BUILDING DEPARTMENT

303 East B Street, Civic Center, Ontario, CA 91764 Phone (909)395-2023, Fax (909)395-2180

NONRESIDENTIAL ADDITIONS & ALTERATIONS CORRECTION LIST
(2010 *CALGreen* with July 1, 2012 Supplements)

Plan Check No. B2012	**Review No:**	**Plan Check Expiration Date: 1 year from submittal**
Site Address:		Number of Story:
Project Description:		Area square feet:
Type of Occupancy:		High wind region:
Type of Construction:		Part 150 area:

Applicant:	Phone:
Owner:	Phone:
Architect/Engineer/Draftsman:	Phone:

Reviewed by:	Date:	Ph: (909)395- , e-mail: @ci.ontario.ca.us

INSTRUCTIONS:

⇒ **Numbers in bracket [ ] refer to code sections of 2010 California Green Buildings Standards Code (*CALGreen*) with July 1, 2012 Supplements.**

⇒ **Correct original drawings. Reprint and submit 3 new sets together with the "marked-up" set. Return this corrections list with corrected plans.**

⇒ **In the Respond column, please indicate the sheet number and detail or note number on the plan where the corrections are made.**

⇒ **Itemize any changes, revisions, or additions made to drawings that are not a direct answer to a correction on a separate sheet.**

⇒ **Additional plan check fee will be required after third review on hourly rate basis.**

Item #	Sheet #	Correction Requested	Respond
1		Show the correct address of building on plans.	
2		Show the name and address of the owner and person preparing the plan.	
3		Indicate on plan the applicable current codes: -2010 California Green Building Standards Code (*CALGreen*) -2010 California Energy Code (CEC)	
4		Provide an index of drawings on the cover sheet of plans.	
5		Because of special conditions, the City may require the construction documents to be prepared by a licensed design professional. [102.1]	
6		The construction documents shall provide sufficient clarify to indicate the location, nature, and scope of the proposed green building features. [102.2]	
7		Additions (2,000 sqft or more) and alterations ($500,000 or more) to	

		existing nonresidential buildings shall comply with 2010 *CALGreen* effective July 1, 2012 [5.701.1]. Plans shall indicate method of verification of compliance with all CALGreen requirements. Third party or other methods shall demonstrate satisfactory conformance with mandatory measures. (102.3). **Include City's Mandatory Measures Checklist copies onto plans.**	
8		In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. [302.1]	
9		Each phase of a project shall comply with those code measures relevant to the building components and systems [303.1 & 5.703.2]. Tenant Improvements shall apply only to the initial tenant or occupant improvement to a project and to subsequent tenant improvements subject to Section 5.701.1. [5.703.2.1]	
10		**Storm Water Pollution Prevention Plan [5.710.6.1]:** Additions that disturb less than one acre of land shall prevent the pollution of stormwater runoff from the construction activities through local ordinance in Section 5.710.6.1.1 or Best management practices (BMP) in Section 5.710.6.1.2.	
11		**Bicycle Parking [5.710.6.2]:** For bicycle parking, meet the most restrictive of the requirements of Sections 5.710.6.2.1 and 5.710.6.2.2, or local ordinance. *CALGreen* requirements include: a) **Short-Term bicycle parking**. If the project is anticipated to generate visitor traffic and adds 10 or more vehicular parking spaces, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of the additional visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack. [5.710.6.2.1] b) **Long-Term bicycle parking.** For buildings with over 10 tenant-occupants that add 10 or more vehicular parking spaces, provide secure bicycle parking for 5% of additional motorized vehicle parking capacity, with a minimum of one space. [5.710.6.2.2]	
12		**Designated parking [5.710.6.3 & 5.710.6.3.1]:** For projects that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient, and carpool/van pool vehicles per Table 5.106.5.2 based on the number of additional spaces, and mark "CLEAN AIR / VANPOOL / EV".	
13		**Grading and paving [5.710.6.6]:** a) Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. b) Submit grading and drainage system plans to the Building Department.	
14		Provide separate water submeters for [5.712.3.1]: a) **Additions > 50,000 square feet** with individually leased, rented or other tenant space/spaces projected to consume more than 100 gal/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. b) Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:	

