*ENVIRONMENTAL DECLARATION

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

LEAD AGENCY NAME AND ADDRESS

City of Berkeley
Attn: Vicky Schlepp
1947 Center Street, 2nd Floor
Berkeley, CA 94704

FOR COUNTY CLERK USE ONLY

ENDORSED
FILED
ALAMEDA COUNTY

OCT 20 2025

MELISSA WILK, County Clerk
By _____ Deputy

FILE NO: 25-412

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

(PLEASE MARK ONLY ONE CLASSIFICATION)

1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION

[X] A - STATUTORILY OR CATEGORICALLY EXEMPT

$ 50.00 - COUNTY CLERK HANDLING FEE

2. NOTICE OF DETERMINATION (NOD)

[ ] A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)

$ 2,968.75 - STATE FILING FEE

$ 50.00 - COUNTY CLERK HANDLING FEE

[ ] B - ENVIRONMENTAL IMPACT REPORT (EIR)

$ 4,123.50 - STATE FILING FEE

$ 50.00 - COUNTY CLERK HANDLING FEE

3. OTHER: _____

*****A COPY OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH COPY OF AN ENVIRONMENTAL DECLARATION BEING FILED WITH THE ALAMEDA COUNTY CLERK.*****

BY MAIL FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND TWO (2) SELF-ADDRESSED ENVELOPES.

IN PERSON FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND ONE (1) SELF-ADDRESSED ENVELOPES.

ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.

FEES ARE EFFECTIVE JANUARY 1, 2025

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Alameda

From: (Public Agency): City of Berkeley
Planning and Development , 1947 Center Street, 2nd Fl
Berkeley, CA 94704
(Address)

ENDORSED
FILED
ALAMEDA COUNTY
OCT 20 2025
MELISSA WILK, County Clerk
By _____ Deputy

Project Title: 2952 Sacramento Street, Use Permit #ZP2024-0115

Project Applicant: Lina Lopez

Project Location - Specific:
2952 Sacramento Street, City of Berkeley, County of Alameda

Project Location - City: Berkeley Project Location - County: Alameda County

Description of Nature, Purpose and Beneficiaries of Project:
To establish a child care center for up to 45 children.

Name of Public Agency Approving Project: City of Berkeley, Land Use Planning

Name of Person or Agency Carrying Out Project: Lina Lopez

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Section 15303 ("New Construction or Conv
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The project is exempt because the project involves converting an existing 1,676 square foot office to a child care center where only minor modifications are made to the exterior of the structure.

Lead Agency Contact Person: Vicky Schlepp Area Code/Telephone/Extension: (510) 981-7422

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Vicky Schlepp Date: 10/10/2025 Title: City of Berkeley Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Planning and Development Department
Land Use Planning

U S E P E R M I T

CITY OF BERKELEY ZONING ORDINANCE
Berkeley Municipal Code Title 23

USE PERMIT: #ZP2024-0115

Property Address: **2952 SACRAMENTO STREET**

Permittee Name: **LINA LOPEZ**

Use and/or Construction Permitted: **Use Permit #ZP2024-0115 to establish a childcare center for 45 children, ages two and a half to five years old. The hours of operation will be from 7:45am to 5:30pm, Monday through Friday, pursuant to:**

1. **New Use. "Allowed Land Uses in the Commercial Districts"** BMC Section 23.204.020(A), to establish a childcare center with outdoor play area.*
2. **New Use. "Outdoor Uses"** BMC 23.302.020(D), to allow activities (children's play area) outside of a building abutting a residential district.
3. **Setbacks. "Nonconforming Setbacks and Height"** BMC 23.324.050(D)(2), to alter a portion of a building projecting into a minimum required setback.*

*Denotes required findings.

FINDINGS, CONDITIONS AND APPROVED PLANS ATTACHED

The Use Permit herein described has been duly granted by the Zoning Adjustments Board and is in effect on October 15, 2025.

LAND USE PLANNING

Zoning Adjustments Board Findings

APP # ZP2024-0115

September 25, 2025

Use Permit for a Project at 2952 Sacramento Street

Quick Facts

Applicant: Lina Lopez

Property Owner: Lina Lopez LLC

Project Address: 2952 Sacramento Street

GP Land Use: NC, Neighborhood Commercial

Zoning: C-SA, South Area Commercial District

CEQA: Exempt pursuant to Section 15303 ("New Construction or Conversion of Small Structures")

Date Submitted: August 13, 2024

Date Deemed Complete: October 22, 2024

Project Planner: Vicky Schlepp

Project Description:

The applicant is seeking approval to establish a child care center for up to 45 children, ages two and a half to five years old. The hours of operation will be from 7:45am to 5:30 pm, Monday through Friday.

Permits Requested:

A Use Permit Public Hearing is required for the following permits:

1. **New Use. "Allowed Land Uses in the Commercial Districts"** BMC Section 23.204.020(A), use permit to establish a childcare center with outdoor play area.*
2. **New Use. "Outdoor Uses"** BMC 23.302.020(D), use permit to allow activities (children's play area) outside of a building abutting a residential district.
3. **Setbacks. "Nonconforming Setbacks and Height"** BMC 23.324.050(D)(2), administrative use permit to alter a portion of a building projecting into a minimum required setback.*

*Denotes required findings.

Staff Recommendation:

Staff has determined that the project is exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines ("New Construction or Conversion of Small Structures") and approve ZP #2024-0115 pursuant to Section 23.406.040(E) **"Findings for Approval"** and subject to the attached Findings and Conditions of Approval.

CEQA

Categorical Exemption

The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15303 of the CEQA Guidelines ("New Construction or Conversion of Small Structures") because the project involves converting an existing 1,676 square foot office to a child care center where only minor modifications are made to the exterior of the structure.

FINDINGS FOR APPROVAL

As required by BMC Section 23.406.040 (E) (1-5) "Findings for Approval," the following findings shall be made:

1. To approve a Use Permit, the ZAB shall find that the proposed project or use:

(a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and

Evidence: The project will not be detrimental to the health safety, peace, morals, comfort or general welfare of person residing or visiting in the area because the proposed child care center will be available to serve families from nearby areas and increase pedestrian activity in the neighborhood. The use is consistent with the purposes of the C-SA Commercial District zoning, including providing community serving businesses and community-oriented services in South Berkeley.

(b) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

Evidence: The project will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or general welfare of the city because the change of use from office to child care center will occur within the existing building and the outdoor play area will be limited to certain hours. Additional opportunities for day care for young children will provide a community benefit to the surrounding area as well.

2. To approve the Use Permit, the ZAB must also make any other Use Permit findings specifically required by the Zoning Ordinance for the proposed project.

Code Section

As required by BMC Section 23.204.100.E, the following findings shall be made:
To approve an AUP or Use Permit for a project in the C-SA district, the review authority must find that the proposed use or structure:

1. Is compatible with the purposes of the district;

2. Is compatible in design and character with the district and the adjacent residential neighborhoods; and

3. Will not result in the domination of one type of commercial/retail use in any one area of the district.

Evidence:

1. The project is compatible with the purposes of the district by providing a vital community-serving use that aligns with the General Plan. The center adds a needed service for families in the area and increases the opportunity for the establishment of a business which is owned and operated by a local resident.

