Special Requirements and Minimum Construction Standards

BA-5

CONSTRUCTION HOURS ARE ALLOWED BETWEEN 7:00 AM AND 6:00 PM ON WEEKDAYS, SATURDAYS 8:00 AM AND 6:00 PM, NO CONSTRUCTION ON SUNDAYS AND RECOGNIZED HOLIDAYS. (CHAPTER 8.48, SCMC)

APPROVED PLANS SHALL BE AVAILABLE AT THE JOB SITE DURING INSPECTIONS. (CHAPTER 15.08, SCMC)

SANITARY FACILITY FOR CONSTRUCTION SITE MUST BE PROVIDED. (CHAPTER 15.04, SCMC)

FINAL INSPECTIONS SHALL BE COMPLETED AND APPROVED FOR ANY REMODELING, ADDITION OR TENANT IMPROVEMENT PROJECT. (CHAPTER 15.08, SCMC)

SPECIAL INSPECTION REQUIREMENT: FOR MULTI-RESIDENTIAL AND COMMERCIAL BUILDINGS WITH 2 STORIES OR MORE. PLANNING AND BUILDING INSPECTIONS ARE REQUIRED FOR EACH FLOOR LEVEL. DUE TO SPECIAL AND UNUSUAL TOPOGRAPHICAL CONDITIONS AT THE SITE, A SURVEYOR'S CERTIFICATION FOR THE COMPLIANCE OF THE FIRST FLOOR'S SLAB OR FINISH FLOOR SHALL BE REQUIRED. (SCBD POLICY)

RETAINING WALLS WHICH ARE NOT A PART OF THE STRUCTURE, INCLUDING MASONARY GARDEN WALLS, WILL REQUIRE A SEPARATE PERMIT UNLESS NOTED OTHERWISE. (CHAPTER 12-08, SCMC)

CURBS, GUTTERS AND SIDEWALKS ARE REQUIRED. (CHAPTER 12-08, SCMC)

ALL ROOF WATER SHALL BE DRAINED BY ROOF GUTTERS AND DRAIN PIPES TO THE STREET OR OTHER APPROVED LOCATION BY GUTTERS AND PIPING OR BY USE OF AN APPROVED NON-ERODIBLE SURFACE DRAIN. WATER SHALL NOT DRAIN OVER PUBLIC SIDEWALKS. (CHAPTER 15-20, SCMC)

NO FERROUS WATER PIPING UNDERGROUND. COPPER WATER PIPING UNDER SLAB FLOORS SHALL BE TYPE "K" PLACED IN SAND BED & PROTECTED WITH PLASTIC SLEEVE WHEN PENETRATING SLAB. (CHAPT 15.08.020.20, SCMC)

3/4" HOSE BIB REQUIRED IN FRONT AND BACK OF BUILDING. (CHAPTER 15-20, SCMC)

A 1/2" CONDUIT SHALL BE RUN FROM THE WATER METER BOX TO THE TELEPHONE JUNCTION BOX, ONE PAIR OF NO. 19 CONTROL WIRES SHALL BE INSTALLED FOR USE BY THE WATER DIVISION. (SCWD)

APPROVED BACKFLOW DEVICES SHALL BE INSTALLED ON COMMERCIAL IRRIGATION SYSTEMS, NON-RESIDENTIAL BUILDINGS OR ANY OTHER FACILITY AS REQUIRED BY CHAPTER 13-04, SCMC. QUESTIONS AND INSPECTION REQUESTS MAY BE ADDRESSED TO THE UTILITY MANAGER AT (949) 366-1553.