		1) Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s) 2) Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s) 3) Steam and hot-water boilers with energy input more than 500,000 Btu/h (147 kW) c) Any addition or added space within an addition that is projected to consume more than 1,000 gal/day (3800 L/day). [5.712.3.1.2]	
15		**Reduce potable water** use by at least 20 percent [5.712.3.2]: a) Indicate method of compliance: prescriptive or performance. b) Provide 20% Reduction Water Use document (WS-2) c) Both WS-1 and WS-2 shall be submitted as part of the plan check approval process. d) Plumbing fixtures and fittings shall meet the standards referenced in Table 5.503.6.	
16		A **water budget** shall be developed for landscape irrigation use installed in conjunction with addition or alteration. [5.712.4.1]	
17		For building addition or alteration requiring upgraded water service for landscaped areas of 1,000 - 5,000 sqft (the level at which Water Code §535 applies), separate **submeters** or metering devices shall be installed for outdoor potable water use. [5.712.4.2]	
18		In building addition or alteration with 1,000 - 2500 sqft of cumulative landscaped area (the level at which the MLO applies), **automatic irrigation system controllers** installed at the time of final inspection shall comply with the following [5.712.4.3.1]: 1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change. 2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.	
19		Provide a weather-resistant exterior wall and foundation envelope per CBC Section 1403.2, CEC Section 150, and manufacturer's installation instructions or local ordinances. [5.713.7.1]	
20		Design and maintain landscape irrigation **sprinklers** systems to prevent spray on structures. [5.713.7.2.1]	
21		Design exterior **entries and/or openings** subject to foot traffic or wind-driven rain to prevent water intrusion into buildings [5.713.7.2.2]: 1. Use features such as overhangs and recesses, and flashing integrated with a drainage plane. 2. Use nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings.	
22		Reduce construction waste by recycling or salvaging for reuse a minimum of 50% of the nonhazardous construction waste in accordance with Section 5.713.8.1.1 or 5.713.8.1.2; or meet a local construction and demolition waste management ordinance, whichever is more stringent. [5.713.8.1]	
23		Provide a **construction waste management plan** that [5.713.8.1.1]: 1. Identifies the construction 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 waste materials will be sorted on-	

		site (source-separated) or bulk mixed (single stream). 3. Identifies diversion facilities where construction waste material collected will be taken. 4. Specifies that the amount of construction waste materials diverted shall be calculated by weight or volume, but not by both.	
24		Utilize a **waste management company** that can provide verifiable documentation that the percentage of construction waste material diverted from the landfill complies with section [5.713.8.1.2]: *Exceptions to Sections 5.713.8.1.1 and 5.713.8.1.2:* 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, where demolition of an existing structure(s) is necessary for the new construction.	
25		Provide documentation of the waste management plan that meets the requirements listed in Sections 5.713.8.1.1 items 1 through 4, and the plan is accessible to the enforcement authority. [5.713.8.1.3]	
26		100 % of trees, stumps, rocks, and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. [5.713.8.3] Exception: Reuse, either on-or off-site, of vegetation or soil contaminated by disease or pest infestation.	
27		Readily accessible areas for recycling paper, corrugated cardboard, glass, plastics and metals shall be provided to serve the entire building. [5.713.10.1]	
28		**Testing and adjusting** of new systems installed to serve an addition or alteration shall be required [5.713.10.4]. Develop a written plan of procedures for testing and adjusting systems [5.713.10.4.2]: a) HVAC systems and controls. b) Indoor and outdoor lighting and controls. c) Water heating systems. d) Renewable energy systems. e) Landscape irrigation systems. f) Water reuse systems. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system. [5.713.10.4.3]	
29		Before a new space-conditioning system serving a building or space is operated for normal use, the HVAC system shall be balanced in accordance with approved National Standards. [5.713.10.4.3]	
30		After completion of testing, adjusting and balancing, provide a final **report** of testing signed by the individual responsible for performing these services. [5.713.10.4.4]	
31		Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system prior to final inspection [5.713.10.4.5]. Include a copy of all inspection verifications and reports required by the enforcing agency [5.713.10.4.5.1].	
32		Install only a direct-vent sealed-combustion gas or sealed wood-burning **fireplace**, or a sealed woodstove or pellet stove [5.714.3.1]. **Woodstoves** and pellet stoves shall comply with U.S. EPA Phase II emissions [5.714.3.1.1].	