2. The project is compatible in design and character of the district and the adjacent residential neighborhood because the height and footprint of the building will not change; it will maintain the existing scale and character of the building with only minor changes to the exterior, such as adding windows and converting a lightwell to usable floor area.

3. The project will not result in the domination of one type of commercial/retail use in any one area of the district because there are no child care centers in the immediate vicinity, but rather they are spread out throughout the area. The proposed child care center will expand the child care options in South Berkeley and will enhance geographic equity and convenience for families because of its proximity to residential neighborhoods, transit routes, and employment centers.

Code Section

As required by BMC Section 23.324.050(D)(2)(a) "*Nonconforming Setbacks and Height*", the following findings shall be made:

a) An AUP is required to alter a portion of a building projecting into a minimum required setback.

The Zoning Officer may approve the AUP only if:

1. The addition or enlargement does not increase or exacerbate any nonconforming setbacks; and

   Evidence: Because the new window within the nonconforming front setback will not increase or exacerbate any existing nonconformity, the setback will remain unchanged.

2. The addition or enlargement does not exceed maximum or calculated height limits.

   Evidence: The project will not increase the height of the building.

3. When taking action on a Use Permit, the ZAB shall consider in its findings:

(a) The proposed land use; and

Evidence: The proposed land use is allowed in the C-SA district because it aligns with the purposes of the district and the General Plan; the project will improve a neighborhood commercial area by providing a service the neighborhood needs.

(b) The structure or addition that accommodates the use.

Evidence: The proposed project will convert an existing space. There will be a minor addition which will be improvements for the occupants; new windows will provide light and ventilation and a small addition of floor area will allow more room for the children in the day care.

4. Required findings shall be made based on the circumstances existing at the time a decision is made on the application.

Evidence: The required findings are satisfied because the project has been determined to be fully compliant with all applicable regulations in BMC Chapter 23 based on the project plans submitted on September 5, 2025, included as analysis in this report, and evaluated based on the existing conditions of the subject site and surrounding neighborhood at the time of decision.

5. The ZAB shall deny a Use Permit application if it determines that it is unable to make any of the required findings.

Evidence: N/A

PLANNING AND DEVELOPMENT

USE PERMIT ZP2024-0115 CONDITIONS OF APPROVAL

September 25, 2025

2952 Sacramento Street

Use Permit #ZP2024-0115 to establish a child care center for up to 45 children, ages two and a half to five years old. The hours of operation will be from 7:45am to 5:30 pm, Monday through Friday.

I. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

Pursuant to Berkeley Municipal Code (BMC) Title 23 Zoning Ordinance and Title 13 Public Peace, Morals, and Welfare, the following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. **Compliance Required (BMC Section 23.102.050).** All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.
2. **Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060(B)(1) and (2)):**

A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.

B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To re-establish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.

3. **Conformance to Approved Plans (BMC Section 23.404.060(B)(4)).** All work performed under an approved permit shall comply with the approved plans and any conditions of approval.
4. **Exercise and Expiration of Permits (BMC Section 23.404.060(C)):**

A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.

B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.

C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with BMC Chapter 23.410, Appeals and Certification.

D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.

5. **Permit Remains Effective for Vacant Property (BMC Section 23.404.060(D)).** Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.

6. **Permit Modifications (BMC Section 23.404.070).** No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

7. **Permit Revocation (BMC Section 23.404.080).** The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.

8. **Hold Harmless.** The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.

II. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC Section 23.404.050(H) Conditions of Approval, the Zoning Adjustments Board attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

9. **Project Liaison.** The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual's name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. Please designate the name of this individual below:

☐ **Project Liaison** _____

Name Phone #

10. **Bird Safe Buildings.** Prior to submittal of the building permit, the applicant shall demonstrate compliance with the applicable bird safe building provisions in BMC Section 23.304.150, Bird Safe Buildings.

Prior to Issuance of Any Building & Safety Permit (Demolition or Construction)

11. **Construction and Demolition Diversion.** Applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100 percent diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65 percent diversion of other nonhazardous construction and demolition waste.

12. **Toxics.** The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:

A. **Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527).** A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for developments for: all new commercial, industrial and mixed-use developments and all improvement projects that require work 5 or more feet below grade, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: City of Berkeley Community GIS Portal (arcgis.com)

B. Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary. Any available soils and groundwater analytical data available for projects listed in this section must also be submitted to TMD.

C. Environmental Site Clearance. The applicant shall provide environmental screening clearance from either the San Francisco Bay Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), or the Alameda County Department of Environmental Health's Local Oversight Program (LOP). Clearance from one of these regulatory agencies will ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Environmental screening clearance shall be submitted to the City of Berkeley's Toxics Management Division prior to issuance of any building permits.

D. Soil and Groundwater Management Plan. A site-specific Soil and Groundwater Management Plan (SGMP) shall be submitted to Toxics Management Division (TMD) for all non-residential projects, and residential or mixed-use projects with more than four dwelling units, that: (1) are in the Environmental Management Area (EMA), as shown on the most recent City of Berkeley EMA map, and (2) propose any excavations deeper than 5 feet below grade or if significant soils removal is anticipated. The SGMP shall be submitted to the TMD with the project's building permit application and shall be approved by TMD prior to issuance of the building permit.

The SGMP shall comply with the hazardous materials and waste management standards required by BMC Section 15.12.100, the stormwater pollution prevention requirements of San Francisco Bay Regional Water Quality Control Board's Order No. R2-2009-0074, California hazardous waste generator regulations (Title 22 California Code of Regulations (CCR) 66260 et seq.), and the East Bay Municipal Utility District's Ordinance 311, and shall include the following:

i. procedures for soil and groundwater management including identification of pollutants and disposal methods;

ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;

iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and

iv. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

TMD may require additional information or impose additional conditions as deemed necessary to protect human health and the environment. All requirements of the approved SGMP shall be deemed conditions of approval.

E. Demolitions & Renovations – Building Materials Survey. A hazardous materials survey for building materials and plans on hazardous materials and hazardous waste removal and disposal is required and must be prepared by qualified professionals, and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit.

i. The survey shall include the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals.

ii. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)

iii. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.

iv. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition.

Please note, the PCB Screening Form required by Public Works, Engineering, is a separate requirement and does not address the PCB identification requirement of the Toxics Management Division.

F. **Hazardous Materials Business Plan.** A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 and California Health & Safety Code, Chapter 6.95 Div. 20, shall be submitted to the Toxics Management Division through the California Environmental Reporting System: http://cers.calepa.ca.gov/ for chemicals used or stored on site during construction that exceed reporting thresholds. The reporting is required if your facility stores or handles hazardous materials in aggregate quantities equal to or greater than 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet of compressed gases, or generates any quantity of hazardous waste. This includes welding gases, emergency generator fuel, paints, etc.

Additionally, the business occupant must submit an HMBP within 30 days of starting operations.

