



Application Review Committee  
**Division Comments – Building Division**

Development Services Department  
300 N. Coast Hwy, Oceanside, CA 92054 | (760) 435-4373

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To be filled out by Project Planner

**Project/property address and/or APN:** 147-196-105-00

**Project description:** 8 story mixed use structure with under ground parking with 272 multi family dwellings and approx. 4006 Commercial/retail space.

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To be filled out by ARC Division Reviewer

1<sup>st</sup>    2<sup>nd</sup>    3<sup>rd</sup>    4<sup>th</sup>   **Review**

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**Review Comments**    **Conditions of Approval**

**PRELIMINARY COMMENTS\* :**

**This submittal is preliminary and many items are not shown.**

**This plan is preliminary. The following conditions will be required for completion when plans are submitted for a Building Permit.**

1. This development review checklist is not intended to be a complete review for any project. Further review will be required during a Building permit application and plan submittal. This checklist is intended to address any significant design considerations based on the type of Building, location of building, and proposed use of a Building.

The following items will be part of the conditions.

Beginning on January 1, 2023, Oceanside Development Services (ODS) is required by State law to enforce the 2022 Edition of California Building Standards Codes (a.k.a., Title 24 of the California Codes of Regulations).

Every three years, the State adopts new model codes (known collectively as the California Building Standards Code) to establish uniform standards for the construction and maintenance of buildings, electrical systems, plumbing systems, mechanical systems, and fire and life safety systems.

Division: Building Division

1<sup>st</sup>    2<sup>nd</sup>    3<sup>rd</sup>    4<sup>th</sup>   Review

- Part 2: The 2022 California Building Code (CBC).
- Part 3: The 2022 California Electrical Code (CEC).
- Part 4: The 2022 California Mechanical Code (CMC).
- Part 5: The 2022 California Plumbing Code (CPC).
- Part 6: The 2022 California Energy Code
- Part 9: The 2022 California Fire Code (CFC)
- Part 11: The 2022 California Green Building Standards Code (CALGreen Code) This Part is known as the California Green Building Standards Code, and it is intended that it shall also be known as the CALGreen Code.

Also the City of Oceanside Municipal Code

2. Where mixed occupancy buildings contain incidental use areas, the following shall apply:

a. Clearly identify on plans whether there are any incidental use areas that are separated from other portions of the building pursuant to CBC.

b. The protection used for incidental use areas may include automatic fire sprinklers, fire-resistance rated construction, or both. Identify such protection in the incidental use areas on each floor plan.

3. Where mixed occupancy buildings contain nonseparated uses, the following shall apply:

a. Clearly identify on plans whether nonseparated uses will be utilized pursuant to CBC 508.3.

b. Clearly acknowledge on the plans that the use of nonseparated occupancies requires the most restrictive provisions of CBC 403 and Chapter 9 to apply to the entire building.

c. The adjoining nonseparated uses must be clearly identified on all floor plans, including the boundary of such areas

d. The project must be designed to meet the requirements of the more restrictive occupancy for the following: (Area) (Height) (Egress) (Fire Sprinklers) (Other)

e. Per Table 504.4 the Type of construction must be per 2022 CBC.

f. Per Table 705.8 Walls 3 to 5 feet from the PL must not have opening of more than 15%, walls 5 to 10 not less than 25%, walls 10 to 15 feet not more than 45%.

4. Where mixed occupancy buildings contain separated uses, the following shall apply:

a. Clearly identify on plans the boundary of each adjoining occupancy that will be separated pursuant to CBC 508.4

b. Fire-resistance rated walls used to separate adjoining occupancies shall be constructed as fire barriers in accordance with Section 707; fire partitions shall not be allowed. (CBC 508.4.4.1)

c. Fire-resistance rated floor-ceiling assemblies used to separate adjoining occupancies shall comply with CBC 711. (CBC 711.2.4.1)

