

## Certificate of Appropriateness Executive Summary

**HEARING DATE: OCTOBER 2, 2019** 

Suite 400 San Francisco, CA 94103-2479

1650 Mission St.

Reception:

415.558.6378

Fax:

415.558.6409

Planning Information: 415.558.6377

Record No.: 2018-014701COA
Project Address: 26 HILL STREET

Landmark: Contributor, Liberty Hill Landmark District

Zoning: RH-3 (RESIDENTIAL- HOUSE, THREE FAMILY) Zoning District

40-X Height and Bulk District

Block/Lot: 3617/054

Project Sponsor: Toby Morris, Kerman Morris Architects

2541 Harrison Street San Francisco, CA 94110

Staff Contact: Stephanie Cisneros – 415-575-9186

Stephanie.Cisneros@sfgov.org

#### PROPERTY DESCRIPTION

26 HILL STREET is located on the north side of Hill Street between Guerrero Street and Valencia Street (Assessor's Block 3617, Lot 054). The subject building is a contributor to the Liberty Hill Landmark District, locally designated under Article 10, Appendix F of the Planning Code.

The Italianate-style, 3-story, three-family residence was built in 1878 by an unknown architect and by builder T.R.E.A (The Real Estate Associates). The wood-framed building has a rustic cove exterior, a partially landscaped front yard, and a terrazzo entry stair at the west side.

#### PROJECT DESCRIPTION

The proposed project involves the legalization of a remodel and expansion of an existing ground floor residential unit into unconditioned space, expansion of the second-floor unit at the northwest corner at the rear, removal, reframing and alteration of the existing roof on a portion of the building located at the rear, in-kind replacement of an existing wood guardrail and removal/reuse of an existing window at the second floor at the rear, and new window and door at the first floor rear. No work is proposed to the front of the building except to fix in place one of a pair of existing carriage doors at the ground floor. The work is to correct the violations found in Planning Enforcement Case No. 2018-016476ENF.

#### COMPLIANCE WITH PLANNING CODE

#### <u>Planning Code Development Standards</u>.

The proposed project requires a Variance for modifications to the portion of the building at the rear that is located within the required rear yard. All required applications are on file with the Planning Department.

Building Permit Application (BPA) No. 201810233884<u>S</u> from the Department of Building Inspection (DBI) is on file.

#### Applicable Preservation Standards.

The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation, in that:* 

- the proposal respects the character-defining features of the subject building;
- the architectural character of the subject building will be maintained, and replacement elements will not affect the building's overall appearance;
- the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- all new materials shall match the historic material in composition, design, color, texture, finish and other visual qualities and shall be based on accurate duplication of features.

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The overall proposal includes modifications to the rear façade of and a later rear addition to the building that are not visible from the public right of way. The proposal will maintain the building's existing three units and will be completed in a compatible manner. The Department finds that the overall historic character of the building will be retained and preserved.

#### PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public inquiries for general information about the proposed project to

### **ISSUES & OTHER CONSIDERATIONS**

- The Project requires a Variance and is supported by Department Staff.
- On December 6, 2018, the Planning Department received a complaint that work exceeded the scope of prior approved permits and created Enforcement case no. 2018-016476ENF.
- On December 20, 2018, Planning Staff conducted a site visit and reviewed conditions at the ground floor (Unit 26A) and second floor (Unit 26). The third floor (Unit 26½) was not accessible. Staff confirmed at the ground floor, all interior walls, as well as north and east exterior walls facing the breezeway were completely removed. On the second floor, staff observed that removal of walls exceeded approved permits.
- On December 24, 2018, a Notice of Complaint was sent to the property owners, and a Suspension Request was issued for BPA Nos. 201804307694, 201803214192, 201803204173, 201803153720, 201707263026 for the rehabilitation of the historic building.
- On January 31, 2019, Planning Staff conducted a second site visit and reviewed conditions at the third floor (Unit 26½). Staff observed conditions to be the same as approved permits with minor modifications.
- On February 21, 2019, a Notice of Enforcement was sent to the property owners outlining the
  requirements to correct the violation including submitting applications for a Variance, Certificate
  of Appropriateness, and Building Permit Application.

- On May 7, 2019, Planning Staff conducted a third site visit to verify removed walls and elements shown on the architectural drawings and demolition calculations. Staff observed that the entire ground floor expansion had been completely built-out without permits.
- On May 9, 2019, a Suspension Request was issued for the remaining two building permits nos.
   201807315966 and 201803274684 with the scope of work to "strengthen the existing walls and roof in the rear portion of the building" and "installation of a new furnace and ductwork."

#### **CONDITIONS OF APPROVAL**

In order to appropriately abate Planning Enforcement Case No. 2018-016476ENF, recommended Conditions of Approval include the following:

- Upon issuance of the Architectural Addendum, the project sponsor shall submit a construction schedule to Planning Department staff.
- Upon issuance of the Architectural Addendum, the project sponsor shall contact Planning Department Preservation Enforcement Staff to schedule monthly site visits to monitor construction progress.

#### **ENVIRONMENTAL REVIEW STATUS**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

#### BASIS FOR RECOMMENDATION

The Department recommends APPROVAL WITH CONDITIONS of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to a contributing resource in a Landmark District and the *Secretary of the Interior Standards for Rehabilitation*.