G. **Petroleum Storage.** An (SPCC) Plan is required to be prepared and implemented for facilities with any one of the following:

i. aggregate aboveground petroleum storage capacities of 1,320 gallons or more stored in aboveground storage containers, tanks, oil-filled equipment, or

ii. one or more tank(s) in an underground area (TIUGA) with petroleum storage capacities of 55 gallons or greater. More information on TIUGAs can be found here: https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/aboveground-petroleum-storage-act/tank-in-an-underground-area-tiuga/

The SPCC plan must be prepared prior to beginning operations and you must submit facility information to Toxics Management Division (TMD) through the California Environmental Reporting System: http://cers.calepa.ca.gov/. The SPCC plan will be reviewed during the site inspection and shall not be submitted in CERS or to the TMD.

Prior to Issuance of Any Building (Construction) Permit

13. **HVAC Noise Reduction.** Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.

14. **Construction/No Parking Permits.** Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood.

During Construction:

15. **Construction Hours.** Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.

16. **Construction and Demolition Diversion.** Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using Green Halo and submit online for City review and approval prior to final inspection. Alternatively, complete the Construction Waste Management Plan and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.

17. **Low-Carbon Concrete.** The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25 percent. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff. (Project required to meet applicable code at time of building permit application, if different from above.)

18. **Avoid Disturbance of Nesting Birds.** Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.

19. **Stormwater Requirements.** The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:

A. The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.

B. Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.

C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.

D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a Building Permit.

E. All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.

F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.

G. All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.

H. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.

I. All loading areas must be designated to minimize "run-on" or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.

J. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.

K. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.

20. Public Works. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.

21. Public Works. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.

22. Public Works. The applicant shall ensure that all excavation accounts for surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.

23. **Public Works.** The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.
24. **Public Works.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.
25. **Public Works.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.
26. **Public Works / Building and Safety.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.

Prior to Final Inspection or Issuance of Occupancy Permit:

27. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated January 7, 2025.

At All Times:

28. **Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit.
29. **Exterior Lighting.** All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
30. **Design Review.** Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Design Review approval.
31. **Drainage Patterns.** The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.
32. **Loading.** All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.
33. **Required Bike Parking.** Secure and on-site bike parking for at least two bicycles shall be provided for the life of the building.

34. Periodic Review and Reporting. The City may require periodic review of this approved project to verify compliance with permit requirements and conditions of approval. The permit holder or property owner is responsible for complying with any periodic reporting, monitoring, or assessments requirement. This permit is subject to the provisions of BMC Section 23.404.080 (Permit Revocation) if violations of the permit requirements are found by the Zoning Officer.

35. This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Zoning Officer that the maintenance or operation of this establishment is violating any of these or other required conditions or is detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

PROJECT SPECIFIC CONDITION

36. Per BMC 23.304.130(C)(3): "Non-Residential Districts Abutting a Residential District – Standards". At All Times:

1. Display Window Orientation. Display windows and customer entrances, other than required exits, shall not face abutting lots in a Residential District.

2. Exterior Lighting. Exterior lighting shall be shielded in a manner which avoids direct glare onto abutting lots in a Residential District.

3. Lot Line Screening. To provide screening, a solid wall or fence, measuring 6 feet in height from existing grade, shall be erected at the lot line of an abutting lot in a Residential District.

4. Exhaust Air Ducts.

   (a) Exhaust air ducts shall be located or oriented to direct vented air flows away from a Residential District.

   (b) Exhaust air ducts shall include equipment to mitigates odors.

GENERAL NOTES

ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE OWNER/ CONTRACTOR AGREEMENT, THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IN CASE OF CONFLICT IN DRAWINGS NOTIFY ARCHITECT.

ALL DIMENSIONS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT ALL WORK IS BUILDABLE AS SHOWN. ANY CONFLICT OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATIONS PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.

IN CASE OF CONFLICTS BETWEEN ARCHITECT'S AND DESIGN BUILD ENGINEER'S DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECTURAL DRAWINGS SHALL GOVERN.

CONTRACTOR SHALL COORDINATE WITH OWNER THE SCHEDULE FOR ALL UTILITY CONNECTIONS AND INSTALLATIONS, INCLUDING TELEPHONE, DATA, PG&E, AND WATER.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES, ANDREGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.

SUBSTITUTIONS, REVISIONS OR CHANGES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.

ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING.

THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY HAZARDOUS MATERIALS, INCLUDING BUT NOT LIMITED TO ASBESTOS, ON THE JOBSITE. IF ANY HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.

ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.

REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.

DEFERRED SUBMITTALS

PER SEC. 106.3.4.2 CBC DEFERRED SUBMITTALS:
...DEFERRED SUBMITTALS ARE DEFINED AS 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.

DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTALS ON THE PLANS AND SHALL SUBMIT THE DEFERRED SUBMITTAL DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL.

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE FOLLOWING ITEMS SHALL BE DEFERRED SUBMITTALS (DESIGN/BUILD)

SURVEY

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

SIGNATURE

September 25, 2025
DATE

***Approve Findings and Conditions attached**

LEGEND

ALIGN	ALIGN	#	KEYNOTE
#/SHT	ELEVATION	#	EQUIPMENT TAG
#/SHT	BUILDING SECTION	MAT-1	MATERIAL TAG
#/SHT	DETAIL	#	SIGN SYMBOL
#/#×#/#	INTERIOR ELEVATIONS	#	REVISION NUMBER
FIRST FLOOR +0'-0" T.O. FINISH	ELEVATION/HEIGHT	DIM.	DIMENSION CONVENTIONS FACE OF STUD
# #	DOOR SYMBOL	DIM.	FACE OF FINISH
# #	WINDOW SYMBOL	#	WALL/PARITION TYPE SEE A6.1
#	RECESSED CEILING FIXTURE		GFCI FLOOR OUTLET
#	SURFACE MOUNTED CEILING FIXTURE		240V OUTLET
#	PENDANT FIXTURE	USB	USB OUTLET
A	WALL MOUNTED FIXTURE		PHONE/DATA OUTLET
	LED STRIPLIGHT		TV/COAX OUTLET
#	LANDSCAPE UPLIGHT	SD	SMOKE DETECTOR
	LANDSCAPE STEP LIGHT	CO	CARBON MONOXIDE DETECTOR
	EXTERIOR FLOOD LIGHT	CO SD	COMBINATION CO/SMOKE DETECTOR
	DUPLEX OUTLET		RECESSED FAN
	DUPLEX FLOOR OUTLET	$	ELECTRICAL SWITCH
	QUAD OUTLET	$3	3 WAY SWITCH
	GFCI OUTLET	$3D	3 WAY SWITCH W/ DIMMER
	GFCI QUAD OUTLET	$D	ELECTRICAL SWITCH W/ DIMMER
G	NATURAL GAS CONNECTION	$A	ELECTRICAL SWITCH - DOOR ACTIVATED

