

1020 River CP21-0080

Storm Water Comments-6/11/21

Incomplete for the Design Permit Application:

1. Storm Water Requirements: Plans shall demonstrate that the project will meet the requirements in Chapter 6B of the City's Storm Water Best Management Practices (BMPs) for Development Projects, which is available at www.cityofsantacruz.com/LID. Please contact Suzanne Healy, Associate Planner-PW, at shealy@cityofsantacruz.com or 831-420-5131, for assistance.
2. Appendix A Worksheet: Please submit an Appendix A LID Worksheet entitled "Storm Water and Low-Impact Development BMP Requirement Worksheet" which is available in Chapter 6B of the City's Storm Water BMPs for Development Projects (please see www.cityofsantacruz.com/LID). Please include all new and replaced impervious areas such as: building footprints, decks, driveways, patios, walkways, etc. Please label all impervious areas on applicable plan sheets.
3. Please show where and how the roof leaders will drain on the applicable plan sheet(s) and the Best Management Practices (BMPs) proposed to comply with the City's Chapter 6B Storm Water BMPs and the Regional Water Quality Control Board (RWQCB) Post-Construction Requirements (PCRs). Please include a detail for each proposed BMP.
4. Please contact Suzanne Healy, at shealy@cityofsantacruz.com or 831-420-5131, to determine which RWQCB PCRs Tier(s) this project is subject to. For example, this project may be subject to only Tier 1 requirements or Tier 1 and Tier 2 requirements depending upon the amount of new, replaced and net impervious areas. The Appendix A Worksheet (see above) pertains to the applicable PCR Tiers.
5. Please note that if, after consulting with storm water staff, the Project is determined to be subject to the PCRs Tier 2 requirements, then the items below shall be submitted. If the project is subject to only Tier 1, then a Storm Water Control Plan report is not required and an O&M Plan and Maintenance Agreement may or may not be required depending on the proposed BMPs.

a. Storm Water Control Plan (SWCP) Report: A SWCP report shall be submitted with plan designs demonstrating that the project meets the requirements in Chapter 6B of the City's Best Management Practices Manual- Storm Water BMPs for Private and Public Development Projects and the requirements of all applicable RWQCB Post-Construction Requirements (PCRs) tiers. For example, a Tier 4 project shall meet Tier 1, Tier 2, Tier 3 and Tier 4.

The SWCP report shall follow the outline in Chapter 6B, Appendix B, and shall be submitted in an 8 ½ x 11 inch report format. An electronic copy of the SWCP may be emailed to Suzanne Healy, Associate Planner, at shealy@cityofsantacruz.com.

In the SWCP Report and on the SWCP sheet, please include a DMA & SCM table that itemizes each DMA and its respective SCM. For each SCM, please include a column for the minimum area required to meet each applicable RWQCB PCR Tier and an adjacent column(s) for the area provided.

Please refer to City of Santa Cruz "Storm Water Best Management Practices For Private and Public Development Projects" Appendix B for an outline of what shall be included in the Storm Water Control Plan report. Also, please see the Storm Water Checklist included in the Design Permit Application materials as to what should be included in the project plan sheets and SWCP report.

b. Operations and Maintenance Plan (O&M Plan): The O&M Plan shall include at a minimum: 1) site plan showing the location of drainage structures and structural control measures; 2) O&M procedures, timing, and frequency for maintenance of LID features and drainage systems, and include applicable BMPs from Chapter 6B of the City's Storm Water BMPs for Development Projects; 3) cost estimates for maintenance; and 4) BMPs for any Special Site Conditions (see pages 30-31), e.g. trash enclosure, parking, etc.

The O&M Plan shall be submitted in an 8 ½ x 11 inch report format, and can be included as a SWCP appendix. The signed Maintenance Agreement shall be included in the O&M Plan as an attachment. Please email an electronic copy of the O&M Plan to Suzanne Healy, Associate Planner, at shealy@cityofsantacruz.com in lieu of a paper submittal if possible.

c. Maintenance Agreement: Prior to issuance of the Building Permit, the property owner shall sign and submit a BMP maintenance agreement ensuring that they will provide long-term operation and maintenance of structural storm water control measures (see template in Appendix C of Chapter 6B Storm Water BMPs for Private and Public Development Projects). The signed maintenance agreement should be attached to the O&M Plan. Please email a pdf of the signed Maintenance Agreement to Suzanne Healy, Associate Planner, at: shealy@cityofsantacruz.com. The signed Maintenance Agreement with original ink signature may be submitted via the Building Counter.