#### **ATTACHMENTS**

Draft Motion – Certificate of Appropriateness

Exhibit A – Conditions of Approval

Exhibit B - Plans

Exhibit C – Environmental Determination

Exhibit D - Maps and Context Photos

Exhibit E - Project Sponsor Brief

# Certificate of Appropriateness Draft Motion

**HEARING DATE: OCTOBER 2, 2019** 

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

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Planning

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Record No.: 2018-014701COA
Project Address: 26 HILL STREET

Landmark: Contributor, Liberty Hill Landmark District

Z : DIL 2 (DECIDENTELL LIGHTEE ELLEN)

Zoning: RH-3 (RESIDENTIAL- HOUSE, THREE FAMILY) Zoning District

40-X Height and Bulk District

*Block/Lot:* 3617/054

Project Sponsor: Toby Morris, Kerman Morris Architects

2541 Harrison Street San Francisco, CA 94110

Staff Contact: Stephanie Cisneros – 415-575-9186

Stephanie.Cisneros@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 054 IN ASSESSOR'S BLOCK 3617 IN A RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

### **PREAMBLE**

On May 14, 2019, Toby Morris of Kerman Morris Architects (hereinafter "Project Sponsor") filed Application No. 2018-014701COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to legalize interior expansion and exterior alterations to comply with Planning Enforcement Case No. 2018-016476ENF at the rear of the subject building located on Lot 054 in Assessor's Block 3617, which is a contributing resource to the Liberty Hill Landmark District that is locally designated under Article 10, Appendix F of the Planning Code.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

On October 2, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2018-014701COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-014701COA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby APPROVES WITH CONDITIONS the Certificate of Appropriateness, as requested in Application No. 2018-014701COA in conformance with the revised architectural plans dated September 3, 2019 and labeled Exhibit B based on the following findings:

#### **FINDINGS**

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and also constitute findings of the Commission.
- 2. Project Description. The proposed project involves legalization of a remodel and expansion of an existing ground floor residential unit into unconditioned space, expansion of the second-floor unit at the northwest corner at the rear, removal, reframing and alteration of the existing roof on a portion of the building located at the rear, in-kind replacement of an existing wood guardrail and removal/reuse of an existing window at the second floor at the rear, and new window and door at the first floor rear. No work is proposed to the front of the building except to fix in place one of a pair of existing carriage doors at the ground floor. The work is to correct the violations found in Planning Enforcement Case No. 2018-016476ENF.
- 3. **Property Description.** 26 HILL ST is located on the is located on the north side of Hill Street between Guerrero Street and Valencia Street (Assessor's Block 3617, Lot 054). The subject building is a contributor to the Liberty Hill Landmark District, locally designated under Article 10, Appendix F of the Planning Code. The Italianate-style, 3-story, three-family residence was built in 1878 by an unknown architect and by builder T.R.E.A (The Real Estate Associates). The wood-framed building has a rustic cove exterior, a partially landscaped front yard, and a terrazzo entry stair at the west side.
- 4. Surrounding Properties and Neighborhood. The adjacent properties on either side of 26 Hill Street are similarly designed three-story, Italianate, multi-unit residential buildings constructed around the same time as 26 Hill Street. The larger context of the Liberty Hill Landmark District is characterized by 19th century Victorian, Italianate, Stick, and Queen Anne designed middle-class residences.
- 5. **Public Outreach and Comments.** The Department has received no public correspondence expressing opposition or support of the project to date.
- 6. **Planning Code Compliance**. The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

A. **Article 10 of the Planning Code**. Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

The proposed project is consistent with Article 10 of the Planning Code.

- B. Secretary of the Interior's Standards. Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):
  - (1) **Standard 1**: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The proposal will maintain the building's historic residential use.

(2) **Standard 2:** The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposal is to expand the existing ground floor unit into unconditioned space under the existing second floor unit, modify the roof of a later addition at the rear, and slightly modify windows at the rear. The overall historic character of the property will be retained and preserved, since most of the work is focused in the rear. No modifications to the front façade are proposed and all work will not be visible from the public-right-of-way.

(3) **Standard 3**: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Not Applicable

(4) **Standard 4:** Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Not Applicable.

(5) **Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The distinctive features and finishes of the building will be retained and preserved. Work proposed will be located at the rear façade and to a later addition at the rear and all materials will be compatible with the existing building.

(6) Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Not Applicable.

(7) **Standard 7:** Chemical or physical treatments, if possible, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Not Applicable.

(8) **Standard 8**: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Not Applicable.

(9) Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials and features that characterize the building. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed work will not destroy historic materials or features that characterize the building. The new siding and windows at the rear will be wood and will be compatible in features, size, scale, profile, and finish.

(10) **Standard 10**: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Not Applicable.

- C. Liberty Hill Landmark District. Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.
  - 1. Pursuant to Section 1006.6(d) of the Planning Code, for applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

The project is in conformance with Article 10, and as outlined in Appendix F, as the work shall not adversely affect the Landmark site.

2. Pursuant to Section 1006.6(e) of the Planning Code, for applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

The project is in conformance with Article 10, and as outlined in Appendix F, as the work is compatible with the Liberty Hill Landmark District.

7. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

#### **URBAN DESIGN ELEMENT**

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

#### **OBJECTIVE 1:**

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

#### Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

#### **OBJECTIVE 2:**

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

#### Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

#### Policy 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

### Policy 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

- 8. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:
  - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:
    - The proposed project will not have an impact on neighborhood serving retail uses. No retail use exists on the subject property.
  - B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:
    - The proposed project will strengthen neighborhood character by respecting the character-defining features of the building in conformance with the Secretary of the Interior's Standards.
  - C) The City's supply of affordable housing will be preserved and enhanced:
    - The project will not affect the City's affordable housing supply. The existing building is not designated as part of the City's inclusionary affordable housing program.
  - D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:
    - The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. No parking is proposed as part of the project.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:
  - The proposed project is located on Hill Street, a primarily residential street, and will not have a direct impact on the displacement of industrial and service sectors. The project does not include commercial office development.
- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
  - All construction will be executed in compliance with all applicable construction and safety measures.
- G) That landmark and historic buildings will be preserved:
  - The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.
- H) Parks and open space and their access to sunlight and vistas will be protected from development:
  - The proposed project will not impact the access to sunlight or vistas for the parks and open space.
- 9. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 10 of the Planning Code regarding Major Alterations.