ABBREVIATIONS

ADJ.	ADJACENT	(E)	EXISTING	P.T.	PRESSURE TREATED
A.F.F.	ABOVE FINISH FLOOR	EQ.	FLOOR	P.T.	PLASTIC LAMINATE
ALUM.	ALUMINUM	FLUOR.	FLUORESCENT	PLY.	PLYWOOD
ALT.	ALTERNATE	FIN.	FINISH	PLYWD.	PLYWOOD
APPROX.	APPROXIMATE	F.O.C.	FACE OF CONCRETE	P.L.	PROPERTY LINE
@	AT	F.O.F.	FACE OF FINISH	RAD.	RADIUS, RADII
BD.	BOARD	F.O.GYP.	FACE OF GYPBOARD	REQ'D	REQUIRED
BTWN.	BETWEEN	F.O.S.	FACE OF STUD	RM.	ROOM
BLKG.	BLOCKING	F.O.W.	FACE OF WALL	R.O.	ROUGH OPENING
BM.	BEAM	GEN.	GENERAL	S.C.D.	SEE CIVIL DRAWINGS
B.O.	BOTTOM OF	GA.	GAUGE	SCHED.	SCHEDULE
CAB.	CABINET	GR.	GRADE	SIM.	SIMILAR
CLG.	CEILING	GL.	GLASS	S.L.D.	SEE LANDSCAPE DRAWINGS
CTR.	CENTER	GYP.BD.	GYPSUM WALLBOARD	S.P.D.	SEE PLUMBING DRAWINGS
C.L.	CENTERLINE	HT.	HEIGHT	S.M.D.	SEE MECHANICAL DRAWINGS
CLR.	CLEAR	HR.	HOUR	S.S.D.	SEE STRUCTURAL DRAWINGS
COL.	COLUMN	INT.	INTERIOR	S.STL.	STAINLESS STEEL
CONC.	CONCRETE	MAX.	MAXIMUM	STD.	STANDARD
CONST.	CONSTRUCTION	MECH.	MECHANICAL	STRUC.	STRUCTURAL
CONT.	CONTINUOUS	MFR.	MANUFACTURER	TEMP.	TEMPERED
DBL.	DOUBLE	MIN.	MINIMUM	TH.	THICK
DIA.	DIAMETER	MTD.	MOUNTED	THRU.	THROUGH
DIM.	DIMENSION	MTL.	METAL	T.O.	TOP OF
DN.	DOWN	(N)	NEW	TYP.	TYPICAL
DWG.	DRAWING	N.I.C.	NOT IN CONTRACT	U.L.	UNDERWRITERS LABORATORIES
EA.	EACH	N.T.S.	NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE
EL.	ELEVATION	NO.	NUMBER	V.I.F.	VERIFY IN FIELD
ELEC.	ELECTRICAL	O.C.	ON CENTER	W.H.	WATER HEATER
EQ.	EQUAL	O.L.F.	OCCUPANT LOAD FACTOR	W/	WITH
EXT.	EXTERIOR	PTD.	PAINTED	WD.	WOOD

PROJECT DATA (PLANNING/BUILDING INFO)

OWNER: MI MUNDO PRESCHOOL - LINA LOPEZ

ASSESSORS PARCEL NUMBER: 53-1618-7-3

PROJECT DESCRIPTION: CHANGE OF USE FROM OFFICE SPACE TO CHILDCARE CENTER AND ADDING 77 SF OF ADDITIONAL SPACE.

ZONE: C-SA
CONSTRUCTION TYPE: V-A
OCCUPANCY: B
LOT AREA: 8000 SF

AREA CALCS (SF)	(E)	+	(N)	=	PROPOSED
FIRST FLOOR	1676 SF	+	77 SF	=	1753 SF
TOTAL	1676 SF	+	77 SF	=	1753 SF

SETBACKS	REQUIRED	EXISTING	PROPOSED	COMPLIES
FRONT	15'-0" *	0'-0"	NO CHANGE	N
REAR	15'-0"	12'-7"	NO CHANGE	N
SIDE	4'-0"	4'-0"/ 40'-1"	NO CHANGE	Y
COMBINED	N/A	N/A	N/A	N/A

F.A.R.	BUILDING AREA	/	LOT AREA	=	F.A.R.	COMPLIES?
ALLOWABLE					4.0	
EXISTING	1676 SF	/	8000 SF	=	.21	COMPLIANCE
PROPOSED	1753 SF	/	8000 SF	=	.22	COMPLIANCE

HEIGHT LIMIT	PRIMARY WALL	COMPLIES?
ALLOWABLE	25'	
EXISTING	12'-5"	COMPLIANCE
PROPOSED	NO CHANGE	COMPLIANCE

PER TABLE 23.322.2 OF THE CITY OF BERKELEY MUNICIPAL CODE:
2 PARKING SPACES PER 1,000 SF.
COMMERCIAL SPACE AREA 1753 SF = 4 PARKING SPACES

* PER TABLES 23.304.3 & 23.202-9

APPLICABLE CODES:

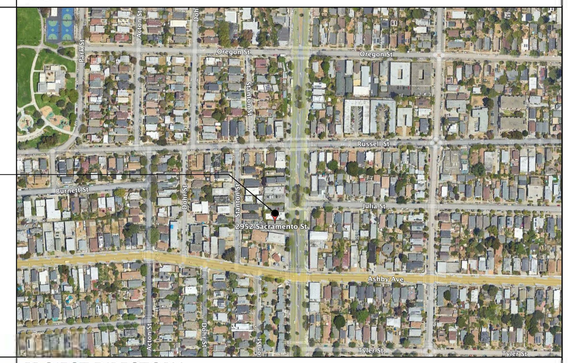
2022	CALIFORNIA BUILDING CODE
2022	CALIFORNIA FIRE CODE
2022	CALIFORNIA MECHANICAL CODE
2022	CALIFORNIA PLUMBING CODE
2022	CALIFORNIA ELECTRICAL CODE
2022	CALIFORNIA ENERGY CODE
2022	CALIFORNIA GREEN CODE (CAL-GREEN)

SEE A0.8 FOR ADDITIONAL CODE INFORMATION.
FIRE SPRINKLERS: NO

ALTERNATE

FOR ALTERNATES, SEE SPECIFICATIONS FOR BIDDING PROCEDURES.

VICINITY MAP



PROJECT DIRECTORY

ARCHITECT: JARRELL CONNER
363 17TH STREET
OAKLAND, CA 94612

DESIGNER: PAMELA BOYER
1304 ESTUDILLO AVE
SAN LEANDRO, CA

PROJECT SCOPE

DESCRIPTION: CHANGE OF USE FROM OFFICE SPACE OCCUPANCY TYPE "B" TO CHILDCARE CENTER OCCUPANCY TYPE "E" AND ADDING 77 SF OF ADDITIONAL SPACE.