NO ALUMINUM WIRE WILL BE USED WITHOUT PRIOR APPROVAL FROM BUILDING OFFICIAL. (CHAPT 15-12, SCMC)

LOW FLUSH FIXTURES (1.6 GAL TOILETS, 1 GAL URINALS, & 2.5 GAL SHOWER HEADS) ARE REQUIRED. (STATE LAW)

TRASH AND CONSTRUCTION DEBRIS CONTAINERS, PORTABLE TOILETS, AND CONSTRUCTION EQUIPMENT SHALL NOT ENCROACH ONTO PUBLIC SIDEWALKS AND STREETS. (CHAPTER 12.20, SCMC)

ADDRESS NUMBERS IN CONTRASTING COLOR TO THE STRUCTURE FOR RESIDENTIAL A MIN. OF 4" HIGH; FOR NON-RESIDENTIAL, A MIN. OF 8" HIGH TO BE PLACED ON THE FRONT OF THE BUILDINGS. EACH UNIT SHALL BE IDENTIFIED WITH AN ALPHABETICAL LETTER AND THE RELATED GARAGE MUST BE SIMILARLY MARKED. (SECTION 10.208 - UFB & CHAPTER 8-16, SCMC)

SUBDIVIDER SHALL NOT PAVE ANY STREET UNDER WHICH CABLE TV CONDUIT IS TO BE PLACED WITHOUT ACTUAL NOTICE TO COX COMMUNICATIONS FOR THE INSTALLATION OF CABLE CONDUIT. NOTICE SHALL BE SENT TO THE FOLLOWING ADDRESS: GENERAL MGR, COX COMMUNICATIONS; 29947 AVE DE LA BANDERAS, RANCHO SANTA MARGARITA, CA 92688 (949) 546-2000.

ELECTRIC AND GAS METERS WILL NOT BE SET UNTIL ALL PHASES OF WORK ARE COMPLETED AND CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. (SCBD POLICY).

NOTE: **SCMC**: San Clemente Municipal Code; **SCBD**: San Clemente Building Division; **SCWD**: San Clemente Water Division

CITY OF SAN CLEMENTE

SCMC 15.28 –RESIDENTIAL BUILDING SECURITY

Sec. 15.28.090 FRAMES/JAMBS/STRIKES/HINGES

Installation and construction of frames, jambs, strikes, and hinges shall be as follows:

a) Door jambs shall be installed with solid backing in such a manner that no voids exist between the strike side of the jamb and the frame opening for a vertical distance of six (6) inches on each side of the strike.
b) In wood framing, horizontal blocking shall be placed between studs at door height for three (3) stud spaces each side of the door openings. Trimmers shall be full length from the header to the floor with solid backing against sole plates.
c) Door stops on wooden jambs for in-swing doors shall be of one piece construction with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.
d) The strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze, or brass, and secured to the jamb by a minimum of two (2) screws which must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached.
e) Hinges for out-swinging doors shall be equipped with non-removable hinge pins or mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.

Sec. 15.28.100 WINDOWS/SLIDING GLASS DOORS

The following requirements must be for windows and sliding glass doors:

a) Except as otherwise specified in Sec. 15.28.120 (Special Residential Building Provisions), and Sec. 15.28.130 (Special Commercial Building Provisions), all openable exterior windows and sliding glass doors shall comply with the tests set forth in Sec. 15.28.140 (Tests).

Sec. 15.28.110 ROLLING OVERHEAD, SOLID OVERHEAD, SWING, SLIDING, OR ACCORDION GARAGE TYPE DOORS

Rolling overhead, solid overhead, swing, sliding, or accordion garage-type doors shall conform to the following standards:

a) Wood doors shall have panels a minimum of five-sixteenths (5/16) inch in thickness with the locking hardware being attached to the support framing.
b) Aluminum doors shall be a minimum thickness of .0215 inches and riveted together eighteen (18) inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access door framing within three (3) inches of the strike area of the pilot or pedestrian access door.
c) Fiberglass doors shall have panels a minimum density of six (6) ounces per square foot from the bottom of the door to a height of seven (7) feet. Panels above seven (7) feet and panels in residential structures shall have a density not less than five (5) ounces per square foot.
d) Doors utilizing a cylinder lock shall have a minimum five (5) pin tumbler operation, with the locking bar or bolt extending into the receiving guide a minimum of one (1) inch.
e) Doors that exceed sixteen (16) feet in width shall have two (2) lock receiving points; or, if the door does not exceed nineteen (19) feet, a single bolt may be used if placed in the center of the door, with the locking point located either at the floor or door frame header, or torsion spring counter balance type hardware may be used.
f) Except in a residential building, doors secured by electrical operation shall have a keyed switch to open the door when in a closed position, or by a signal locking device.