#### **DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES WITH CONDITIONS a Certificate of Appropriateness** for the subject property located at Lot 054 in Assessor's Block 3617 for proposed work in conformance with the architectural submittal dated September 3, 2019 and labeled Exhibit B on file in the docket for Record No. 2018-014701COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXXXX. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

**Duration of this Certificate of Appropriateness:** This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on October 2, 2019.

Jonas P. Ionin	
Commission S	ecretary
	-
AYES:	
NAYS:	
ABSENT:	
ADOPTED:	October 2, 2019

## **EXHIBIT A**

#### **AUTHORIZATION**

This authorization is for a Certificate of Appropriateness to allow Major Alterations to the property located at 26 Hill Street, Lot 054 in Assessor's Block 3617 pursuant to Planning Code Section(s) 1006 and Article 10, Appendix F within the RH-3 District and a 40-X Height and Bulk District; in general conformance with plans, dated September 3, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2018-014701COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on October 2, 2019 under Motion No XXXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

#### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Certificate of Appropriateness and any subsequent amendments or modifications.

#### **SEVERABILITY**

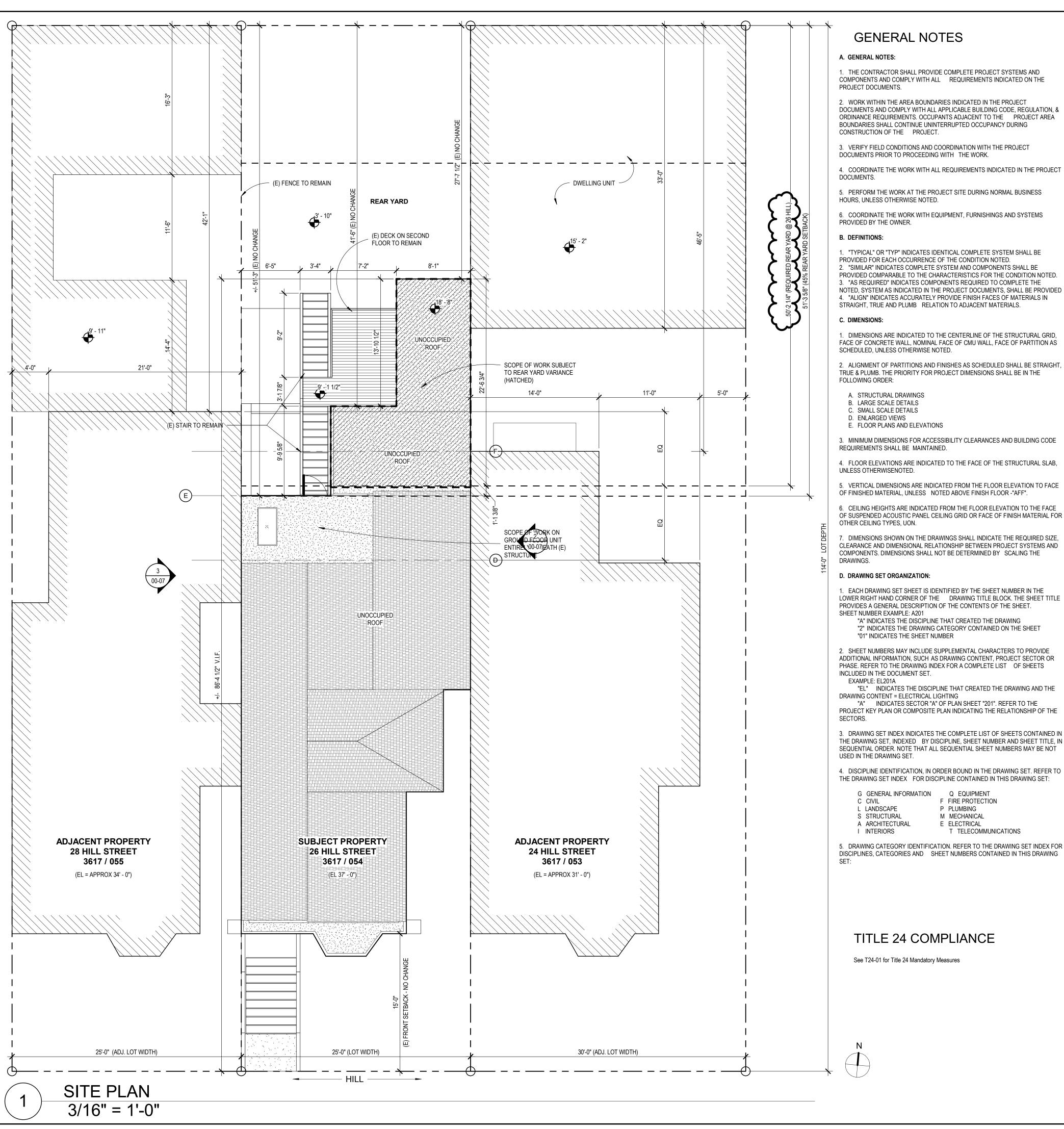
The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

#### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

#### **CONDITIONS OF APPROVAL**

- 1. Upon issuance of the Architectural Addendum, the project sponsor shall submit a construction schedule to Planning Department staff.
- Upon issuance of the Architectural Addendum, the project sponsor shall contact Planning Department Preservation Enforcement Staff to schedule monthly site visits to monitor construction progress.