SHEET INDEX

ARCHITECTURAL
A0.1 COVER SHEET

A1.1 EXISTING & PROPOSED SITE PLAN
A2.1 EXISTING & PROPOSED FLOOR PLANS
A3.1 EXISTING EAST, SOUTH & WEST BUILDING ELEVATIONS
A3.2 EXISTING & PROPOSED BUILDING ELEVATIONS

M I M U N D O P R E S C H O O L
2952 SACRAMENTO ST., , BERKELEY, CA 94702

USE CHANGE & REMODEL

PLANNING PERMIT 08.12.24
PLAN. COMMENTS 10.15.24

LICENSED ARCHITECT
JARRELL CONNER
No. C-28026
Ren. 31 Dec 2025
STATE OF CALIFORNIA

A0.1

COVER SHEET

2022 CALIFORNIA GREEN BUILDING CODE STANDARDS - NON-RESIDENTIAL MANDATORY MEASURES - CHECKLIST - PA

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 5.303.1, AND IS INCLUDED AS A CONVENIENCE.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.25 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

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 CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

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

TABLE 5.504.1 - 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 ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT 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.

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	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NON-FLAT 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.

AREA OF WORK IS LESS THAN 1000 SF (NO ADDITION) AND PERMIT VALUATION IS LESS THAN $200,000 ONLY PLUMBING AND WASTER DIVERSION APPLY AS NOTED.

IN ADDITION, CONTRACTOR SHALL COMPLY WITH FINISH MATERIAL AND POLLUTANT CONTROL

		REQUIRED?	LOCATION ON DRAWINGS	VERIFICATION SIGNATURE
301.3	NONRESIDENTIAL ADDITIONS AND ALTERATIONS. 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.			
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.			
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:	YES	A0.8.1	
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.			
5.106.4.1	BICYCLE PARKING. Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter:	YES	A1.1	
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.			
5.106.4.2	BICYCLE PARKING. 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. Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 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 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. 2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.	YES	A0.8.1	

		REQUIRED?	LOCATION ON DRAWINGS	VERIFICATION SIGNATURE
5.106.5.3.1	EV CAPABLE SPACES. 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 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 devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE" Note: See Cal-Green for Table 5.106.5.3.1	YES	A1.1	
5.106.5.3.2	ELECTRIC VEHICLE CHARGING STATIONS (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that 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.	YES	A1.1	
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).			
5.106.5.4	Electric Vehicle (EV) charging: medium-duty and heavy-duty. Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE. Exceptions: 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. Where EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows:			
5.106.5.4.1	Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces. In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformer(s), service panels(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 subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE. 2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet 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 5.106.5.4.1 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 equipments for medium- and heavy-duty vehicles. 4. The raceway(s) or busway(s) shall be 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 5.106.5.4.1.			
SEE CAL-GREEN 2022 FOR TABLE 5.106.5.4.1				
5.106.8	LIGHT POLLUTION REDUCTION. 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, or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent. Exceptions: 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. 4. Custom lighting features as allowed by the local enforcing agency, as permitted by CBC 101.8 Alternate materials, designs and methods of construction. 5. Luminaires with less than 6,200 initial luminaire lumens. Note: See Cal-Green for Table 5.106.8 5.106.8.1 Facing- Backlight Luminaries within 2MH of a property line shall be oriented so that the nearest propertyline 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: 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.	YES	A2.1	

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. 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 tress 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.			
5.303	INDOOR WATER USE	YES	A0.8.1	
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. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.			
5.303.3.3	SHOWERHEADS. 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. 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.			
5.303.3.4.1	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 FACUETS. 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 minute/20 (mm 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 minute/20 (mm 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 VALVE. 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. TABLE H-2 VALUES Product Class 1 (<5.0 ozf) 1.00 GPM Max flow rate Product Class 2 (>5.0 ozf and <8.0 ozf) 1.00 GPM Max flow rate Product Class 3 (<5.0 ozf) 1.00 GPM Max flow rate			
5.303.4	COMMERCIAL KITCHEN EQUIPMENT	N/A	N/A	
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.	N/A	N/A	
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.	N/A	N/A	

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

SIGNATURE

September 25, 2025

DATE

***Approve Findings and Conditions attached**

M I MUNDO PRESCHOOL
2952 SACRAMENTO ST., BERKELEY, CA 94702
USE CHANGE & REMODEL

PLANNING PERMIT	08.12.24
PLAN. COMMENTS	10.15.24

LICENSED ARCHITECT
DARRELL OWEN
No. C-28026
Reg. 31 Dec 2025
STATE OF CALIFORNIA

A0.8.1

CAL GREEN

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

SIGNATURE — DATE: **September 25, 2025**

***Approve Findings and Conditions attached**

2022 CALIFORNIA GREEN BUILDING CODE STANDARDS - NON-RESIDENTIAL MANDATORY MEASURES - CHECKLIST -

		REQUIRED?	LOCATION ON DRAWINGS	VERIFICATION SIGNATURE
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.	YES	A1.1	
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.			
5.407	WATER RESISTANCE AND MOISTURE MANAGEMENT	YES	A1.1	
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.			
5.408	CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING	YES	A1.1	
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. 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.			
5.408.2	UNIVERSAL WASTE. 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. 1. Batteries 2. Electronic Waste 3. CRTs 4. CRT Glass 5. Lamps 6. Mercury Wastes 7. Non-empty aersol cans 8. Photo-Voltaic Modules	YES	A1.1	
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.	YES	A1.1	
5.410 5.410.1	BUILDING MAINTENANCE AND OPERATIONS 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).	YES	A1.1	

		REQUIRED?	LOCATION ON DRAWINGS	VERIFICATION SIGNATURE
5.410.2	COMMISSIONING: 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. 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). 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. 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. 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. 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. 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. 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.	YES	A1.1	
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 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 guarantees/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.	YES	A0.8.2	

		REQUIRED?	LOCATION ON DRAWINGS	VERIFICATION SIGNATURE
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. 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.	N/A	N/A	
5.504	POLLUTANT CONTROL	YES	A2.1	
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.			
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.			
5.504.4	FINISH MATERIAL POLLUTANT CONTROL.	YES	A0.8.2	
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.			
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. 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	YES	A0.8.2	
5.504.4.4	CARPET SYETEMS. 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). 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). 5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.	N/A	N/A	
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.	YES	A0.8.2	
5.504.4.6 5.504.4.7 5.504.4.8	RESILIENT FLOORING SYSTEMS. THERMAL INSULATION. 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 Specifications 01350). Note: where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements. Verification of compliance: Documentation shall be provided verifying that resilient flooring, thermal insulation and acoustical ceiling and wall panel materials meet the pollutant emission limits.	YES	A0.8.2	
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. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating. Exceptions: Existing mechanical equipment.	YES	A0.8.2	
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.	YES	A0.8.2	

		REQUIRED?	LOCATION ON DRAWINGS	VERIFICATION SIGNATURE
5.505.1	INDOOR MOISTURE CONTROL. Buildings shall meet provisions of California Building Code, Sections 1202 (V 14 (Exterior Walls). For additional measures, see Sectio			
5.506 5.506.1	INDOOR AIR QUALITY 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.	YES	A0.8.2	
5.506.2	CARBON DIOXIDE (CO2) MONITORING. For buildings or additions equipped with demand control ventilation, CO2 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) MONITOIRNIG IN CLASSROOMS. 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 requirements.			
SECTION 5.507 5.507.4	ENVIRONMENTAL COMFORT 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.	YES	A0.8.2	
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. Ldn or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan. 2. Ldn 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 Ldn 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 (L_{eq}-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 sound levels 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.			
SECTION 5.508 5.508.1	OUTDOOR AIR QUALITY OZONE DEPLETION AND GREENHOUSE GAS REDUCTIONS. CHLOROFLUOROCARBONS. (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs. HALONS. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.	YES	A0.8.2	
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.			
702 702.1	QUALIFICATIONS 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.	YES	A0.8.2	
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 the California Green Building code.	N/A	N/A	
703 703.1	VERIFICATIONS 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.	N/A	N/A	