g) Doors with slide bolt assemblies shall have frames a minimum of .120 inches in thickness, with a minimum bolt diameter of one-half (1/2) inch and protrude at least one and one half (1 ½) inches into the receiving guide. A bolt diameter of three-eighths (3/8) inch may be used in a residential building.

h) The slide bolt shall be attached to the doors with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

i) Except in a residential building, padlock(s) used with exterior mounted slide bolt(s) shall have a hardened steel shackle, locking both at heel and toe and a minimum five (5) pin tumbler operation with non-removable key when in an unlocked position. Padlock(s) used with the interior mounted slide bolt(s) shall have a hardened steel shackle with minimum (4) pin tumbler operation.

Sec. 15.28.120 SPECIAL RESIDENTIAL BUILDING PROVISIONS

a) All exterior swinging doors and doors leading from garage areas into private family dwellings shall be secured as follows:

1. All wood doors shall be of solid core construction with a minimum thickness of one and three-eighths (1 3/8) inches and with panels not less than nine-sixteenth (9/16) inch thick.
2. A single or double door shall be equipped with single cylinder deadbolt lock. The bolt shall have a minimum projection of one (1) inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths (3/4) inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five (5) pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth (1/4) inch diameter. All installation shall be done so that the performance of the locking device shall meet the intended anti-burglary requirement. A dual locking mechanism constructed so that both deadbolt and latch can be retracted by a single action of the inside door knob, or lever, may be substituted provided it meets all other specification for locking devices. Double deadbolt locks are not authorized for use in residences unless they possess a key-retaining device which makes it impossible to remove the key when locked from the interior of a dwelling.
3. The inactive leaf of wood frame double door shall be equipped with metal flush bolts with a bolt projection of a minimum of one (1) inch at the top and bottom of the leaf.
4. The inactive leaf of a metal frame double door shall be equipped with metal flush bolts with a bolt projection of a minimum of five-eighths (5/8) inch at the top and bottom of the leaf.
5. Glazing in exterior doors or within forty (40) inches of any locking mechanism shall be of fully-tempered glass, or rated burglary resistant glazing.
6. All front exterior doors shall be equipped with a wide angle (180 degree) door viewer, except where clear vision panels are installed.

b) Street numbers and other identifying data shall be displayed as follows:

1. Every private dwelling shall display a street number in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than four (4) inches in height and shall be of a contrasting color to the background to which they are attached for greater visibility.
2. There shall be positioned at each entrance of a multiple dwelling complex an illuminated diagrammatic representation of the complex which shows the location of the viewer and the unit designations within the complex. In addition, each individual unit within the complex shall display a prominent identification number which is easily visible to approaching vehicular and/or pedestrian traffic.

c) Lighting in multiple family dwellings shall be as follows:

1. Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least .25 foot candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.

POLLUTION PREVENTION FOR CONSTRUCTION

BI-27

All construction projects regardless of size are required, at a minimum, to implement an effective combination of erosion and sediment control methods and follow Best Management Practices (BMP's) during the construction process.

Construction sites need to follow good housekeeping practices in order to prevent pollutants from entering the storm drains.

Typical construction site issues to address include:

- Stockpile Management
- Concrete & Mortar Waste Management
- Solid Waste Management
- Sanitary / Septic Waste Management
- Hazardous Materials - Delivery, Storage & Use

City of San Clemente Building Division, 910 Calle Negocio, Suite 100, San Clemente, CA 92673
Phone (949) 361-6100 Fax (949) 361-8281 - www.san-clemente.org

Remember: The ocean begins at your front door!

BMPs: Easy Solutions for Keeping Our Ocean Waters Clean

Best Management Practices (BMPs) are activities such as good housekeeping practices, pollution prevention techniques, educational practices and maintenance procedures. Many BMPS are easy and inexpensive. Construction sites should follow the tips below to prevent pollutants from entering storm drains in the first place, and help protect our environment, our families' health and safety and our local economy.