Division: Building Division

1<sup>st</sup>  2<sup>nd</sup>  3<sup>rd</sup>  4<sup>th</sup> Review

5. Where mixed occupancy buildings contain accessory areas, the aggregate area of all accessory areas within a single occupancy shall not exceed 10% of the floor area of the primary occupancy. (CBC 508.2.3)
6. Clearly label and identify on plans (fire walls, fire barriers, fire partitions, shafts, smoke barriers, and smoke partitions), along with their fire-resistance ratings. Provide a legend.
7. Submit an exit analysis plan that labels and clearly shows compliance with all required egress features such as, but not limited to, common path of travel, required number of exits, occupant load, required width, continuity, travel distance, etc. (CBC 1001.1) Show the furthers distance to an Exit Access on each floor.
8. Means of egress doors shall be readily distinguishable from the adjacent construction and finishes such that the doors are easily recognizable as doors. Mirrors or similar reflecting materials shall not be used on means of egress doors. Means of egress doors shall not be concealed by curtains, drapes, decorations or similar materials. (CFC 1010.1)
9. The building plans for this project are required by State law to be prepared by a licensed architect or engineer.
10. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans.
11. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately.
12. Separate/unique addresses may be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division shall accompany the Building Permit application.
13. A form or foundation survey shall be required prior to the placement of concrete to show the location of the new structure in respect to the property lines, known easements, and known setback lines. By obtaining a form survey the location of the foundation is checked prior to the placement of concrete, and can save costly corrective measures in case of an encroachment of a property line. A survey will be required to verify the Building is below 75 feet.
14. The 2019 California Energy Code requires rooftop solar zones. Solar ready rooftop required. Low-rise and High-rise Multi-family Buildings, Hotel/Motel Occupancies, and Nonresidential Buildings. The solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building or on covered parking installed with the building project and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The requirements for solar ready buildings are all mandatory, so there are no prescriptive and performance compliance paths. Since the provisions are mandatory, there are also no tradeoffs allowed, and applicants must demonstrate compliance with each measure.
15. Exterior walls of all buildings shall comply with CBC table 705.2

### **705.2 Projections**

Cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of this section and Section 1406. Exterior egress balconies and exterior exit

Division: Building Division

1<sup>st</sup>  2<sup>nd</sup>  3<sup>rd</sup>  4<sup>th</sup> Review

[stairways](#) and [ramps](#) shall comply with Sections [1021](#) and [1027](#), respectively. Projections shall not extend any closer to the line used to determine the [fire separation distance](#) than shown in [Table 705.2](#).

16. CBC 1027.5 Location. Exterior exit stairways and ramps shall have a minimum fire separation distance of 10 feet (3048 mm) measured at right angles from the exterior edge of the stairway or ramps, including landings, to:

1. Adjacent lot lines.
2. Other portions of the building.
3. Other buildings on the same lot unless the adjacent building exterior walls and openings are protected in accordance with Section 705 based on fire separation distance. For the purposes of this section, other portions of the building shall be treated as separate buildings.

17. 1023.7 Interior Exit Stairway and Ramp Exterior Walls

Exterior walls of the interior exit stairway or ramp shall comply with the requirements of Section 705 for exterior walls. Where nonrated walls or unprotected openings enclose the exterior of the stairway or ramps and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior walls within 10 feet (3048 mm) horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hour. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour. This construction shall extend vertically from the ground to a point 10 feet (3048 mm) above the topmost landing of the stairway or ramp, or to the roof line, whichever is lower.

18. Site development, parking, access into buildings and building interiors shall comply WITH ALL CURRENT State of California Accessibility Code where required. You must clearly show compliance on the plans.

- Buildings or portions of buildings and facilities within the scope of this chapter shall be accessible to persons with disabilities. Each building on a building site shall be considered separately when determining the requirements contained in this chapter, except when calculating the number of units which must comply with Section 1102A.3.1. Dwelling units within a single structure separated by firewalls do not constitute separate buildings.
  - Newly-constructed covered multifamily dwellings as defined in this chapter, include, but are not limited to, the following:
    - Apartment buildings with 3 or more dwelling units including timeshare apartments not considered a place of public accommodation or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.
    - Condominiums with 4 or more dwelling units including timeshare condominiums not considered a place of public accommodation or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.
  - Public housing as defined in Chapter 2 of this code is subject to provisions of the Division of the State Architect (DSA-AC) in Chapter 11B. Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of Chapter 11A and Chapter 11B.
- 1102A.3.2 Multistory dwelling units in buildings with one or more elevators

Multistory dwelling units contained in buildings with elevators shall comply with this section. For multistory dwelling units in buildings with elevators, the story of the unit that is served by the building elevator is considered a ground floor and the primary entry floor to the unit and shall comply with the following:

- At least 1 powder room or bathroom shall be located on the primary entry level.
- At least 1 kitchen shall be located on the primary entry level.
- All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with Division IV.

#### 1109A.3 Required accessible parking spaces

Accessible parking spaces shall be provided at a minimum rate of 2 percent of the covered multifamily dwelling units. At least one space of each type of parking facility shall be made accessible even if the total number exceeds 2 percent.

#### 1109A.7 Location of accessible parking spaces

The location of accessible parking spaces shall comply with the following:

- Accessible parking spaces shall be located on the shortest possible accessible route to an accessible building, or covered multifamily dwelling unit entrance. All van accessible spaces may be grouped on one level of a multilevel parking facility. Please illustrate compliance on the plans.
- When parking facilities are located adjacent to a building with multiple accessible entrances, accessible parking spaces shall be dispersed and located near the accessible building entrances.
- When practical, the accessible route shall not cross lanes for vehicular traffic. When crossing vehicle traffic lanes is necessary, the accessible route shall be designated and marked as a crosswalk.
- Parking facilities that do not serve a particular building shall have accessible parking spaces located on the shortest possible accessible route to an accessible pedestrian entrance of the parking facility.
- Accessible parking spaces shall be located so that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.

