



Application Review Committee

Division Comments- **BUILDING**

Development Services Department

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

To be filled out by Project Planner

Project/property address and/or APN: 3710 Vista Way (APN: 165-493-47)

Project description: Tentative Map, Development Plan, and Density Bonus for proposed 20-unit detached senior housing project on a vacant 2.08 acre site

To be filled out by ARC Division Reviewer

☐ 1st ☒ 2nd ☐ 3rd ☐ 4th **Review**

Staff member: Doug Morris

Phone number: (760) 435-3940

E-mail: dmorris@oceansideca.org

☒ **Approved w/Conditions**

☐ **Returned for Corrections – 15 Days**

☐ **Returned for Corrections – 30 Days**

(include attachments/forms on TRAKiT, if applicable):

These plans are preliminary and **Note: This is a preliminary plan and many code requirements are not shown. The following is some of the items that will need to be addressed when plans are submitted for Building Review.**

1) The 2022 triennial edition of the California Code of Regulations, Title 24 (California Building Standards Code) applies to all occupancies that applied for a building permit on or after January 1, 2023, and remains in effect until the effective date of the 2022 triennial edition which will be January 1, 2026.

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).

Division:

☐ 1st ☒ 2nd ☐ 3rd ☐ 4th **Review**

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.

Sections 17922, 17958 and 18941.5 of the California Health and Safety Code require that the latest edition of the California Building Standards code and Uniform Housing Code apply to local construction 180 days after publication.

- Part 2: The 2022 California Building Code (CBC).
- Part 2.5: The 2022 California Residential Code (CRC).
- 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.

- 2) The building plans for this project shall be prepared by a licensed architect or engineer and shall be in compliance with this requirement prior to submittal for building plan review.
- 3) All Soil Reports, Structural Calculations, and Energy Calculations, shall be required at time of plans submittal to the Building Division for plan check.
- 4) Verification that all addresses have been properly assigned by the City's Planning Division shall accompany the Building Permit application. Addresses must be verified with SDGE addresses for Meter releases.
- 5) All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).
- 6) Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans. 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.
- 7) Rodent proofing: Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the city building inspector.
- 8) 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.
- 9) Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either

Division:

☐ 1st ☒ 2nd ☐ 3rd ☐ 4th Review

CAL Green Section 4.408.2 Waste Management Plan, 4.408.3 Waste Management Company or 4.408.4 Waste Stream Reduction Alternative. A City approved waste management company/hauler shall be used for recycling of construction waste. Documentation of compliance with Section 4.408.1 shall be provided to the Authority Having Jurisdiction prior to project final approval.

10) Electric vehicle (EV) charging. [N] Construction shall comply with Section 4106.4.2 to facilitate future installation of electric vehicle supply equipment (EVSE) in compliance with California Building Code (CBC) and California Electrical Code (CEC).

11) Fire Resistive Construction for Unit separation must comply with Chapter 7.

12) 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.

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)

Division:

☐ 1st ☒ 2nd ☐ 3rd ☐ 4th Review