MUNDO PRESCHOOL
2952 SACRAMENTO ST., BERKELEY, CA 94702
USE CHANGE & REMODEL

PLANNING PERMIT	08.12.24
PLAN. COMMENTS	10.15.24

LICENSED ARCHITECT
DARRELL CONNER
Reg. 28026
Ren. 31 Dec 2025
STATE OF CALIFORNIA

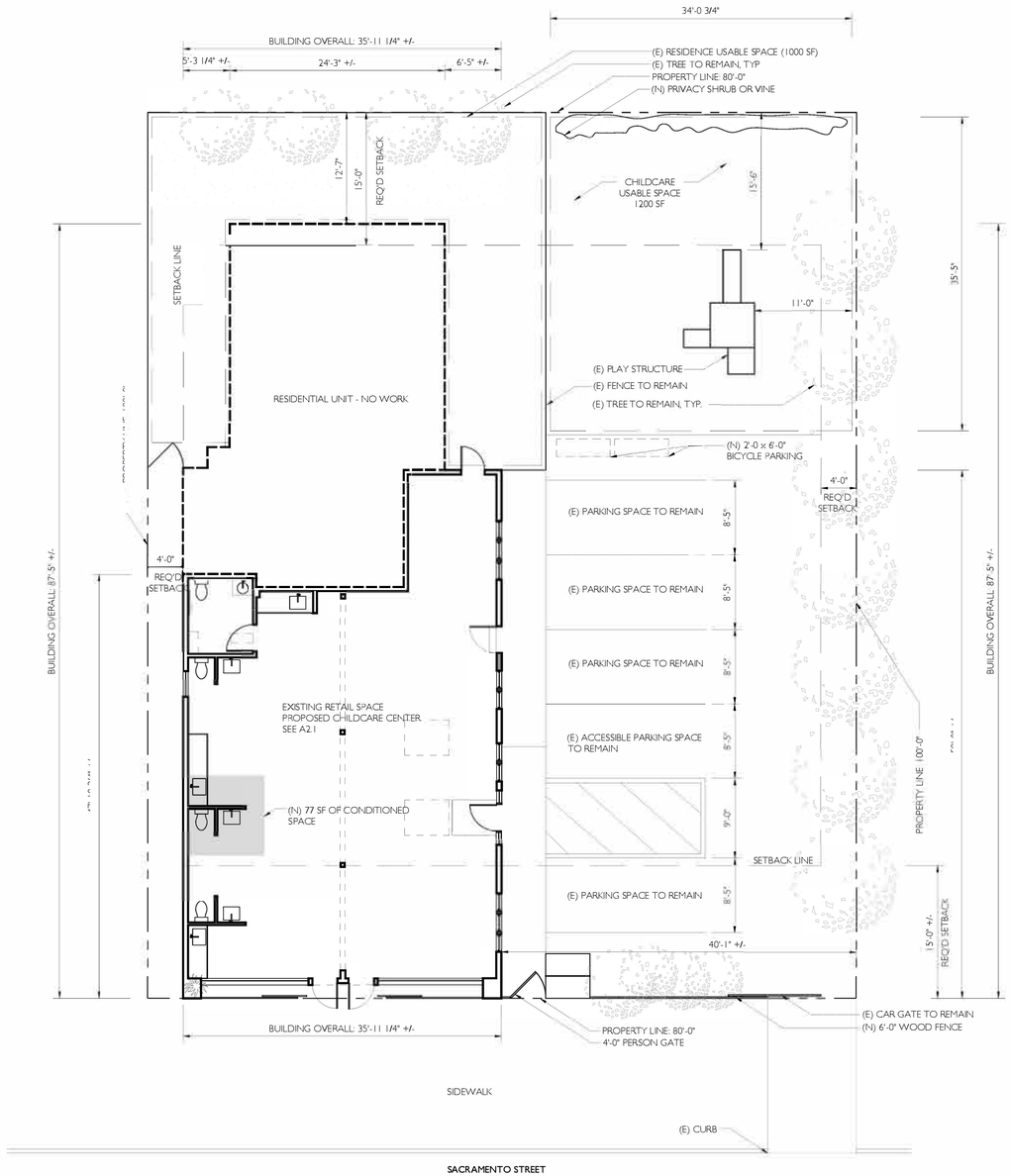
A0.8.2

CAL GREEN

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

SIGNATURE | DATE: **September 25, 2025**

***Approve Findings and Conditions attached**



1 PROPOSED & EXISTING SITE PLAN
1/8" = 1'-0"

LEGEND

NEW/ADDED FLOOR AREA

(E) WALL TO REMAIN
(E) TO BE REMOVED
(N) WALL
(N) WALL 1- HOUR RATED
(N) WALL 2- HOUR RATED
LINE OF ABOVE / BEHIND
LINE OF BELOW / BEYOND
FURNITURE - N.I.C. U.N.O.

DIMENSION CONVENTIONS

DIM. FACE OF STUD, U.N.O.
DIM. FACE OF FINISH, U.N.O.