The Maintenance Agreement shall be included in the HOA agreement and/or recorded in the CCRs with proof of CCR recordation submitted to the City (if applicable). The O&M Plan shall be included or referenced in the CCRs as well. Please email a copy of the CCRs to Suzanne Healy at: shealy@cityofsantacruz.com.



Department of Planning
And Community Development



MEMORANDUM

DATE: June 1st, 2021
PLANNER: Clara Stanger
FROM: Kurt Hurley, Green Building & Environmental Specialist
SUBJECT: Green Building Comments
Design Stage Plan Check: CP21-0080 1020 River St

In regards to this preliminary review, compliance with the City Green Building Program, 2019 CALGreen, Civil Code 1101.1-8, and a Construction Waste Management Plan are required. The drawings specify the project as a new dance studio. All plans shall comply with the current codes adopted by the City of Santa Cruz, including 2016 CALGreen, the Santa Cruz Green Building Program (Santa Cruz Municipal Code Title 24.15), and City of Santa Cruz Landscape Water Conservation Standards (16.16.070).

NOTE: If a new Design Permit or Major Modification is required the architectural plans must include a cover sheet designation: BUILDING DESIGN NATURAL GAS FREE AS REQUIRED BY SMC 6.100

Note: In the event of any future change of scope in SF or initially a scope 10,000 SF or greater, the 2019 CALGreen Mandatory provisions 5.410.2 for building commissioning apply.

While a thorough plan review will be conducted at the time of the building permit application, please consider implementing the following information early in the development of the project plans (during the *planning* stage) to help streamline the design review. Reference the Residential Guidelines and Residential Checklists located at www.cityofsantacruz.com/greenbuilding for more information.

At the time of building permit submittal, plan sets will need to include details demonstrating conformance with both 2019 CALGreen Mandatory Measures and City Green Building requirements. The Green Building Checklist must be allocated to its own plan sheet employing an adequately legible font size. Applicable measures listed in the checklists must be shown (material, method or application) on the plan page where they are to be installed or implemented and indicated in the column provided in the checklist. A general note or reference in the checklist does not suffice as it cannot be adequately verified at plan check or at the time of inspection. Each referenced sheet must contain either a bubble with relevant detail or an amendment to an existing note, schedule, or specification.

New or altered natural gas or propane water heating systems shall include a dedicated 120 volt, 20 amp receptacle, 3 feet or less from the water heater connected to the electrical panel by a 120/240V, three wire, 10 AWG branch circuit. The unused conductor shall be isolated with each end labelled "spare". A reserved single pole circuit breaker space in the electrical service panel, adjacent to the circuit breaker serving that branch circuit, shall be labelled 'Future 240V Use'.

A fully completed Construction Waste Management Plan specifying a minimum 65% construction waste diversion rate is **required prior to Building permit approval** including diversion rates and methods for individual waste streams. The document is available at <http://www.cityofsantacruz.com/home/showdocument?id=58142> NOTE: ALL CREDITED WASTE HAULING RECEIPTS MUST INDICATE THE MATERIAL RECYCLED, AND CANNOT INDICATE "REFUSE"

This non-residential project will require 7 points for the Santa Cruz Green Building Program for Non-Residential New Construction and Mandatory Measures Chapter 5 of CALGreen. As the land disturbance exceeds 1 acre a Storm Water Pollution Prevention Plan (SWPPP) is required.

Outdoor lighting must demonstrate compliance with BUG rating limits in 2019 CALGreen 5.106.8 for Lighting Zone 3 for this development in the Outdoor Lighting Schedule in the building permit submission.

See:
http://www.energy.ca.gov/title24/2008standards/outdoor_lighting/2008_Standards_Summary_of_Outdoor_Lighting_Zones.pdf

and:

<https://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?ref=addr&refresh=t#>

There are many opportunities to incorporate Green Building measures, some of which include the following:

- Install Energy Efficient Triple Paned Windows and Skylights
- Employ Advanced Air Sealing Techniques
- Reuse of Materials/Deconstruction Practices
- Install Heat Recovery Ventilator (HRV)
- Install Solar Lighting Tubes
- High Efficiency Appliances
- Provide Water Catchment/Retention On-site
- Install Thermal Solar
- Employ Structured Plumbing
- Install Photovoltaic Panels

The city encourages this building design to exceed the required 15%, obstruction-free, minimum roof area for solar PV (CEnC 110.10(b)1B) and achieve a 25% solar PV ready roof area through efficient layout of rooftop mechanical equipment.