33		If the HVAC system is used during construction, use return air filters with a 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. [5.714.4.1].	
34		At the time of rough installation and during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system. [5.714.4.3].	
35		**Finish materials** shall comply with Sections 5.714.4.4.1 through 5.714.4.4.4.	
36		**Adhesives, sealants and caulks** used on the project shall meet the requirements of the following standards [5.714.4.4.1]: 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. 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.	
37		**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. [5.714.4.4.3]	
38		**Aerosol paints and coatings** shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances (CCR, Title 17, Section 94520 et seq) [5.714.4.4.3.1]. **Verification** of compliance with this section shall be provided at the request of the enforcing agency [5.714.4.4.3.2].	
39		All **carpet** installed in the building interior shall meet the testing and product requirements of one of the standards [5.714.4.4.4]: a) Carpet and Rug Institute's Green Label Plus Program b) California Department of Public Health Standard Method for the testing of VOCs (Specification 01350) c) NSF/ANSI 140 at the Gold Level or higher d) Scientific Certifications Systems Sustainable Choice.	
40		All **carpet cushion** installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. [5.714.4.4.4.1]. All **carpet adhesive** shall meet the requirements of Table 5.504.4.1. [5.714.4.4.4.2]	
41		Hardwood plywood, particleboard and medium density fiberboard **composite wood products** used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in Table 5.504.4.5. [5.714.4.4.5]. 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.	
42		For 50% of floor area receiving **resilient flooring**, install resilient flooring complying with the VOC-emission limits defined in the 2009 CHPS criteria and listed on its High Performance Database; products compliant with CHPS criteria certified under the Greenguard Children & Schools program; certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; or meet California Department of Public Health 2010 Specification 01350. [5.714.4.4.6] Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits. [5.714.4.4.6.1]	
43		In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provide at least a MERV of 8. MERV 8 **filters** shall be installed after any flush-out or testing and prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. *Exception:* A MERV-1 filter shall be allowed for return air only or return with prefiltered outside air, if the filter is of a re-usable, non-disposable type, and the fan energy use of that air delivery system is 0.4W/cfm or less at design airflow. [5.714.4.5.3]	
44		Where outdoor areas are provided for **smoking**, prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows and in buildings. Meet additional and more stringent requirements in applicable ordinances, regulations, and policies. Post signage to inform building occupants of the prohibition [5.714.4.7]	
45		Buildings shall meet or exceed the provisions of California Building Code Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls). Employ **moisture control** measures by the following methods [5.714.5.1]: • Design and maintain landscape irrigation systems to prevent spray on structures. [5.714.2.1] • Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings [5.714.2.2]: 1. Use features such as overhangs and recesses, and flashing integrated with a drainage plane. 2. Use nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings.	
46		For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 121 (Requirements For Ventilation) of the 2010 California Energy Code, or the applicable local code, whichever is more stringent, and Chapter 4 of CCR, Title 8. [5.714.6.1]	
47		For additions equipped with demand control ventilation, **CO2 sensors** and ventilation controls shall be specified and installed in accordance with the requirements of the current edition of the 2010 California Energy Code, Section 121(c). [5.714.6.2]	

48		Employ building assemblies and components with STC values determined in accordance with ASTM E 90 and ASTM E 413 or OITC determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.714.7.1.1 or 5.714.7.1.2. [5.714.7.1]	
49		**Prescriptive method:** Wall and roof-ceiling assemblies exposed to the noise source making up the building addition or altered envelope shall have exterior wall and roof ceiling assemblies meeting 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 building locations [5.714.7.1.1]: 1. Within the 65 CNEL noise contour of an airport 2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway noise source as determined by the Noise element of the General Plan.	
50		Buildings exposed to a noise level of 65 dB Leq-1Hr 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). [5.714.7.1.1.1]	
51		**Performance method:** For buildings located as defined in Sections A5.507.4.1 or A5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building addition 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. [5.714.7.1.2]	
52		An **acoustical analysis** documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record. [5.714.7.1.2.1]	
53		Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40. [5.714.7.1.3]	
54		HVAC, refrigeration, and fire-suppression equipment shall not contain **CFC**s or **Halon**. [5.714.8.1.1 & 5.517.8.1.2]	
55		Special inspection maybe required for all *CALGreen* design features and Mandatory Measures [702.2]. Submit the name and qualifications of the person of persons anticipated to perform the inspections. ( ) The following credentials are required _____. ( ) An Oral ( ) and written exam is required to obtain the special inspection credential.	
56		Submit the following forms/worksheets [703.1]: a) WS-1, Baseline Water Use b) WS-2, 20 Percent Reduction Water Use c) Construction Waste Management Plan	
	ADDITIONAL CORRECTIONS:		