Public Works Conditions of Approval

1. The applicant shall obtain an encroachment permit from the Engineering Division prior to commencing any construction activities within any public right-of-way or easement.

2. All mud, dirt or construction debris carried off the construction site onto adjacent streets shall be removed each day. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or culvert.

3. Any damage to street improvements new existing or done during construction or adjacent to the subject property shall be repaired to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalk repair, sherry seal, street reconstruction or others, as may be required by the City Engineer.

4. All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be constructed in accordance with approved standards and/or plans and shall comply with the standard plans and specifications of the Community Development Department and Chapter 14 of the City Code.

5. The existing upper sewer lateral for the subject building shall be brought into compliance with Chapter 15 of the Albany City Code and with all current requirements of the Maintenance and Engineering Division prior to Final Building Inspection.

6. The owner and builder shall comply with all City requirements regarding water pollution prevention, noise control, construction work hours, and archeological discoveries.
4.506.1 Bathroom exhaust fans. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a thermostat or occupancy sensor. Fans shall be sized, designed and have their equipment selected using the following methods:

1. 60 cubic feet per minute (cfm) for every 100 square feet of floor area.

2. Bathroom exhaust fans shall meet the requirements of this section plus the requirements of the state residential energy code in the building jurisdiction in which the building is located.

3. Bathroom exhaust fans shall be compliant with Title 24, Part 6, Section 602.8, and shall have a total cfm capability of at least 50 cfm for exhaust systems serving typical bathroom areas.

4. Fans shall be sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), or other equivalent design software or methods.

5. Exhaust fans shall be sized, designed, and have their equipment selected using the following methods:

   a. 60 cubic feet per minute (cfm) for every 100 square feet of floor area.

   b. Exhaust fans shall meet the requirements of this section plus the requirements of the state residential energy code in the building jurisdiction in which the building is located.

   c. Exhaust fans shall be compliant with Title 24, Part 6, Section 602.8, and shall have a total cfm capability of at least 50 cfm for exhaust systems serving typical bathroom areas.

   d. Fans shall be sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), or other equivalent design software or methods.

6. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members cannot be dried prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.
Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management

- Non-Hazardous Materials
  - Stores and covers all stockpiles of used, dirt or other construction materials with tarp when site is vacant or if activity is being carried out within
  - Use (but don’t remove) reclaimed water for dust control.

- Hazardous Materials
  - Label all hazardous materials and hazardous wastes (such as percolating, paint, fertilizers, solvents, fluid, oil, and antifreeze) in accordance with city, county, state and federal regulations.
  - Store hazardous materials and waste in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
  - Follow manufacturer’s application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals unborn when rain is forecast within 24 hours.

- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarp at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for cleanliness.
- Dispose of all waste and debris properly. Recycle materials and waste that can be recycled (such as asphalt, concrete, aggregate, loose materials, wood, gay board, pipe, etc.)
- Dispose of liquid residue from paint, fillmores, solvents, glass, and closing fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter control and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

- Sweep or vacuum any storm tracking immediately and secure sediment sources to prevent further tracking. Never leave debris streets to clear up tracking.

Storm drain pollutants may be liable for fines of up to $10,000 per day!

Equipment Management & Spill Control

- Maintenance and Parking
  - Designate an area, fitted with appropriate bollards, for employee parking, equipment and parking.
  - Perform regular maintenance, repair, jobs, and vehicle and equipment washing off site.
  - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drip cloths big enough to collect fluids.
  - Recycle or dispose of fluids as hazardous waste.
  - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow storm water to run into gullies, storm drains, or methane water.
  - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or other cleaning equipment.

