LIABILITY INSURANCE COVEAGE AS AN ADDITIONAL INSURED BY CONTRACT OR AGREEMENT.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Each person or organization shown in the Schedule is an "insured" for Covered Autos Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Paragraph **A.1.** of Section **II** – Covered Autos Liability Coverage in the Business Auto and Motor Carrier Coverage Forms and Paragraph **D.2.** of Section **I** – Covered Autos Coverages of the Auto Dealers Coverage Form.

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Workers Compensation And Employers Liability Insurance
Policy Endorsement

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Any person or organization for which the employer has agreed by written contract, executed prior to loss, may execute a waiver of subrogation. However, for purposes of work performed by the employer in Missouri, this waiver of subrogation does not apply to any construction group of classifications as designated by the waiver of right to recover from others (subrogation) rule in our manual.

Schedule

Any Person or Organization on whose behalf you are required to obtain this waiver of our right to recover from under a written contract or agreement.

The premium charge for the endorsement is reflected in the Schedule of Operations.

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective Date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy unless another expiration date is shown below.

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