



CITY OF LONG BEACH
 Department of Development Services
 BUILDING AND SAFETY BUREAU
2013 CALGREEN - RESIDENTIAL
PLAN REVIEW CHECKLIST



INFORMATION	PROJECT NO.:	EXPIRATION DATE:	STATUS: 1st Review
	PROJECT ADDRESS:		
	WORK DESCRIPTION:		
	APPLICANT'S NAME:	TEL. NO.:	
	PLAN REVIEWER:	TEL. NO.:	
	ADDRESS: 333 W. OCEAN BLVD., 4 TH FLOOR, LONG BEACH, CA 90802		
	EMAIL: @longbeach.gov		
	<p>Referenced Applicable Codes: 2013 California Green Building Standards Code (CALGreen), 2013 California Building Code (CBC), 2013 California Plumbing Code(CPC), 2013 California Mechanical Code(CMC), 2013 California Electrical Code(CEC), 2008 California Building Energy, and Long Beach Municipal Code (LBMC).</p> <p>Numbers within the parenthesis () refer to 2013 CALGreen and applicable codes. Comments with circled item numbers apply to this review. Provide a written response to each comment and show where and how it has been addressed.</p>		

CHAPTER 1 ADMINISTRATION

1. Construction documents and other data shall be prepared by a licensed design professional due to special conditions occurring in the design. (102.1)
2. Construction documents shall provide sufficient clarity to indicate the location, nature, and scope of the proposed green building feature. (102.2)
3. Plans shall indicate method of verification of compliance with all applicable requirements from CALGreen. (102.3)
4. Similar to S (structural) sheets, all standard notes and details of proposed green building features shall be detailed onto the sheets titled as CG (CALGreen).

CHAPTER 3 GREEN BUILDING

1. In a mixed occupancy building, show how each portion of the building will comply with specific green building measures applicable to each occupancy. (302.1)
2. For shell buildings with future tenant improvement, provide a project summary that each phase of the project shall comply with code measures applicable to the building components and systems. (303.1)

3. *Add notes to plan:* The provisions of 2013 CALGreen shall apply to tenant development (first tenant improvement) in new shell buildings. (303.1.1)

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 PLANNING AND DESIGN

A. Site Development

1. Develop a plan and/or schedule to show how storm water drainage is managed during construction. (4.106.2)
2. Provide details to indicate how site grading or drainage system will manage all surface water flows to keep surface water away from buildings. (4.106.3)
3. Provide details to show how topsoil will be protected or saved for reuse. Designate locations on plan where topsoil is to be stockpiled.

DIVISION 4.2 ENERGY EFFICIENCY

1. Low-rise residential buildings (3 stories or less) shall meet or exceed the minimum standard design



required by the California Energy Standards: (4.201.1)

- a. Provide energy calculations, designs, and details for building or structure.
- b. Add certificates of energy compliance and energy notes to plan.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

A. Indoor Water Use

1. Plumbing fixtures (water closets) and fittings (faucets and showerheads) shall comply with CALgreen water conserving requirements. (4.303.1)
2. Show references and specifications for plumbing fixtures (water closets) and fittings (faucets and showerheads) to verify water conservation.
 - a. Water closets (toilets) (4.303.1.1)
 - b. Single showerheads (4.303.1.3.1)
 - c. Multiple showerheads (4.303.1.3.2)
 - d. Bathroom lavatory (sink) faucets (4.303.1.4.1)
 - e. Kitchen faucet (4.303.1.4.4)

B. Outdoor Water Use

1. *Add notes to plan:* Automatic irrigation system controllers for landscaping provided and installed at the time of final inspection shall comply with the following: (4.304.1)
 - a. Controllers shall be weather or soil moisture based that automatically adjust irrigation in response to changes in plants needs as weather conditions change.
 - b. 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 controllers.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

A. Enhanced Durability and Reduced Maintenance

1. Provide construction details for annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls protected against the passage of rodents by closing such openings. (4.406.1)

B. Construction Waste Reduction, Disposal and Recycling

1. The construction exceeding \$200,000 valuation or an addition exceeding 1,000 sq ft shall comply with Waste Management Plan per LBMC 18.67.020. See Information Bulletin BU-033 Waste Management Plan Instruction Sheet for information.

C. Building Maintenance and Operation

1. *Add notes to plan:* An operation and maintenance manual to the building shall be available at the time of final inspection and provided to the owner or occupant. (4.410.1)

DIVISION 4.5 ENVIRONMENTAL QUALITY

A. Fireplaces

1. *Add notes to plan:* Any installed gas fireplace shall be a direct-vent sealed-combustion type and woodstove or pellet stove shall comply with US EPA Phase II emission limits where applicable. (4.503.1)

B. Pollutant Control

1. *Add notes to plan:* Duct openings and other related air distribution component openings shall be covered during construction. (4.504.1)
2. Show that the VOC contents of construction materials are in compliance with the VOC and other toxic compound limits as follows: (4.504.2.1, 2, 3)
 - a. Adhesives, sealants and caulks.
 - b. Paints, stains and other coatings.
 - c. Aerosol paints and coatings.
 - d. Carpet and carpet systems.
 - e. Other: _____
3. *Add notes to plan:* Where resilient flooring is installed, at least 80% of floor area shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or be certified under the Resilient Floor Covering Institute (RFCI) Floor Score program. (4.504.4)

5. *Add notes to plan:* Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with the low formaldehyde emission standards. (4.504.5)

C. Interior Moisture Control

1. Provide details for the installation of vapor retarder and capillary break for slab on grade foundations. (4.505.2)



2. *Add notes to plan:* Moisture content of building materials used in walls and floor framings shall be checked and verified to be less than 19% before enclosure. (4.505.3)

D. Indoor Air Quality and Exhaust

1. *Add notes to plan:* Exhaust fans which terminate outside the building are required in every bathroom. These exhaust fans shall be ENERGY STAR compliant and have humidistat controls. (4.506.1)

E. Environmental Comfort

1. *Add notes to plan:* Use the following methods to size duct systems and select equipment: (4.507.2.)
 - a. Establish heat loss and heat gain values according to ACCA Manual J or equivalent.
 - b. Size duct systems according to ACCA 29-D (Manual D) or equivalent.
 - c. Select heating and cooling equipment according to ACCA 36-S (Manual S) or equivalent.

B. Verifications

1. *Add notes to plan:* Construction documents, plans, specifications of builder or installer certification, inspection reports, or other methods acceptable to the Building Bureau are required to be submitted to city inspectors for verification and compliance at the time of final inspection. (703.1)
2. *Add notes to plan:* Contractors shall complete the following documents and provide them to the city inspector at the time of final inspection.
 - a. Installation certificates for VOC Content Verification Checklist Form GRN-02 and Formaldehyde Emissions Verification Checklist Form GRN-03.
 - b. Production Information Sheets and Declaration Statements for adhesive, sealants and caulks; paints and coatings; finish flooring materials; and composite wood products.

CHAPTER 7 INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS

A. Qualifications

1. *Add notes to plan:* HVAC system installers shall be trained and certified in the proper installation of HVAC systems. (702.1)
2. *Add notes to plan:* Special inspectors shall be qualified and able to demonstrate competence in the discipline they are inspecting. (702.2)

ADDITIONAL WRITTEN COMMENTS

No.	Comment	Code Sec. No.