**Application Review Committee

**Division Comments-** [BUILDING DIVISION]

*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**: 3460 Mission Avenue

**Project description**: Proposed Mixed-Use Development Plan consisting of a 300 key resort hotel, hotel

conference buildings, a surf lagoon and beach club, and 11 commercial buildings totaling approximately 126,000 square feet of office, retail and restaurants and 700 multi-family residential dwelling units on approximately an approximately 92-acre site located at the northeast corner of Foussat Road and Highway 76. **[Full project description is in TrakIt]**

*To be filled out by ARC Division Reviewer*

[ ]  **1st** [x]  **2nd** [ ]  **3rd** [ ]  **4th Review**

**Staff member**: Steve Jones

**Phone number**:

**E-mail**:

**X Approved w/Conditions**

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

*[insert/paste comments in Times New Roman,* ***13*** *pt font, numbered, 1.5 spacing]*

1. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all Current State and local building codes.

The 2016 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, 2017, and remains in effect until the effective date of the 2019 triennial edition which will be January 1, 2020.

Beginning on January 1, 2020, Oceanside Development Services (ODS) is required by State law to enforce the 2019 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. 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.

There are 12 parts to Title 24 and the applicable parts for most Building Division permit applications are listed below.

Part 2: The 2019 California Building Code (CBC).

Part 2.5: The 2019 California Residential Code (CRC).

Part 3: The 2019 California Electrical Code (CEC).

Part 4: The 2019 California Mechanical Code (CMC).

Part 5: The 2019 California Plumbing Code (CPC).

Part 6: The 2019 California Energy Code

Part 9: The 2019 California Fire Code (CFC)

Part 11: The 2019 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.

All architects, engineers, designers, developers, owners and contractors MUST be familiar with the codes in effect at the time of plan submittal. ODS, as required by State law, CANNOT approve projects that do not comply with the codes in effect at the time of plan submittal. All projects submitted before or on December 31, 2019 are permitted to comply with the 2016 Edition of the California Building Standards Code.

2. The building plans for this project are required by State law to be prepared by a licensed architect or engineer.

3. Compliance with the Federal Clean Water Act (BMP’s) shall be demonstrated on the plans.

4. 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.

5. 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.

6. Site development, parking, access into buildings and building interiors shall comply WITH ALL CURRENT State of California Accessibility Code where required.

7. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).

8. 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.

9. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be fully shielded.

10. **City of Oceanside Enforces the 2016 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.

4. Specifies that the amount of construction waste and demolition materials diverted shall be calculated by weight or volume, but not by both.

11. Short-term bicycle parking. 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. CGBSC 5.106.4.1.1.

**12. Selective coordination information for Emergency and Elevator systems** shall be provided as needed. National Electrical Code requirements for selective coordination are mandatory for certain electrical systems where maximum reliability of power is critical. The 2014 edition of the NEC® includes selective coordination requirements for **Elevator Circuits and Emergency Systems.** NEC 240.12, 620.62, 700, 700.16, 700.27 and 701.18.

* Where selective coordination is required by code, the coordination study/report that identifies the exact over-current devices utilized to achieve the coordination **must** be provided with the electrical plans.
* “The design professional must either stamp the selective coordination report if prepared by him/her or a letter attesting that the contents of the attached report have been reviewed and is acceptable. The specified over-current protection devices required to achieve a coordinated system must be identified on the plans and on all electrical power distribution equipment that the coordination requirement applies to or in a document that resides near the pertinent electrical equipment. If the selective coordination information cannot be provided at the time of plans submittal due to the distribution equipment model/type and associated over-current components not yet being known, the electrical plans can be approved with **a deferred submittal condition whereby final approval of the electrical installation will be withheld until two sets of said report, letter and revised plans have been received, reviewed and approved by plans examination and the installation verified by inspections”.** This policy will provide compliance with the code for selective coordination and also ensure the Design Professional has properly reviewed and approved the final system as installed. This Jurisdiction will then record the letter and subsequent study into the permanent record for that project.

13. San Diego County Department of Environmental Health approval is required for all new food businesses and public pools.

14. Buildings four or more stories in height must comply with City of Oceanside Mid-Rise Ordinance.

15. Elevator car must be sized to accommodate an emergency gurney sized 84 x 24 inches in the horizontal position.

16. 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).

17. Plans must specify, as applicable, the type of automatic sprinkler system – NFPA 13, NFPA 13R, or NFPA 13D – installed in the building.

18. 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. 2016 Cal Green Section 5.106.5.2

19. The building [*exterior walls*](https://up.codes/viewer/utah/ibc-2015/chapter/2/definitions#exterior_wall)and openings shall be protected in accordance with [Section 705](https://up.codes/viewer/utah/ibc-2015/chapter/7/fire-and-smoke-protection-features#705) based on [*fire separation distance*](https://up.codes/viewer/utah/ibc-2015/chapter/2/definitions#fire_separation_distance)*.*

20. All electrical equipment shall be listed and labeled by a NRTL.

21.      The developer shall monitor, supervise and control all building construction and supportive activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:

a)      Building construction work hours shall be limited to between 7 a.m. and 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year’s Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

b)      The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small Amounts of construction debris may be stored on site in a neat, safe manner for short periods of time pending disposal.