- Spill Prevention and Control
  - Keep spill cleanup materials (e.g. rags, absorbent and oil filters) available at the construction site at all times.
  - Install vehicles and equipment frequently for each repair leak and leaks promptly. Use drip pans to catch leaks and repair leaks are made.
  - Clean up spills or leaks immediately and dispose of cleanup materials properly.
  - Do not base where areas fluids have spilled.
  - Use dry cleanup methods (absorbent materials, oil, etc.), and
  - Sweep up spilled in dry materials immediately. Do not try to wash fluids away with water, or flush.
  - Clean up spills or dirty areas by digging up and properly disposing of contaminated soil.
  - Report significant spills immediately. You are required to report all significant releases of hazardous materials.
  - To report spills: 1) Dial 911 or your local emergency response number, 2) Call the Governor’s Office of Emergency Services Warning Center (800) 812-7789 (CA only).

- Schedule grading and excavation work during dry weather.
- Stabilize all disturbed areas, install and maintain temporary erosion controls (such as erosion control fabric or bio-framed fabric) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes, or where construction is not immediately planned.
- Prevent sediment from migrating offsite and creating storm drain, siltation, and drainage courses by screening and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel basins, berms, etc.
- Keep upstream soil on site and transfer to dump roads on site, not in the streets.

Earthmoving

- Paving/Asphalt Work
  - Avoid parring and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
  - Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry, bitumen, and emulsions.
  - Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
  - Do not sweep or wash into gullies.
  - Do not use water to wash down asphalt concrete pavement.

- Sanding & Asphalt/Concrete Removal
  - Protect nearby storm drain inlets when sawing.
  - Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
  - Shovel, absorb or vacuum saw-cut slurry and dispose of all water as soon as you are finished in one location or at the end of each work day (whichever is sooner).

- Timber Contractors
  - If timber sources enter a cutblock, clear it immediately.

Paving and Removal

- Never clean breakers or oil paint containers into a storm, gutter, storm drain, or stream.
- For water-based paints, point out breather to the extent possible, and close into a drain that goes to the sanitary sewer.
- Never pour paint down a storm drain.
- For oil-based paints, paint out breather to the extent possible and close with thinner or solvent in a proper container. Filter and rinse thinner and solvents. Dispose of excess paints as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sandblasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributylphosphate must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- Discharges of groundwater or capillary run-off from demolition operations must be properly managed and disposed. When possible, use dewatering discharge to landscaped areas or sanitary sewer. Discharge to the sanitary sewer will your local wastewater treatment plant.
- Shovel run-off water from effluent away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a bypass, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be treated before being released to the public after proper treatment and disposal.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year round.
- Build levered material on pallets and seed covers.
- Discontinue application of any washable landscape material within 2 days before a forecast rain event or during wet weather.

San Mateo County Water Pollution Prevention, Clean Water. Healthy Community.
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<thead>
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<th>Certificate of Compliance</th>
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**Date:** 01/26/2017

**Job Number:** 16-45

**Sheet:** 1

**Scale:**

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**Builder:**

- **Address:** 915 CURTIS ST
- **City:** ALBANY

**Architect:**

- **Address:** 367 CIVIC DR #3
- **City:** PLEASANT HILL, CA 94523
- **Phone:** 510.612.0345
- **Email:** romain@polygondesignstudio.com

**Drawn By:**

- **Architect:** ROMAIN CURTIS

**Checked By:**

- **Date:** 12/31/17

**Plg:**

- **Date:** 01/26/2017

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**Project Details**

- **Master Suite Addition**
- **915 Curtis St**
- **Albany**
- **Architect #C35019**
- **Polygon Design Studio**
- **367 Civic Dr #3**
- **Pleasant Hill, CA 94523**
- **510.612.0345**
- **romain@polygondesignstudio.com**

**Built It Green**

**Form**

**Date**

- **01/26/2017**

**Sheet**

- **16-45**

**Job No**

- **C-35019**

**Plg**

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**Drawn**

- **10/8**

**PLG**

- **10/8**

**By**

- **10/8**

**Revisions**

- **10/8**

**Signed**

- **10/8**

**Authorised**

- **10/8**

**Built It Green**

- **10/8**

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