## **GENERAL NOTES**

## A. GENERAL NOTES:

1. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE

2. WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.

3. VERIFY FIELD CONDITIONS AND COORDINATION WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.

4. COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT

5. PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.

6. COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS AND SYSTEMS PROVIDED BY THE OWNER.

. "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED. . "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED. 3. "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED, SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS, SHALL BE PROVIDED 4. "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE AND PLUMB RELATION TO ADJACENT MATERIALS.

. DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.

2. ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE

- A. STRUCTURAL DRAWINGS B. LARGE SCALE DETAILS
- C. SMALL SCALE DETAILS
- E. FLOOR PLANS AND ELEVATIONS

3. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.

4. FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISENOTED.

5. VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE

6. CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE

OTHER CEILING TYPES, UON. . DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND

## D. DRAWING SET ORGANIZATION:

1. EACH DRAWING SET SHEET IS IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER OF THE DRAWING TITLE BLOCK. THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF THE SHEET

"A" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING

"2" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET "01" INDICATES THE SHEET NUMBER

2. SHEET NUMBERS MAY INCLUDE SUPPLEMENTAL CHARACTERS TO PROVIDE ADDITIONAL INFORMATION, SUCH AS DRAWING CONTENT, PROJECT SECTOR OR PHASE. REFER TO THE DRAWING INDEX FOR A COMPLETE LIST OF SHEETS INCLUDED IN THE DOCUMENT SET.

"EL" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING AND THE DRAWING CONTENT = ELECTRICAL LIGHTING

"A" INDICATES SECTOR "A" OF PLAN SHEET "201". REFER TO THE PROJECT KEY PLAN OR COMPOSITE PLAN INDICATING THE RELATIONSHIP OF THE

3. DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET. INDEXED BY DISCIPLINE. SHEET NUMBER AND SHEET TITLE. IN SEQUENTIAL ORDER. NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY BE NOT USED IN THE DRAWING SET.

4. DISCIPLINE IDENTIFICATION, IN ORDER BOUND IN THE DRAWING SET. REFER TO THE DRAWING SET INDEX FOR DISCIPLINE CONTAINED IN THIS DRAWING SET:

G GENERAL INFORMATION Q EQUIPMENT F FIRE PROTECTION

L LANDSCAPE P PLUMBING S STRUCTURAL M MECHANICAL A ARCHITECTURAL E ELECTRICAL

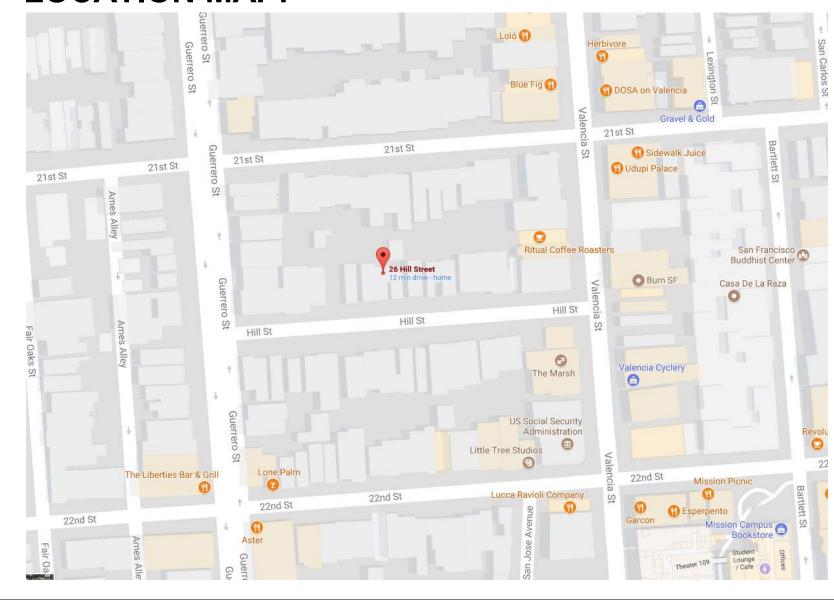
5. DRAWING CATEGORY IDENTIFICATION. REFER TO THE DRAWING SET INDEX FOR DISCIPLINES, CATEGORIES AND SHEET NUMBERS CONTAINED IN THIS DRAWING

T TELECOMMUNICATIONS

## TITLE 24 COMPLIANCE

See T24-01 for Title 24 Mandatory Measures

## **LOCATION MAP:**



## **DESCRIPTION OF WORK:**

Project consists of the alterations to two of the existing residential units of the building at 26 Hill Street & 26-A Hill Street. The ground floor unit is to be expanded into existing unconditioned ground floor space under the second floor dwelling unit. New partitions, lighting,and plumbing fixtures are included in this proposal. All work occurs under existing structure. Structural work is included in scope. Additionally the 2nd floor rear extension shall be re-roofed to provide compliant headroom for unit (variance required). See structural drawings for additional scope

All work to comply with current Local and State Codes including but not limited to: The 2016 Edition of the California Building Code, The California Plumbing Code, The California Mechanical Code, The California Electrical Code and The California Fire Code, The Current Editions of The San Francisco Building and Planning Codes, Title-24 Energy Standards, Gypsum Fire Resistance Design Manual (20th Edition), Etc...

