



SPECIAL REQUIREMENTS AND MINIMUM CONSTRUCTION STANDARDS

CONSTRUCTION HOURS ARE ALLOWED BETWEEN 7:00 AM AND 6:00 PM ON WEEKDAYS, EXCEPT SUNDAYS AND RECOGNIZED HOLIDAYS...

APPROVED PLANS SHALL BE AVAILABLE AT THE JOB SITE DURING INSPECTIONS...

SANITARY FACILITY FOR CONSTRUCTION SITE MUST BE PROVIDED...

FINAL INSPECTIONS SHALL BE COMPLETED AND APPROVED FOR ANY REMEDIATING, ADDITION OR TENANT IMPROVEMENT PROJECT...

SPECIAL INSPECTION REQUIREMENT FOR MULTIFAMILY AND COMMERCIAL BUILDINGS WITH 2 STORIES OR MORE...

RETAINING WALLS WHICH ARE NOT A PART OF THE STRUCTURE, INCLUDING MASONRY GARDEN WALLS, WILL REQUIRE A SEPARATE PERMIT UNLESS NOTED OTHERWISE...

CURBS, GUTTERS AND SIDEWALKS ARE REQUIRED...

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-FRODIBLE SURFACE DRAIN...

NO FERRIS WHEELS, UNDERGROUND COPPER WATER PIPING UNDER SLAB FLOORS SHALL BE TYPE "K" PLACED IN SAND BED & PROTECTED WITH PLASTIC SHEET WHEN PENETRATING SLAB...

3/4" HOSE BIB REQUIRED IN FRONT AND BACK OF BUILDING...

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...

APPROVED BACKFLOW DEVICES SHALL BE INSTALLED ON COMMERCIAL IRRIGATION SYSTEMS, NON-RESIDENTIAL BUILDINGS OR ANY OTHER FACILITY AS REQUIRED BY CHAPTER 15-26, SCMC...

NO ALUMINUM WIRE WILL BE USED WITHOUT PRIOR APPROVAL FROM BUILDING OFFICIAL...

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

TRASH AND CONSTRUCTION DEBRIS CONTAINERS, PORTABLE TOILETS, AND CONSTRUCTION EQUIPMENT SHALL NOT ENCROACH ONTO PUBLIC SIDEWALKS AND STREETS...

ADDRESS NUMBERS IN CONTRASTING COLOR TO THE STRUCTURE FOR RESIDENTIAL A MIN. OF 4" HIGH FOR NON-RESIDENTIAL, A MIN. OF 6" HIGH TO BE PLACED ON THE FRONT OF THE BUILDING...

SEPARATE DIVIDER 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...

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

NOTE: SCMC: San Clemente Municipal Code; SCD: San Clemente Holding District; SCWD: San Clemente Water District.

Title 15 BUILDINGS AND CONSTRUCTION

Chapter 15.28 BUILDING SECURITY REQUIREMENT

15.28.130 Special commercial building provisions.

A. Swinging exterior or glass doors, wood or metal doors with glass panels, solid wood or metal doors shall be constructed as follows:

1. Wood doors shall be of solid core construction with a minimum thickness of one and three-eighths (1 3/8) inches...

2. Any glazing utilized within forty (40) inches of any locking mechanism shall be constructed as follows:

a. Fully tempered glass or rated burglary resistant glazing; or

b. Iron or steel grills or at least one-eighth (1/8) inch material with a maximum two (2) inch mesh secured on the inside...

c. The glazing shall be covered with iron bars of at least one-half (1/2) inch round or one (1) inch by one-fourth (1/4) inch flat steel material...

d. Items (b) and (c) above shall not interfere with the operation of opening windows if such windows are required to be operable by the Uniform Building Code.

B. All swinging exterior wood and steel doors shall be equipped as follows:

1. A single or double door shall be equipped with a double or single cylinder deadbolt. The bolt shall have a minimum projection of one (1) inch and be constructed so as to resist cutting tool attack...

2. Double doors shall be equipped as follows:

a. The inactive leaf of wood frame doors shall be equipped with flush bolts with a bolt projection a minimum of one (1) inch at the top and bottom of the leaf.

3. Open parking lots, and access thereto, providing more than ten (10) parking spaces and for use by the general public, shall be provided with a maintained minimum of one (1) foot-wide of light on the parking surface from dusk until the termination of business every operation day...

15.28.130 or Plans

Section 3 Best Management Practices (BMPs) for Construction Projects

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 and materials management BMPs...

Table 3.2 Minimum Requirements for All Construction Sites

Table with 2 columns: Category and Minimum Requirements. Categories include Erosion and Sediment Control, and Waste and Materials Management Control.

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...

Stockpile Management

- Protect all stockpiles from storm water run-off using temporary perimeter sediment barriers such as berms, dikes, fiber rolls, silt fences, sand or gravel bags, or straw bale barriers.

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.

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.

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.

Hazardous Material Delivery and Storage

- Minimize storage of hazardous materials onsite, and consider storage in a covered area.