Further, the city encourages cost-effective approaches to Ultra Efficient Building Design such as Passive House http://www.passivehouse.com/02_informations/01_what_is_a_passive_house/01_what_is_a_passive_house.htm and DOE Challenge <https://www.energy.gov/eere/buildings/downloads/building-america-top-innovations-hall-fame-profile-doe-challenge-home>

Such building approaches come with many advantages including: improved structural longevity, improved human health outcomes, lower cost of building operation, improved disaster resiliency, and reduced uncertainty in the future price of building energy services.

I am available to discuss the checklists and project requirements. Please do not hesitate to contact me with any questions.

Sincerely,

Kurt Hurley

Kurt Hurley
Planning and Community Development
Building and Safety Division
Green Building Specialist &
Building Electrification
City of Santa Cruz
831-420-5124
khurley@cityofsantacruz.com



**SANTA CRUZ
FIRE DEPARTMENT
MEMORANDUM**

DATE: June 7th, 2021
TO: Clara Stanger
FROM: Tim Shields, Deputy Fire Marshal
SUBJECT: Fire Prevention Comments
Planning Project Plan Check Request: CP21-0080 1020 River St

In regards to this preliminary review, the following items are required.

A more thorough plan review will be conducted at time of building permit application to verify full code compliance, the following items are noted to assist in this preliminary design review to prepare the plans for initial plan review submittal;

- 1) Augment existing fire sprinklers per California Fire Code and National Fire Protection Association Standards.
 - a. **Obtain a separate permit from the Fire Department.**
 - b. **Provide current five-year fire sprinkler certification and proof of alarm certification and monitoring.**
- 2) Augment existing fire alarm system per California Fire Code and National Fire Protection Association Standard 72.
 - a. **Obtain a separate permit from the Fire Department.**
 - b. **Provide annual fire alarm certification.**
- 3) Provide minimum six-inch high building street address numerals in a contrasting color that are clearly visible from the street and separate unit identifications per Santa Cruz Municipal Code Section 18.24.060.
- 4) Exiting to meet requirements of California Building and Fire Codes.
- 5) Provide fire extinguishers per California Fire Code and California Code of Regulations, Title 19.
- 6) Provide Knox box with master key system to commercial spaces, common areas, and all utility rooms.
- 7) Provide signage on main electrical, gas and water shut-offs, sprinkler riser room, fire alarm control room, and elevator machinery room. Minimum 2" white lettering on red background).



**DEPARTMENT OF PLANNING
AND COMMUNITY DEVELOPMENT**

M E M O R A N D U M

DATE: June 9, 2021

TO: Clara Stanger, Senior Planner

FROM: John Gervasoni, Chief Building Official

SUBJECT: Building Division Comments
Planning Project Plan Check Request: CP21-0080 (1020 River St.)

In regards to this preliminary review, a building permit is required. The drawings propose the construction of a new metal building to be used as a dance studio of approximately 5360SF. Plans shall be prepared in compliance with current codes adopted by the City of Santa Cruz (2019 California Building Standards Codes and Title 18 of the Santa Cruz Municipal Code).

While a **more thorough plan review** will be conducted at time of **building permit application** to verify full code compliance, the following items are noted to assist in this preliminary design review to prepare the plans for initial plan review submittal;

- 1) Provide a reference to the **2019** editions of the California Building Standard Codes on the cover sheet of the plans. If plans are submitted for a building permit after December 19, 2019 they must be in compliance with the **2019** editions of the CA Building Standards Codes.
- 2) Provide a Project Data block of information to specify but not be limited to the following;
 - a. Occupancy Group(s)
 - b. Type(s) of Construction
 - c. Fire sprinkler system type e.g. NFPA 13
 - d. Building area on the cover sheet of the plans (foundation footprint)
 - i. Separately list area under roof but not inside exterior walls
 - e. Flood Zone -AE
- 3) Note on the plans that the proposed occupancy will not store or use hazardous materials in excess of those allowed in CBC 307 unless stored or utilized in control areas or reclassified as a high-hazardous occupancy (Group H) per CBC and CFC.
- 4) A geotechnical report is required to address soil type and bearing capacity, liquefaction, soil subsidence, flood zone, foundation design and soil modifications required for construction of the proposed structures. A letter composed by the soils engineer shall be provided at plan submittal with the report stating the foundation plans and details have been reviewed and found to be in general conformance with the stated recommendations of the soils report.
- 5) A site storm water drainage, retention, erosion control and BMP plans shall be provided.
- 6) Provide foundation and framing plans that include referenced detailing and are prepared by a CA state licensed design professional, architect or engineer.