GENERAL NOTES

SEE SHEET A0.1 LEGEND FOR ADDITIONAL SYMBOLS
SEE SHEET A0.9 FOR GENERAL NOTES AND SPECIFICATIONS

USABLE OPEN SPACE

MI MUNDO PRESCHOOL
2952 SACRAMENTO ST., BERKELEY, CA 94702

USE CHANGE & REMODEL

PLANNING PERMIT 08.12.24
PLAN COMMENTS 10.15.24

LICENSED ARCHITECT
J. JARRELL CORNER
No. C-28026
Ren. 31 Dec 2025
STATE OF CALIFORNIA

A1.1

STE PLAN

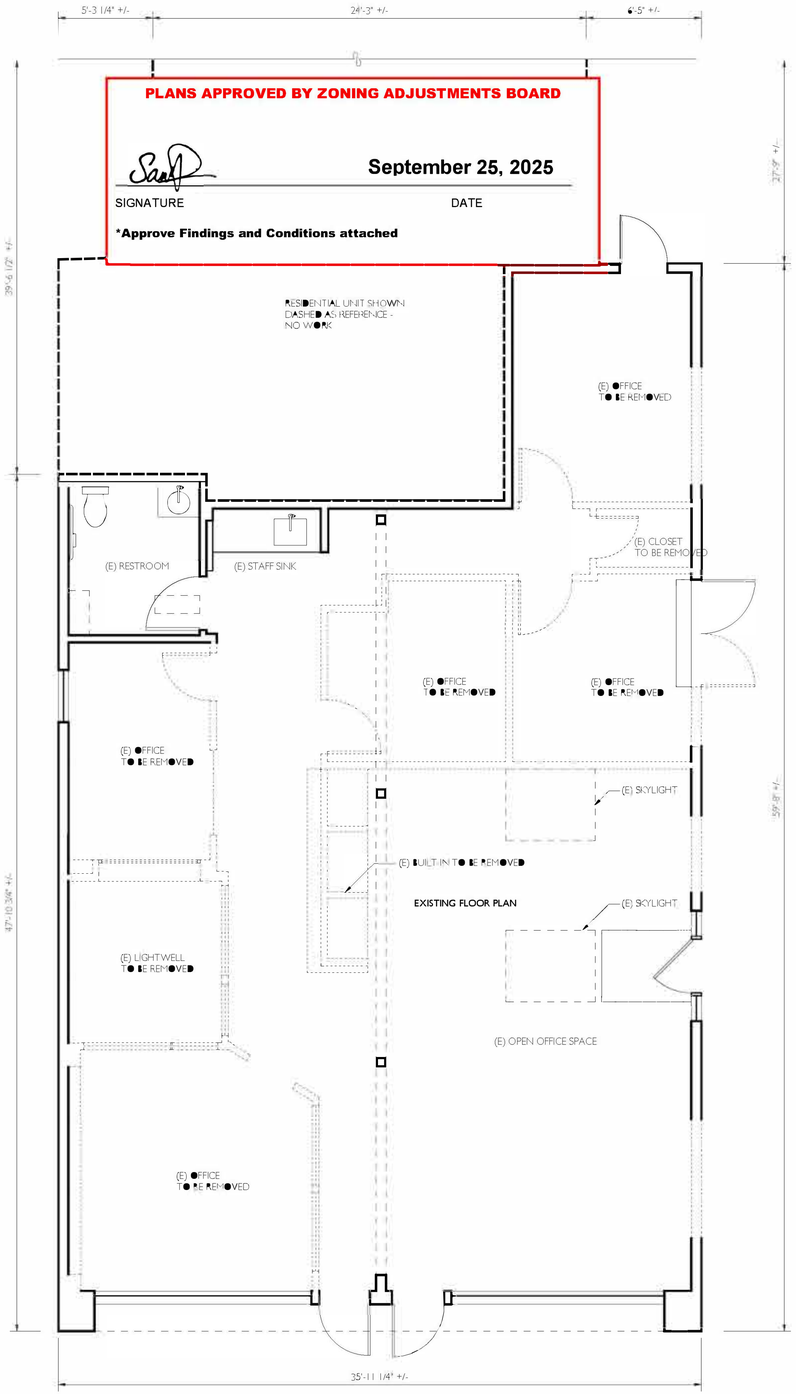
PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

SIGNATURE

September 25, 2025

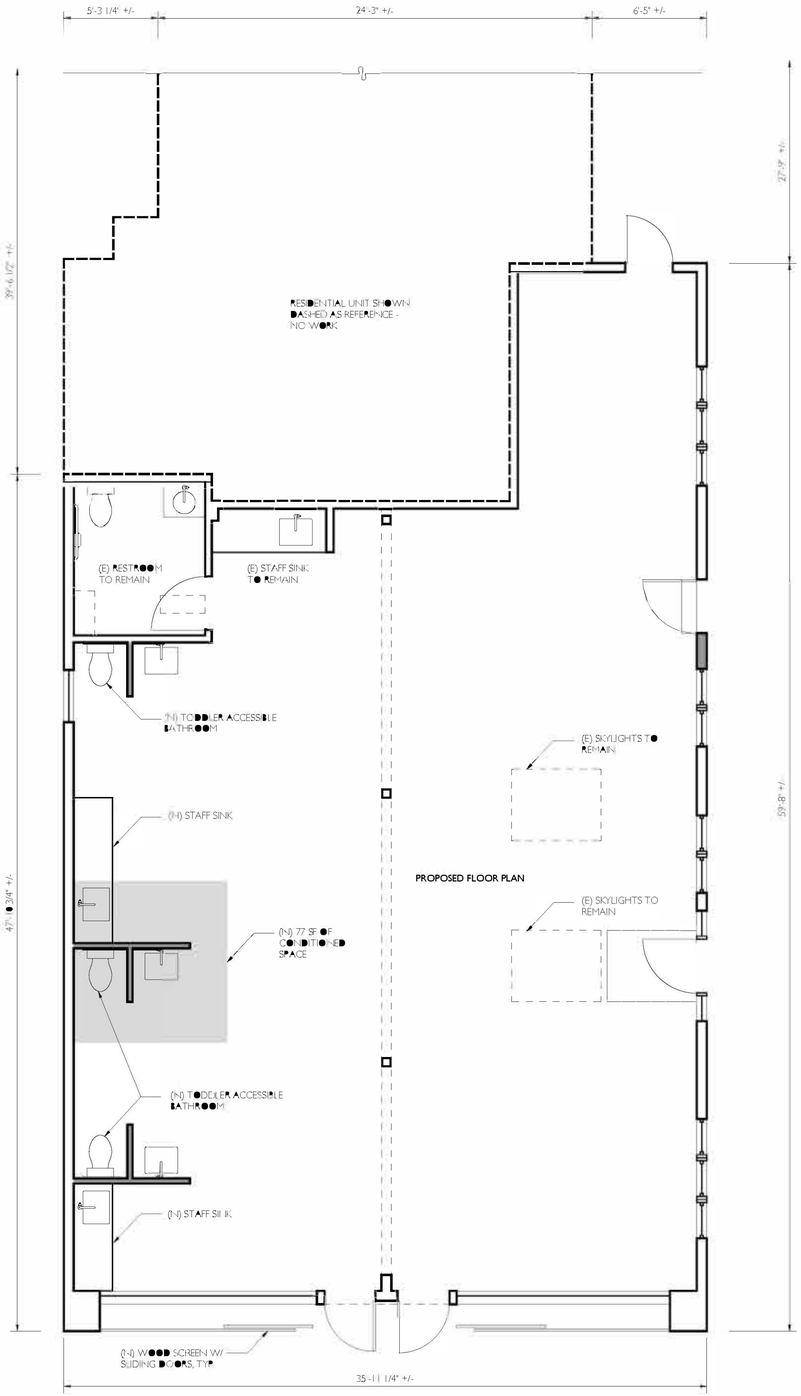
DATE

***Approve Findings and Conditions attached**



EXISTING FLOOR PLAN

2 EXISTING FLOOR PLAN
1/4" = 1'-0"



PROPOSED FLOOR PLAN

1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

LEGEND

- NEW/ADDED FLOOR AREA
- (E) WALL TO REMAIN
- (E) TO BE REMOVED
- (N) WALL
- (N) WALL 1- HOUR RATED
- (N) WALL 2- HOUR RATED
- LINE OF ABOVE / BEHIND
- LINE OF BELOW / BEYOND
- FURNITURE - N.I.C. U.N.O.

DIMENSION CONVENTIONS

- DIM. — FACE OF STUD, U.N.O.
- DIM. — FACE OF FINISH, U.N.O.