Exception: When the enforcement agency determines that compliance with this section or providing equivalent facilitation would create an unreasonable hardship, parking spaces may be provided which would require a person with physical disabilities to wheel or walk behind other than accessible parking spaces.

19. A complete set of Soil Reports, Structural Calculations, Energy Calculations, & California Title 24 Energy Form(s) shall be required at time of plans submittal to the Building Division for plan check.

20. City of Oceanside Enforces the 2022 California Green Building Standards Code. A Construction Waste Management Plan shall be required at time of plans submittal to the Building Division for plan check.

5.408.1 Construction waste diversion. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous 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 that is more stringent, 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. Indicates 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.

Division: Building Division

1<sup>st</sup>  2<sup>nd</sup>  3<sup>rd</sup>  4<sup>th</sup> Review

4. Specifies that the amount of construction waste and demolition materials diverted shall be calculated by weight or volume, but not by both.
21. Plans must specify, as applicable, the type of automatic sprinkler system – NFPA 13, NFPA 13R, or NFPA 13D – installed in each building.
22. San Diego County Department of Environmental Health approval is required for all new food businesses and public pools.
23. The construction documents and/or site plan should indicate the location and required number of designated parking stalls. These parking spaces should be marked “CLEAN AIR/VANPOOL/EV.” The markings should be visible when a clean air vehicle is parked. In other words, if the front of the vehicle goes into the parking stall first, the markings should be visible at the back end of the vehicle. Lettering should be at least 8 inches high. The CLEAN AIR/VANPOOL/EV parking stalls may be located anywhere on the site and do not require a preferential location. Refer to Table 5.106.5.2 in CAL Green to ensure that the correct number of designated parking stalls is provided. Include all parking spaces in the calculation. 2019 Cal Green Section 5.106.5.2
24. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).
25. Buildings four or more stories in height must comply with City of Oceanside Mid-Rise Ordinance.
26. Elevator car must be sized to accommodate an emergency gurney sized 84 x 24 inches in the horizontal position.
27. An enclosed elevator lobby – separating the elevator shaft enclosure doors from each floor with fire partitions. – shall be provided at each floor where an elevator shaft enclosure connects more than two stories in A, E, H, I, L, R-1, R-2, and R-2.1 occupancies and more than three stories in all other occupancies (CBC 3006.2, CBC 3006.3).
28. Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE) in compliance with California Building Code (CBC) and California Electrical Code (CEC).

Multiple charging space requirements. [N] When multiple charging spaces are required per Table 56.106.5.3.3, raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with CEC. Construction plans and specifications shall comply with CGBSC 5.106.5.3.2

29. Construction Hours:

Per City of Oceanside Municipal Code section 6.25:

It shall be unlawful to operate equipment or perform any construction in the erection, demolition, alteration, or repair of any Building or structure or the grading or excavation of land during the following hours:

1. Before 7:00 a.m. and after 7:00 p.m. Monday through Saturday.
2. All day Sunday; and
3. On any federal holiday.

Division: Building Division

1<sup>st</sup>  2<sup>nd</sup>  3<sup>rd</sup>  4<sup>th</sup> Review

Exceptions.

- a. An owner/occupant or resident/tenant of residential property may engage in a home improvement project between the hours of 9:00 a.m. and 5:00 p.m. on Sundays and holidays provided the project is for the benefit of said residential property and is personally carried out said owner/occupant or resident/tenant.
- b. The Building official may authorize extended or alternate hours of construction for the following circumstances:
  - i. Emergency work
  - ii. Adverse weather conditions
  - iii. Compatibility with store Business hours.
  - iv. When the work is less objectionable at night than during daylight hours.
  - v. Per the direction of the City Managers office for projects that have been determined that rapid completion is in the best interest of the general public.

(Ord. No. 19-OR0757-1, 1, 12-18-2019; Ord. No. 22-OR0685-1, 1, 10-5-2022)

**Addresses for meters**

The Developer must carefully submit the correct address to SDGE for meter release with addresses that are the same as what has been given for each House.

30. Area Analysis will be required to show compliance with chapter of 5 of the California Building Codes.
31. Yards Adjacent to Buildings must comply with the distance to Property line per CBC 1205.
32. Each Dwelling unit must meet Light and Ventilation requirements of the Building Code.
33. Ramps for Public Parking garages must not be greater than 1:15, 6.67 Percent per CBC 406.4.3.
34. Underground garages will be required to have ventilation per the 2022 California Mechanical Code.
35. Buildings over two stories may not use ABS or PVC piping per CPC.
36. If Area of refuge is required per CBC the plans must clearly show all Area of Refuge on the plan.

Division: Building Division

1<sup>st</sup>  2<sup>nd</sup>  3<sup>rd</sup>  4<sup>th</sup> Review