- 7) Any construction proposed on the plans that does not meet conventional construction requirements of the CBC will need to be designed (structural plans and calculations) by a CA state licensed design professional.
- 8) Provide a site plan with dimensions to all adjacent structures and to all legal or assumed property lines.
- 9) Provide a fully dimensioned architectural floor plan.
- 10) Provide a minimum of 1 transverse and 1 longitudinal section through the proposed construction in the architectural plans.
- 11) All exterior walls at < 10ft to adjacent property lines shall be submitted as a listed fire-resistive rated wall assembly in compliance with CBC 602.1, Table 602, 703.3 and 705.5. The listing shall be reproduce in its entirety without any modification or manipulation of the listing agency's information.
- 12) Fire and smoke building protection features (i.e., exterior walls, projections, openings fire/smoke assemblies or protective devices and shaft enclosures) shall be shown on the plans and comply with the required provisions of CBC chapter 7.
- 13) Interior finishes (floors, ceilings, walls and insulation) shall be shown on the plans and required to meet the necessary provisions of CBC chapter 8.
- 14) Provide a detailed exiting analysis complying with all mandatory requirements of CBC Chp10 to include but not limited to occupant load and posting, required and provided exit widths, exit access travel distances, required number of exits and separation distance, illuminated exit signage, locations and emergency egress illumination (interior and exterior).
- 15) Identify hazardous glazing locations in accordance with CBC 2406.
- 16) California Assembly Bill 3002 **encourages** the applicant and property owner to seek the services of a CASp (**Certified Access Specialist**) for plan review consultation and inspection of the property to identify and offer possible solutions for non-compliant elements, facilities and features. The City of Santa Cruz **highly recommends** this to reduce the amount of plans review comments generated and inspection corrections due to comprehension and application of state building code requirements regarding accessibility.
- 17) Applicable accessibility features, elements and facilities shall be shown on the plans and compliance with the applicable provisions of CBC chapters 10 & 11B.
 - a. Identify the path of travel from the pedestrian public right of way and accessible parking to the building entrance 11B-206.2.1.
 - b. Graphically illustrate the on-site accessible path of travel to all facilities, features and elements 11B-206.2.2.
 - c. Graphically illustrate the accessible entrance/exit 11B-206.4.
 - d. Provide compliant accessible parking designs in accordance with 11B-208 & 11B-502.
 - e. Graphically illustrate accessible 'Van' parking space and access aisle 11B-208.
 - f. Graphically illustrate a fully dimensioned and detailed accessible restroom, bathing on an enlarged floor plan 11B-213 & CPC 422.
 - g. Provide means of egress signage 11B-216.4.
 - h. Provide ISA signage at the entrance 11B-216.6.
 - i. Provide accessible restroom signage 11B-216.8.
 - j. Provide accessible benches and storage at lobby 11B-225 & 11B-903.
 - k. Graphically illustrate required maneuvering clearances at doors required to be accessible 11B-404.2.4.
- 18) Provide isometric or single line drawings of the plumbing, mechanical and electrical systems to verify compliance with the 2019 CA Plumbing, CA Mechanical and CA Electrical Codes.
- 19) Required plumbing fixtures shall be provided in accordance with CPC 422.

- 20) All plumbing fixtures shall meet the minimum flow rates CPC 401.3.
- 21) Provide a detailed electrical plan with but not limited to the following items;
 - a. Single line diagram including
 - i. Service size and rating
 - ii. Feeder/conduit type and size with wire insulation
 - iii. Service/panel load calculations
 - iv. Grounding and bonding requirements
 - v. AIC rating of equipment (series or fully rated)
 - b. Power and lighting plans (including circuit/feeder identification)
 - i. Required AFCI and GFCI receptacle locations
- 22) Energy compliance documents with signatures of author and designer shall be provided to verify compliance with 2019 CA Energy Code and Stds. Documents must be registered with Cal Certs or other approved registry prior to submittal. Documents may be submitted in package form but will also be required to be reproduced on plan sheets. All required energy compliance features shall be incorporated into the plans.

Should there be any questions in regards to this transmittal, please contact me at (831) 420-5119.