## **SHEET INDEX**

G0.01

G0.02

G0.03	DEMO DIAGRAM
G0.04	DEMO DIAGRAM
G0.05	SITE PHOTOS
A2.01 A2.02 A2.03 A2.04 A3.01 A3.02	1ST FLOOR PLANS 2ND FLOOR PLANS 3RD FLOOR PLANS ROOF PLANS EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS
E1.01	ELECTRICAL PLAN AND DETAILS
T24 - 01	TITLE-24 ENERGY REPORT
T24 - 02	TITLE-24 ENERGY REPORT
T24 - 03	TITLE-24 ENERGY REPORT

COVER SHEET, SITE PLAN

GENERAL NOTES AND DEMO CALCULATIONS

## **BUILDING DATA:**

OWNER/LEASE: CHELSEA MILLER TEL: (650) 455 6551

PROJECT ADDRESS: 26 HILL STREET, SAN FRANCISCO, CA 94114

BLOCK/ LOT: BLOCK 3617/ LOT 054 ZONING DISTRICT: RH 3 40-X

LOT SIZE: 2,848 SQ FT

CONSTRUCTION TYPE: EXISTING: TYPE - VB

SQ. FT. & OCCUPANCY EXISTING: R-2, 3 RESIDENTIAL UNITS BUILDING

CLASS: PROPOSED: NO CHANGE

PROPOSED: TYPE - VB

STORIES 3 (EXISTING AND PROPOSED)

T: (415) 749 0302

KERMAN MORRIS ARCHITECTS 139 NOE STREET SAN FRANCISCO, CA 94114

## R-5 IN RESPONSE TO SF PLANNING COMMENTS 3/11/2019

26A, 26, 26, 1/2 HILL STREET

morris architects 139 Noe Street San Francisco, C 415 749 0302

Revisions

2 R-3 1/22/2019 3 R-4 3/7/2019 4 R-5 3/14/2019 5 R-6 4/4/2019

6 R-7 5/17/2019 7 R-8 6/7/2019

8 R-9 7/29/2019 9 R-10 9/3/2019

26A, 26, 26 1/2 HILL STREET

RENOVATION OF **EXISTING UNITS IN EXISTING 3 UNIT** BLDG.

BLOCK 3617 / LOT 054

NOTICE

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representative/typical details All attachments, connections astenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them

**COVER SHEET** 

04/05/2019 As indicated

DRAWN BY SN, OG, SLO

CHECKED BY

JOB NO.

## **DEMO CALCULATIONS - SFPC SEC. 317**

REMOVAL OF FRONT FACADE AND REAR FACADE, MEASURED II  ELEVATION	(E) FEET	DEMO FEET	% DEMO	MAX PERMITTED	CODE COMPLIANT? (EITHER ONE)
SOUTH (FRONT) FACADE	25'-0"	7'-0"	0 %		
NORTH (REAR) FACADE	25'-0"	25'-0"	100%		
TOTAL	50'-0"	32'-0"	64%	50 %	
REMOVAL OF ALL EXTERNAL WALLS, MEASURED IN LINEAR FEE	T AT THE FOUNDATI	ON LEVEL			
ELEVATION	(E) FEET	DEMO FEET	% DEMO		YES
SOUTH (FRONT) FACADE	25'-0"	7'-0"	0 %	1	
NORTH (REAR) FACADE	25'-0"	25'-0"	100%	1	
EAST (SIDE) ELEVATION	71'-4 1/2"	0'	0%		
WEST (SIDE) ELEVATION	71'-4 1/2"	0'	0%	1	
TOTAL	192'-9"	32'-0"	17%	65 %	

REMOVAL OF VERTICAL ENVELOPE ELEMENTS, MEASURED IN SE	Q. FEET OF ARTURAL	SURFACE AREA			CODE
ELEVATION	(E) SF	DEMO SF	% DEMO	MAX PERMITTED	COMPLIANT? (EITHER ONE)
SOUTH (FRONT) FACADE	855 SF	56 SF	7 %		
NORTH (REAR) FACADE	875 SF	641 SF	65%		
EAST (SIDE) ELEVATION	2,390 SF	405 SF	15%		
EAST (SIDE) ELEVATION	1,984 SF	459 SF	23%		
TOTAL	6,104 SF	1,561 SF	24%	50 %	
REMOVAL OF HORIZONTAL ELEMENTS, MEASURED IN SQ. FEET OF ACTURAL SURFACE AREA					YES
ELEVATION	(E) SF	DEMO SF	% DEMO		
GROUND FLOOR	N/A	N/A	N/A	1	
2ND FLOOR	1,312 SF	276 SF	21%		
3RD FLOOR	1,066 SF	0 SF	0%		
ROOF	1,328 SF	367 SF	27%	1	
TOTAL	3,706 SF	643 SF	17%	50 %	

ACCORDING TO THE PLANNING CODE, SECTION. 317(b)(2)(B) REQUIRES AN ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL TO BE CONSIDERED A DEMOLITION. IN THIS CASE, THE ALTERATION OF THE RESIDENTIAL BUILDING(S) PROPOSES THE REMOVAL OF 13% OF THE SUM OF ALL EXTERIOR WALLS AND 50% OF THE THE SUM OF THE FRONT FACADE AND REAR FACADE. THRESHOLD IN ONE CATEGORY IS MET, THEREFORE BUILDING COMPLIES & IS NOT CONSIDERED DEMO PER SEC. 317

ACCORDING TO PLANNING CODE SEC.317(b)(2)(C) REQUIRES ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA TO BE CONSIDERED AS DEMOLITION. IN THIS CASE, THE ALTERATION OF THE RESIDENTIAL BUILDING(S) PROPOSES THE REMOVAL OF 13% OF THE VERTICAL ENVELOPE ELEMENTS AND 7% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING (S). NIETHER CATEGORY EXCEEDS THE MAXIMUM AMOUNT OF REMOVAL, THEREFORE, BUILDING COMPLIES COMPLIES & IS NOT CONSIDERED DEMO PER SEC. 317

## **DEMO CALCULATIONS - SFPC SEC. 1005(f)**

DEMOLITION CALCULATIONS - ALL "PUBLIC FACING" EXT. WALLS

(PER SF PLANNING CODE SECTION 1005(f)(1)) - ONLY FACADES FACING A PUBLIC WAY

ELEVATION	(E) SF	DEMO SF	% DEMO	MAX PERMITTED	CODE COMPLIANT?
SOUTH (FRONT) FACADE	855 SF	56 SF	7 %	25 %	YES
TOTAL	855 SF	56 SF	7 %	25 %	YES

