



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

CAL GREEN ADDITIONS/ALTERATIONS - COMMERCIAL PLAN REVIEW COMMENTS

Project Description:

Project Address:

Plan Check No.:

Permit App. Date:

Plan Check Expires:

Use:

No. Stories:

Permit Valuation:

Architect/Engineer:

Phone:

Applicant/Contact:

Phone:

Plan Check Engineer:

Phone:

1st Review: (date)

2nd Review:
Italic comments

3rd Review:
By Appointment

The code section references are from the 2016 California Green Building Standards Code (CALGreen), unless otherwise stated.

- *TO EXPEDITE PROJECT APPROVAL:* Please provide a written response indicating how and where each comment was resolved on the plans.
- Resubmit all previously reviewed plans, updated plans and supporting documents with each subsequent review.
- *AFTER 2nd PLAN REVIEW:* Please call the plan check engineer listed above to schedule a plan review appointment, to expedite project approval.
- For clarification of any plan review comment, please call the plan check engineer listed above.
- Plan review status is available online at www.newportbeachca.gov. Project status is also available using the interactive voice response system at 949-644-3255, or by speaking with a permit technician at 949-718-1888 during business hours.

DIVISION 5.1-PLANNING AND DESIGN

1. Building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above shall meet all of the requirements of Divisions 5.1 through 5.5. Incorporate CALGREEN ADDITIONS/ALTERATIONS-NONRESIDENTIAL MINIMUM REQUIREMENTS as a part of the plan. Verify that the design complies with these standards.
2. Additions that disturb less than one acre of land shall prevent the pollution of stormwater runoff from the construction activities through Best management practices (BMP) in Section 5.106.1.2. **(5.106.1)**
3. **Short-term bicycle parking.** Provide permanently anchored bicycle racks within 200 feet from the entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking capacity but with a minimum of one two-bike capacity rack for additions or alterations that add more than 9 visitor parking spaces. **(5.106.4.1.1)**
4. **Long-term bicycle parking.** Provide secure bicycle parking for 5% of tenant-occupied motorized vehicle parking spaces being added, with a minimum of one space for additions or alterations that add 10 or more tenant-occupants. **(5.106.4.1.2)**
5. Acceptable parking facilities shall be convenient from the street and shall meet one of the following (5.106.4.1.2):
 - a. Covered, lockable enclosures with permanently anchored racks for bicycles;
 - b. Lockable bicycle rooms with permanently anchored racks;
 - c. Lockable, permanently anchored bicycle lockers.
6. **Designated parking.** Provide designated parking for any combination of low-emitting, fuel efficient and carpool/van pool vehicle per Table 5.106.5.2 for additions or alterations that add 10 or more vehicular parking spaces. **(5.106.5.2)**

TABLE 5.106.5.2	
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 and over	At least 8 percent of total

7. **Grading and paving.** Construction plans shall indicate how site grading or a drainage system will manage all surface water flow to keep water from entering buildings. Examples of methods to manage surface water include
 - a. Swales,
 - b. Water collection and disposal systems,
 - c. French drains,
 - d. Water retention gardens,
 - e. Other water measures which keep surface water away from buildings and aid in groundwater recharge. **(5.106.10).**

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCES EFFICIENCY

8. Added new 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 plans at least one of the following (5.407.2.2):
 - a. An installed awning at least 4 feet in depth.
 - b. The door is protected by a roof overhang at least 4 feet in depth.
 - c. The door is recessed at least 4 feet.
 - d. Other methods which provide equivalent protection.
9. All additions conducted within a 12-month periods under singlor or multiple permits, resulting in an increase of 30 percent or more in floor area, shall provide recycling area on site. **(5.410.1.1)**:

Exception: Additions within a tenant space resulting in less than a 30-percent increase in the tenant space floor area.