Stockpile Management:

- Protect all stockpiles from storm water run-on using temporary perimeter sediment barriers such as berms, dikes, fiber rolls, silt fences, sand or gravel bags, or straw bale barriers.
- During the rainy season, stock piles must be covered and have a temporary sediment barrier at all times.
- During the non rainy season, stockpiles must be covered at the end of each work day and have a temporary sediment barrier at all times. Implement wind control practices as appropriate.

Concrete Waste Management:

- When obtaining ready mix concrete from a supplier, discuss their BMP procedures such as handling of concrete waste and washout before deliveries are made.
- Avoid mixing excess amounts of fresh concrete on-site.
- Perform washout of concrete trucks off site or in designated areas only and never wash out concrete trucks on the street or into storm drains, open ditches, or streams
- Never wash any concrete products including dust and silt down into the gutter or storm drain. Always monitor on-site concrete tasks, such as saw cutting, coring, grinding, and grooving to ensure proper methods are implemented.
- Concrete cutting residue should be vacuumed and never allowed to flow across pavement or left on the surface of pavement.
- A sign should be installed adjacent to each wash out facility to inform concrete equipment operators to utilize the proper facilities.
- Wash out only from mixer truck shoots into concrete washout.
- Concrete washout from concrete pumper bins can be washed out into pumper trucks and discharged into designated washout area or properly disposed of off site.
- Once concrete wastes are washed into the designated area and allowed to harden, the concrete should be broken up, removed, and properly disposed of.

Solid Waste Management:

- Select designated waste collection areas on site and locate containers in a covered area and / or in a secondary containment. Be sure to have enough conveniently located containers throughout the project.
- Collect site refuse daily, especially during rainy / windy conditions and plan for an adequate number of pickups. Never overfill a dumpster.
- Remove refuse promptly from all erosion and sediment control devises as well as storm drains.
- Always make sure that toxic liquids and chemicals are never disposed of in dumpsters designated for construction debris. Liquid and hazardous wastes must always be disposed of properly.
- Do not hose out dumpsters on the construction site. Leave dumpster cleaning to the refuse hauler.
- Recycle or salvage as much construction and demolition debris as possible.

Sanitary / Septic Waste Management

- Use only reputable, licensed sanitary / septic waste haulers.

- Temporary sanitary facilities must be located in a convenient location away from drainage facilities, watercourses, as well as traffic and should always have secondary containment.
- Untreated raw wastewater must never overflow, be discharged or buried within the project site.
- Be sure to have enough restrooms conveniently located throughout the project.

Hazardous Material Delivery and Storage:

- Minimize storage of hazardous materials onsite, and consider storage in a covered area.
- Store materials in a designated area on pallets with secondary containment (Earth Dikes, Drainage Swales, or Lined Ditches) away from traffic, waterways, and storm drains.
- Keep ample supply of appropriate spill clean up material near storage areas.
- Conduct regular weekly inspections as well as before and after any rain events. Train employees and subcontractors.
- Be able to supply Material Safety Data Sheets (MSDS) for all materials stored and keep an accurate, up to date inventory of materials delivered and stored on site.
- Storage of reactive, ignitable or flammable liquids must comply with fire codes.
- Those trained in emergency spill cleanups must be present when dangerous materials are unloaded.
- Contain and clean up any spill immediately.
- Clean spills on dirt areas by digging up and properly disposing of the contaminated soil.

Hazardous Material Use:

- Minimize use as much as possible
- Follow manufacture instructions regarding uses, mixing, conditions, and warnings of chemicals.
- Never over apply and prepare only the amount needed.
- Never apply any chemicals immediately before a rain event, and always use the entire product before disposing the container.
- Never clean tools, paintbrushes, or rinse containers into a street, gutter, storm drain, or watercourse and always dispose of any hazardous chemicals / materials as hazardous waste.
- Use recycled and less hazardous products whenever practical.
- Non-toxic liquid wastes such as latex paints may be collected in a lined collection area. This area must be properly bermed and kept covered during rain events and at the end of every work day and must never be allowed to overflow or to be disposed of to uncovered ground.
- Liquid and hazardous wastes must always be disposed of appropriately.
- **Immediately report any significant spills to the County's 24-hour water pollution reporting hotline at 714-567-6363 or the City of San Clemente's 24 hour hot line at 949-366-1553.**

Routinely train all employees and require any contractors / sub-contractors to follow these BMPs.