# DEMOLITION CALCULATIONS - ALL EXT. WALLS FROM FUNCTION AS EXT. WALLS (PER SF PLANNING CODE SECTION 1005(f)(2))

ELEVATION	(E) SF	DEMO SF	% DEMO	MAX PERMITTED	CODE COMPLIANT?
SOUTH (FRONT) FACADE	855 SF	56 SF	7 %		
NORTH (REAR) ELEVATION	875 SF	641 SF	73 %		
EAST (SIDE) ELEVATION	2,390 SF	405 SF	17 %		
WEST (SIDE) ELEVATION	1,984 SF	459 SF	23 %		
TOTAL	6,104 SF	1,561 SF	26 %	50 %	YES

# DEMOLITION CALCULATIONS - EXT. WALLS THAT FUNCTION AS EITHER EXT. OR INT. WALLS (PER SF PLANNING CODE SECTION 1005(f)(3))

ELEVATION	(E) SF	DEMO SF	% DEMO	MAX PERMITTED	CODE COMPLIANT?
SOUTH (FRONT) FACADE	855 SF	56 SF	7 %		
NORTH (REAR) ELEVATION	875 SF	599 SF	65 %		
EAST (SIDE) ELEVATION	2,390 SF	361 SF	15 %		
WEST (SIDE) ELEVATION	1,984 SF	459 SF	23 %		
TOTAL	6,104 SF	1,475 SF	24 %	25 %	YES

# DEMOLITION CALCULATIONS - HORIZONTAL ELEMENTS (PER SF PLANNING CODE SECTION 1005(f)(4)) -

ELEVATION	(E) SF	DEMO SF	% DEMO	MAX PERMITTED	CODE COMPLIANT?
GROUND FLOOR	N/A	N/A	N/A		
2ND FLOOR	1,312 SF	276 SF	21 %		
3RD FLOOR	1,066 SF	0 SF	0 %		
ROOF (AT ALL LEVELS)	1,328 SF	367 SF	27 %		
TOTAL	3,706 SF	643 SF	17 %	75 %	YES

OR

## DEMOLITION CALCULATIONS - INTERNAL STRUCTURAL FRAMEWORK (PER SF PLANNING CODE SECTION 1005(f)(4)) - EXTERIOR STRUCTURAL FRAMEWORK EXCLUDED.)

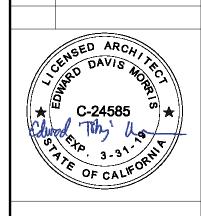
ELEVATION	(E) LF	DEMO LF	% DEMO	MAX PERMITTED	CODE COMPLIANT?
GROUND FLOOR	6.75 LF	6.75 LF	100 %	-	
2ND FLOOR	66.25 LF	61 LF	92.08%	-	
3RD FLOOR	51.5 LF	23.25 LF	45.15%	-	
TOTAL	124.5 LF	91 LF	73.09 %	75 %	YES



Revisions	
R-4 3/7/2019	

4 R-5 3/14/2019 5 R-6 4/4/2019

6 R-7 5/17/2019 7 R-8 6/7/2019



## 26A, 26, 26 1/2 HILL STREET

RENOVATION OF EXISTING UNITS IN EXISTING 3 UNIT BLDG.

BLOCK 3617 / LOT 054

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GENERL NOTES & DEMO CALCULATIONS