GENERAL NOTES

SEE SHEET A0.1 LEGEND FOR ADDITIONAL SYMBOLS
SEE SHEET A0.2 FOR GENERAL NOTES AND SPECIFICATIONS

MI MUNDO PRESCHOOL

2952 SACRAMENTO ST., BERKELEY, CA 94702

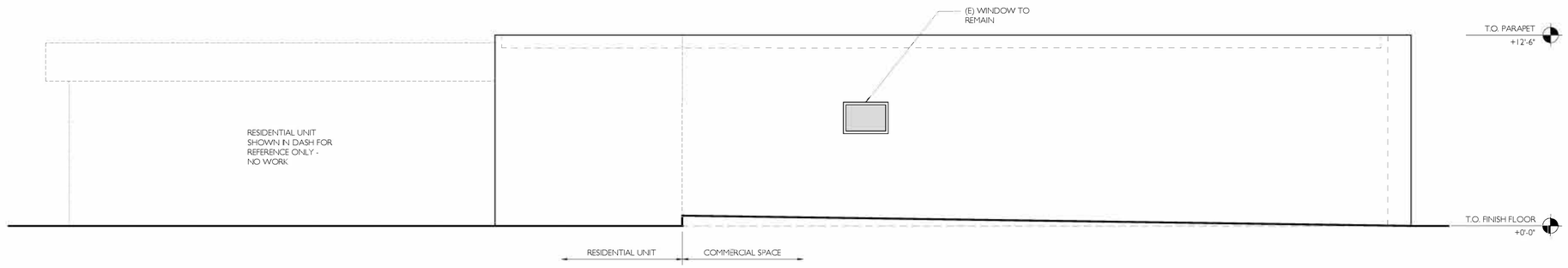
USE CHANGE & REMODEL

PLANNING PERMIT 12.24
PLAN COMMENTS 05.25

LICENSED ARCHITECT
DARRELL GERNER
No. C-28026
Ren. 31 Dec 2025
STATE OF CALIFORNIA

A2.1

FLOOR PLAN



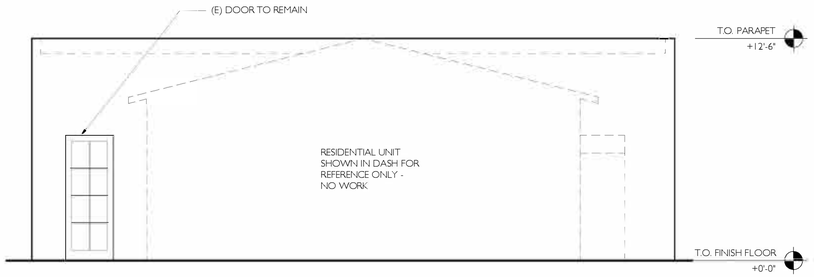
3 EXISTING SOUTH ELEVATION - NO CHANGE
1/4" = 1'-0"

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

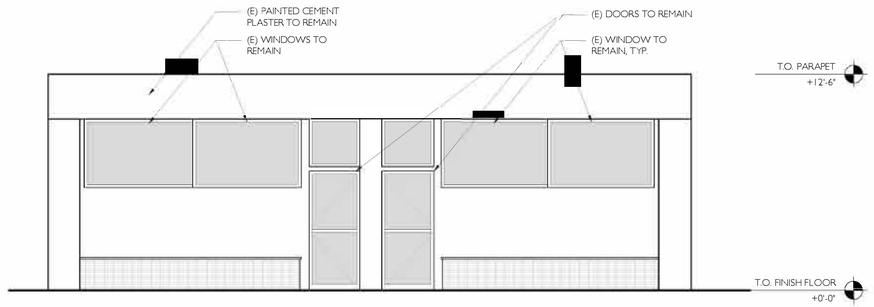
September 25, 2025

SIGNATURE DATE

***Approve Findings and Conditions attached**



2 EXISTING WEST ELEVATION - NO CHANGE
1/4" = 1'-0"



1 EXISTING EAST ELEVATION
1/4" = 1'-0"

MI MUNDO PRESCHOOL
2952 SACRAMENTO ST., BERKELEY, CA 94702

USE CHANGE & REMODEL

PLANNING PERMIT 08.12.24
PLAN. COMMENTS 10.15.24

LICENSED ARCHITECT
J. JARRELL CONNER
No. C-28026
Rev. 31 Dec 2025
STATE OF CALIFORNIA

A3.1

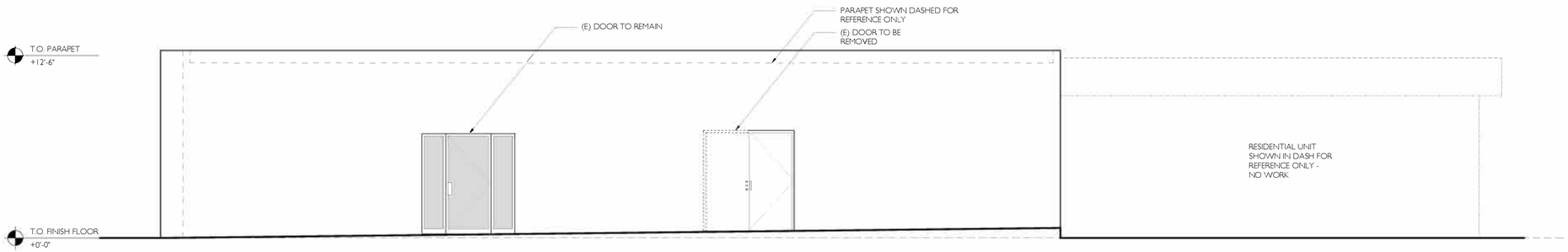
ELEVATIONS

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

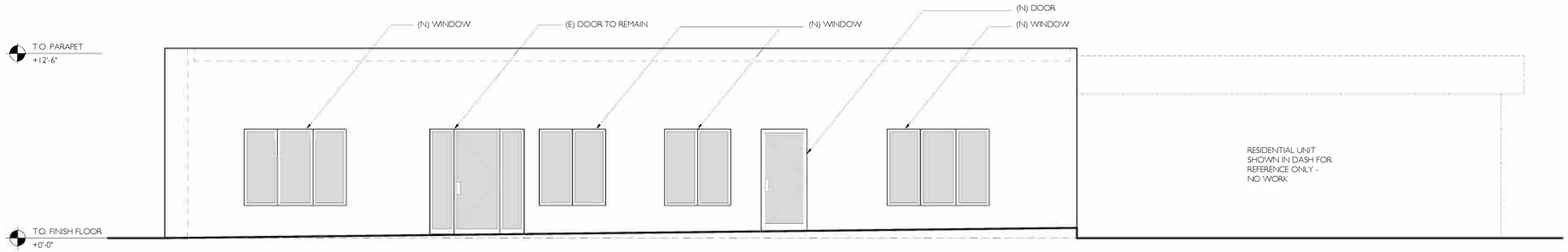
September 25, 2025

SIGNATURE DATE

***Approve Findings and Conditions attached**



2 EXISTING NORTH ELEVATION
1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

MI MUNDO PRESCHOOL
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USE CHANGE & REMODEL

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A3.2

ELEVATIONS