Acknowledgement:

I _____(print name) certify that I have read the preceding document regarding construction site Best Management Practices (BMPs). I have been informed that these basic BMPs must be implemented and maintained on all construction sites, and that the City may impose fines or other civil or criminal sanctions against me or my business for allowing runoff and construction debris to enter the storm drain system. I take full responsibility for maintaining basic BMPs on construction sites for which I am accountable.

_____ _____

Contractor Signature **Date**

***MUST BE IMPRINTED ON ALL NEW CONSTRUCTION/ADDITION PLANS

3.2 Minimum Requirements

All construction projects regardless of size are required, at a minimum, to implement an effective combination of erosion and sediment controls and waste an materials management Best Management Practices. These minimum requirements are summarized in Table 3-2 and must conveyed to construction contractors as part of the plan notes or on a separate erosion control plan as required by the agency.

Table 3-2
Minimum Requirements for All Construction Sites

Category	Minimum Requirements
Erosion and Sediment Control	Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
Waste and Materials Management Control	Construction-related materials, wastes, spills or residues shall be retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

SPECIAL INSPECTION FORM

PERMIT NO:

Project Address: _____ Plan Review Project No: _____

Property Owner: _____ Architect: _____

Engineer: _____ Plans Examiner: _____

Prior to issuance of building permit, the owner, or the architect or engineer of record acting on behalf of the owner, shall appoint an approved special inspector registered by the City of San Clemente and shall sign and submit this form to the Building Division. Selection of the special inspector / agency cannot be changed once the building permit is issued, except with the specific permission of the Building Official.

Special Inspector: _____ Phone No: _____

Inspection Agency (Firm): _____ Phone No: _____

_____ Phone No: _____

Owner / Architect or Engineer (Signature)

The above signed hereby certifies that the special inspector identified above has been engaged to perform the special inspections outlined below as required by Section 1701 of the California Building Code.

GEOTECHNICAL / SOILS

- ☐ Prior to foundation inspection submit a field memo stamped and signed by licensed geotechnical engineer to certify foundation excavations are located in proper soil bearing material and to confirm required soil bearing capacity.
- ☐ Soil Bearing Confirmation _____psf

FOUNDATION CONCRETE

- ☐ f'c = 4,500 psi concrete strength required (maximum water/cement ratio = 0.45) exposed to sulfates
- ☐ Type V cement required exposed to sulfates
- ☐ Special Inspection and concrete lab testing IS REQUIRED
- ☐ Special Inspection NOT required. Submit concrete batch mix trip ticket to building inspector.

PILE INSTALLATION

- ☐ Drilled Cast-in-Place Caissons / Piles ☐ Precast Concrete Piles ☐ Steel Piles
- ☐ Foundation Underpinning Installation

REINFORCED CONCRETE

- ☐ High Strength Concrete (> 2,500 psi) f'c = _____psi ☐ Cast-in-Place Concrete
- ☐ Grade Beams ☐ Cast-in-Place Caissons / Piles ☐ Reinforcing Placement
- ☐ Concrete Frames ☐ Post-Tensioned (tendon placing / stressing and concrete placement)
- ☐ Shotcrete/Gunite

STRUCTURAL STEEL

- ☐ Field Welding _____
- ☐ Steel Erection ☐ High Strength Bolting ☐ Spray Applied Fire Proofing

STRUCTURAL MASONRY

- ☐ Retaining Walls _____ ☐ Walls & Pilasters _____

MISCELLANEOUS

- ☐ ***STRUCTURAL OBSERVATION IS REQUIRED*** (see attached structural observation form)
- ☐ Epoxy Anchors / Bolts _____
- ☐ Shear Wall / Diaphragm Nailing _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____