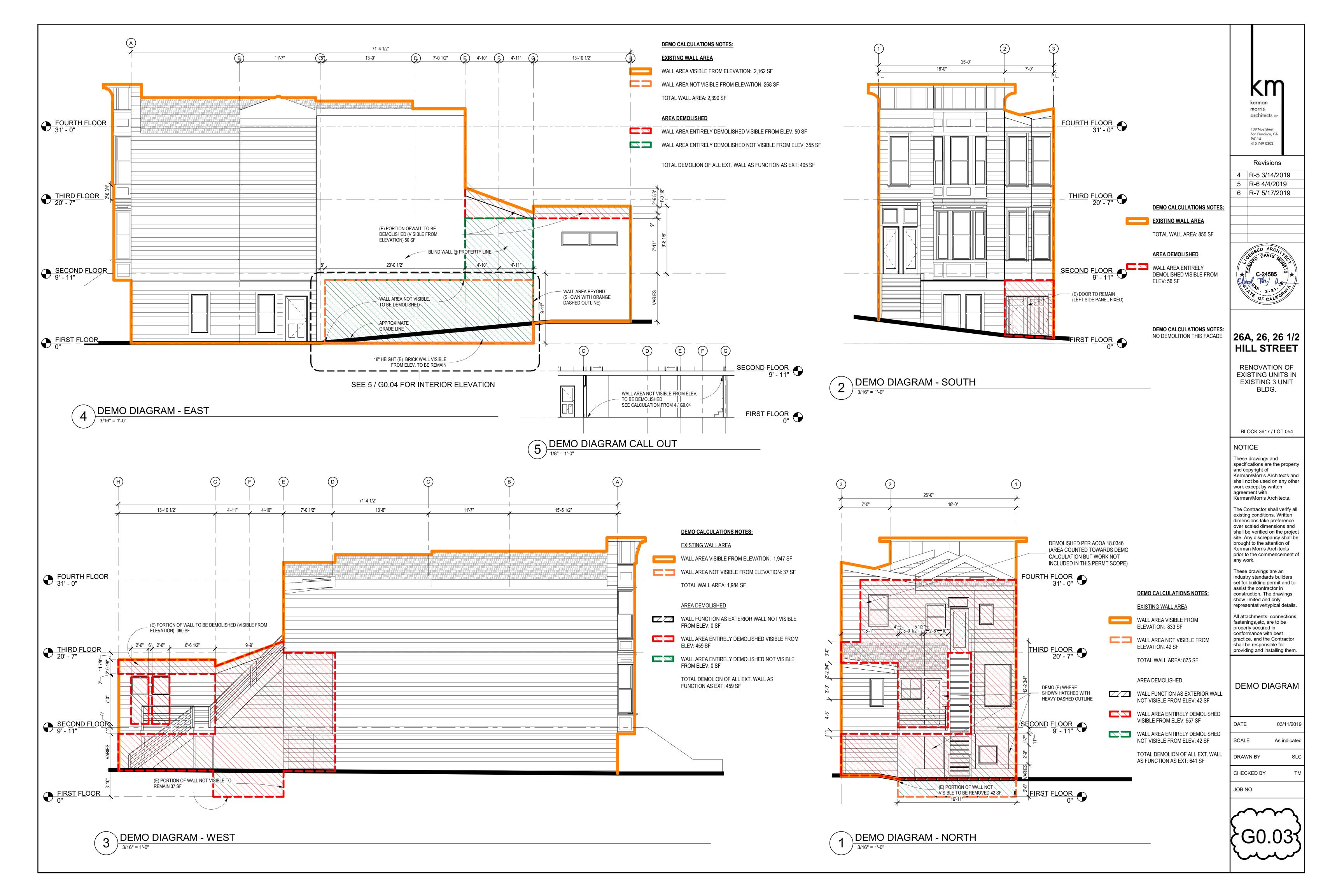
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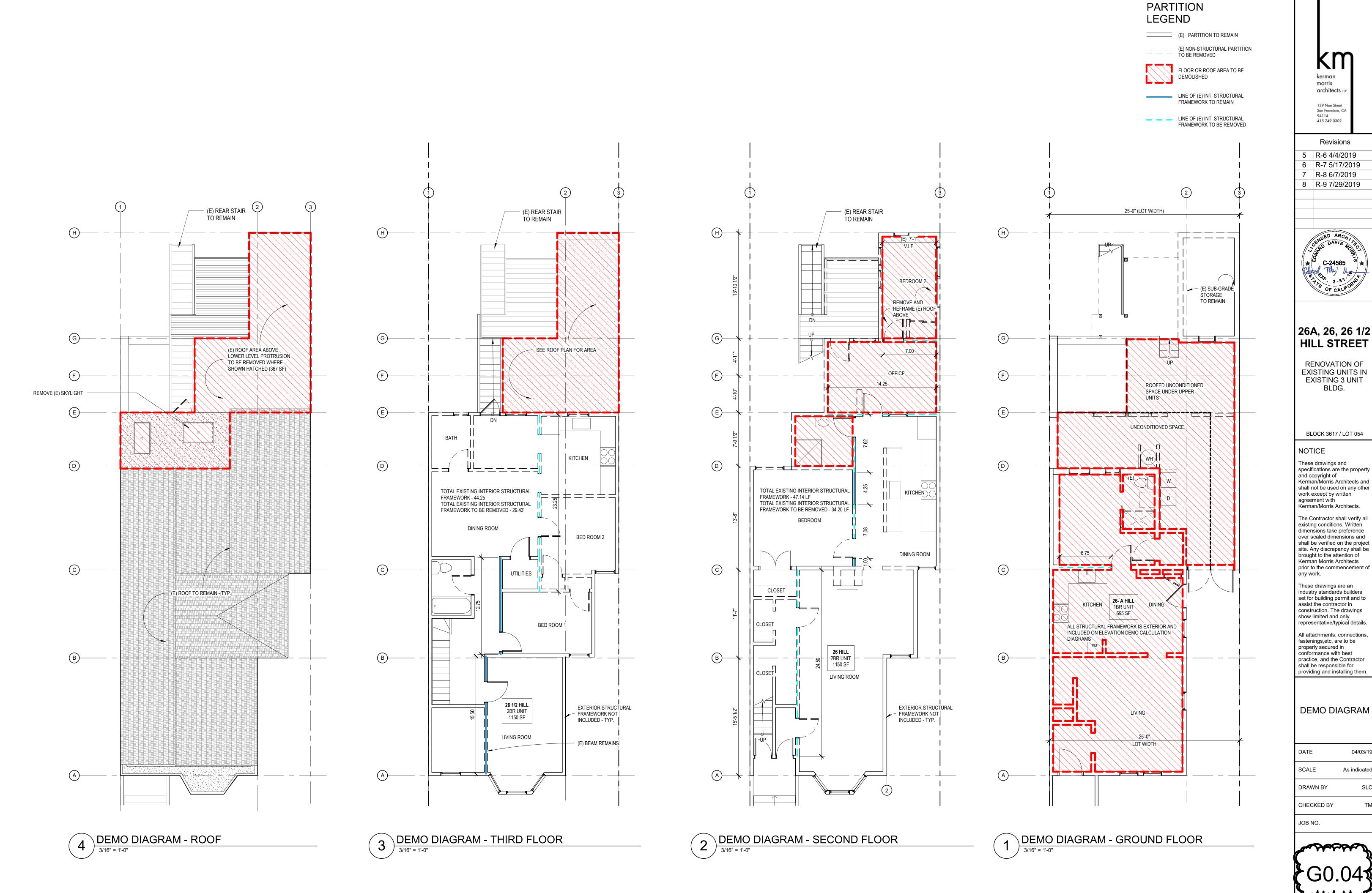
DRAWN BY SN, OG, SLC

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JOB NO.