DIVISION 5.5-ENVIRONMENTAL QUALITY

10. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplaces, or a sealed woodstove, and refer to Section 150 of California Energy Code. **(5.503.1)**
 - a. Woodstoves and pellet stoves shall comply with US 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. **(5.503.1.1)**
11. **Acoustical control.** Employ building assemblies and components with STC values shall be determined using ASTM E90, ASTM E413, or 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. **(5.507.4)**
 - a. **Prescriptive method.** Wall and roof-ceiling assemblies exposed to the noise source making up the building envelope shall have exterior wall and roof ceiling assemblies 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 **(5.507.4.1)**:
 - a. Within the 65 CNEL noise contour of an airport
 - b. Within the 65 CNEL or L_{dn} noise contour of a freeway, industrial source, etc.
 - i. **Noise exposure where noise contours are not readily available.** Building exposed to a noise level of 65 dB $L_{eq-1-Hr}$ during any hour of operation shall have exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC), with exterior windows of a minimum STC of 40 (or OITC 30)
 - b. **Performance method.** For buildings located as defined in Section A5.507.4.1 or A5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building addition or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level ($L_{eq-1 Hr}$) of 50 dBA in occupied areas during any hour of operation. **(5.507.4.2)**
 - i. **Site features.** Exterior features such as sound walls or earth berms may be utilized as appropriate to the project to mitigate sound migration to the interior. **(5.507.4.2.1)**
 - ii. **Documentation of compliance.** An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record. **(5.507.4.2.2)**
12. Interior **sound transmission.** Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have a STC of at least 40. **(5.507.4.3)**
13. **Supermarket refrigerant leak reduction.** New commercial refrigeration systems (including both new facilities and replacement of existing refrigeration systems in existing facilities) 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 shall comply with this section. **(5.508.2)**

Exception: Refrigeration systems containing low-global warming potential refrigerant with a GWP value less than 150 are not subject to this section.

- a. **Refrigerant piping** runs using threaded pipe, and short radius elbows shall not be used in refrigerant system except as noted below. **(5.508.2.1)**
 - i. **Threaded** connections are permitted at the compressor rack. **(5.508.2.1.1)**

- ii. **Copper tubing** with an OD less than ¼ inch may be used in systems with a refrigerant charge of 5 pounds or less. (5.508.2.1.2)
 - 1. **Anchorage.** ¼ inch OD tubing shall be securely clamped to a rigid base to keep vibrating levels below 8 mils. (5.508.2.1.2.1)
 - iii. **Flared tubing connections:** Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil. (5.508.2.1.3)
 - Exception:** Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for used with refrigerants and tightened.
 - iv. **Elbows.** Short radius elbows are only permitted where space limitations prohibit use of long radius elbows. (5.508.2.1.4)
- b. **Valves.** Valves and fittings shall comply with as follows. (5.508.2.2)
- i. **Pressure relief valves.** For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve. (5.508.2.2.1)
 - 1. **Pressure detection.** A pressure gauge, pressure transducer or other device shall be installed between the outlet of the vessel and the inlet of the pressure relief valve. (5.508.2.2.1.1)
 - ii. **Access valves.** Only Schrader access valves with a brass or steel body are permitted for use. (5.508.2.2.2)
 - 1. **Valve caps.** For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic. (5.508.2.2.2.1)
 - 2. **Seal caps.** If designed for it, the cap shall have a neoprene O-ring in place. (5.508.2.2.2.2)
 - a. Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.
 - Exception:** Valves with seal caps that are not removed from the valve during stem operation.
- c. **Refrigerated service cases.** Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances. (5.508.2.3)
 - i. **Coil coating.** Consideration shall be given the heat transfer efficiency of coil coating to maximize energy efficiency. (5.508.2.3.1)
- d. **Refrigerant receivers.** Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver. (5.508.2.4)
- e. **Pressure Testing.** The system shall be pressure tested during installation prior to evacuation and charging. (5.508.2.5)
 - i. **Minimum Pressure.** The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum. (5.508.2.5.1)
 - ii. **Leaks.** Check the system for leaks, repair any leaks, and retest for pressure using the same gauge. (5.508.2.5.2)
 - iii. **Allowable pressure change.** The system shall stand, unaltered, for 24 hours with no more than a +/- pressure change from 300 psig, measured with the same gauge. (5.508.2.5.3)
- f. **Evacuation.** The system shall be evacuated after pressure testing and prior to charging. (5.508.2.6)
 - i. **First vacuum.** Pull a system vacuum down to at least 1000 microns (+/- 50 microns) and hold for 30 minutes. (5.508.2.6.1)
 - ii. **Second vacuum.** Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes. (5.508.2.6.2)
 - iii. **Third vacuum.** Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period. (5.508.2.6.3)