Hazardous Material Use

- Minimize use as much as possible.

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)...

Contractor Signature Date

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1. Wood doors shall be of solid core construction with a minimum thickness of one and three-eighths (1 3/8) inches...

2. Any glazing utilized within forty (40) inches of any locking mechanism shall be constructed as follows:

a. Fully tempered glass or rated burglary resistant glazing; or

b. Iron or steel grills or at least one-eighth (1/8) inch material with a maximum two (2) inch mesh secured on the inside...

c. The glazing shall be covered with iron bars of at least one-half (1/2) inch round or one (1) inch by one-fourth (1/4) inch flat steel material...

d. Items (b) and (c) above shall not interfere with the operation of opening windows if such windows are required to be operable by the Uniform Building Code.

B. All swinging exterior wood and steel doors shall be equipped as follows:

1. A single or double door shall be equipped with a double or single cylinder deadbolt. The bolt shall have a minimum projection of one (1) inch and be constructed so as to resist cutting tool attack...

2. Double doors shall be equipped as follows:

a. The inactive leaf of wood frame doors shall be equipped with flush bolts with a bolt projection a minimum of one (1) inch at the top and bottom of the leaf.

3. Open parking lots, and access thereto, providing more than ten (10) parking spaces and for use by the general public, shall be provided with a maintained minimum of one (1) foot-wide of light on the parking surface from dusk until the termination of business every operation day...

b. The inactive leaf on metal frame doors shall be equipped with flush bolts with a bolt projection a minimum of five-eighths (5/8) inch at the top and bottom of the leaf.

c. Double doors shall have an astragal constructed of steel, 1/25 inch thick which will cover the opening between the doors...

C. Aluminum frame swinging doors shall conform to the following:

1. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand one thousand six hundred (1,600) pounds of pressure...

2. A single or double door shall be equipped with a double cylinder deadbolt with a bolt projection exceeding one (1) inch, or a hook shaped or expanding dog bolt that engages the strike sufficiently to prevent spreading...

D. Panic hardware, whenever required by the Uniform Building Code or Title 19, California Administrative Code, shall be installed as follows:

1. Panic hardware shall contain a minimum of two (2) locking points on each door; or

2. On single doors, panic hardware may have one locking point which is not to be located at either the top or bottom rail of the door frame...

E. Horizontal sliding doors shall be equipped with a metal guide track at top and bottom and a cylinder lock and/or padlock with a hardened steel shackle which locks at both heel and toe...

F. In office buildings (multiple occupancy), all entrance doors to individual office suites shall meet the construction and locking requirements for exterior doors.

G. Windows shall be stormed not less than twelve (12) feet above ground. Accessible windows having a pane exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches and not visible from a public or private thoroughfare shall be protected in the following manner:

1. Fully tempered glass or rated burglary resistant glazing; or

2. The following barriers may be used but shall be secured with nonremovable bolts, but an interior safety release mechanism must be provided:

a. Outside iron bars of at least one-half (1/2) inch round or one (1) by one-quarter (1/4) inch flat steel material, spaced not more than five (5) inches apart and securely fastened...

b. Inside or outside iron or steel grills of at least one-eighth (1/8) inch with not more than a two (2) inch mesh and securely fastened;

3. If a side or rear window is of the type that can be opened, it shall, where applicable, be secured on the inside with either a slide bar, bolt or crossbar;

4. The protective bars or grills shall not interfere with the operation of opening windows if such windows are required to be operable by the Uniform Building Code and Fire Codes.

H. All exterior transoms exceeding ninety-six (96) square inches on the side and rear of any building or premises used for business purposes shall be protected by one of the following:

1. Fully tempered glass or rated burglary resistant glazing; or

2. The following barriers may be used but shall be secured with nonremovable bolts:

a. Outside iron bars of at least one-half (1/2) inch round or one (1) by one-quarter (1/4) inch flat steel material, spaced no more than five (5) inches apart and securely fastened;

b. Inside or outside iron or steel grills of at least one-eighth (1/8) inch with not more than a two (2) inch mesh and securely fastened;

3. The protective bars or grills shall not interfere with the operation of opening the transoms if such transoms are required to be operable by the Uniform Building Code or Title 19, California Administrative Code.

I. Roof openings shall be equipped as follows:

1. All skylights on the roof of any building or premises used for business purposes shall be provided with:

a. Rated burglary resistant glazing; or

b. Iron bars of at least one-half (1/2) inch round or one (1) by one-fourth (1/4) inch flat steel material under the skylight and securely fastened;

c. A steel grill of at least one-eighth (1/8) inch material with a maximum one (1) inch mesh under the skylight and securely fastened.

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Project information table including: PLANS CHECKED BY, APPROVED BY, REVISIONS, JOB NO., SCALE, DESIGNED BY, PLANS PREPARED BY, CITY OF SAN CLEMENTE, LA PATA PARK, BUILDING DEPARTMENT NOTES, SHEET NO. 34 OF 178.