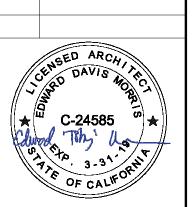






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5 R-6 4/4/2019 6 R-7 5/17/2019 7 R-8 6/7/2019 8 R-9 7/29/2019



26A, 26, 26 1/2

**RENOVATION OF EXISTING UNITS IN** EXISTING 3 UNIT

BLOCK 3617 / LOT 054

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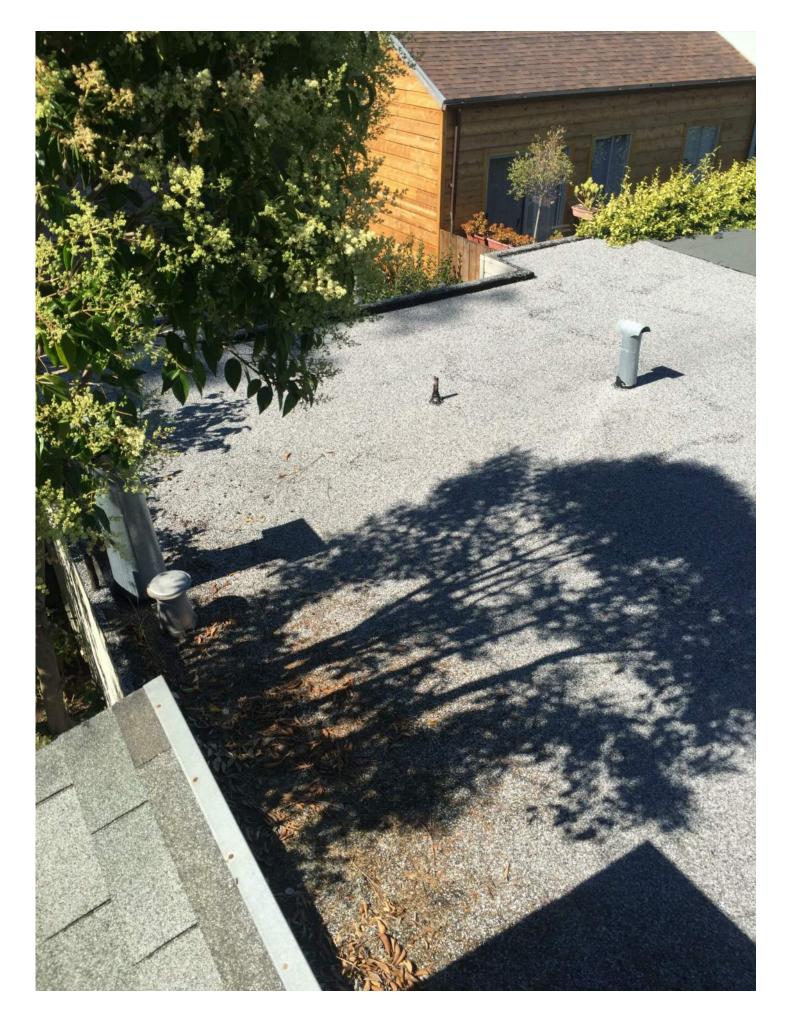
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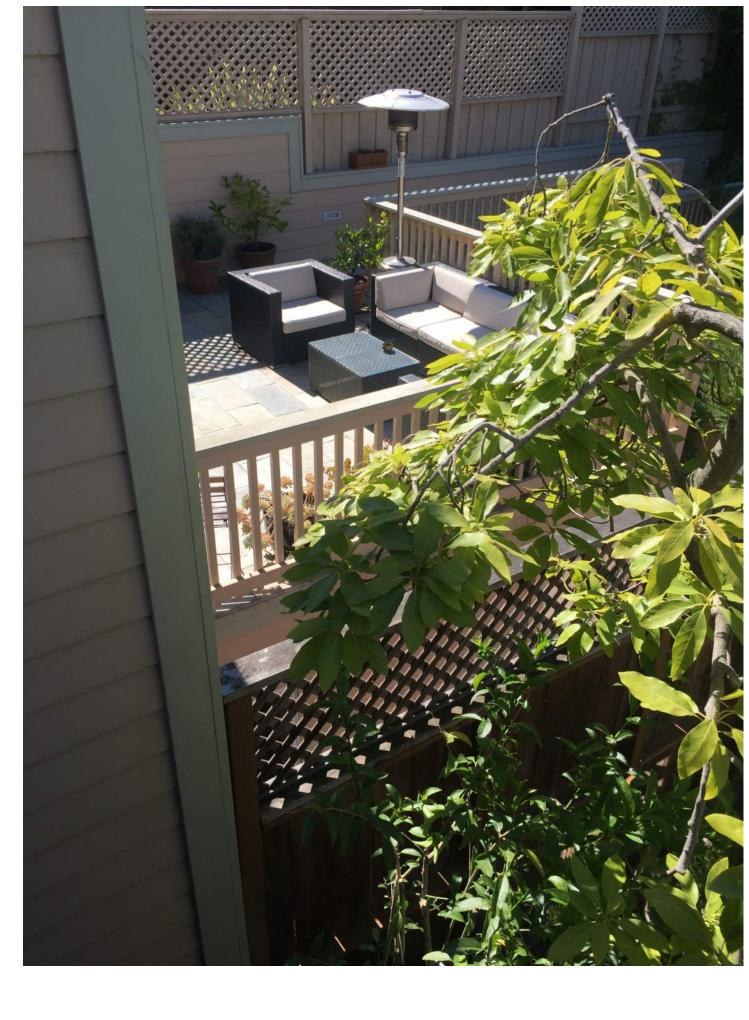
fastenings,etc, are to be conformance with best practice, and the Contractor shall be responsible for providing and installing them.

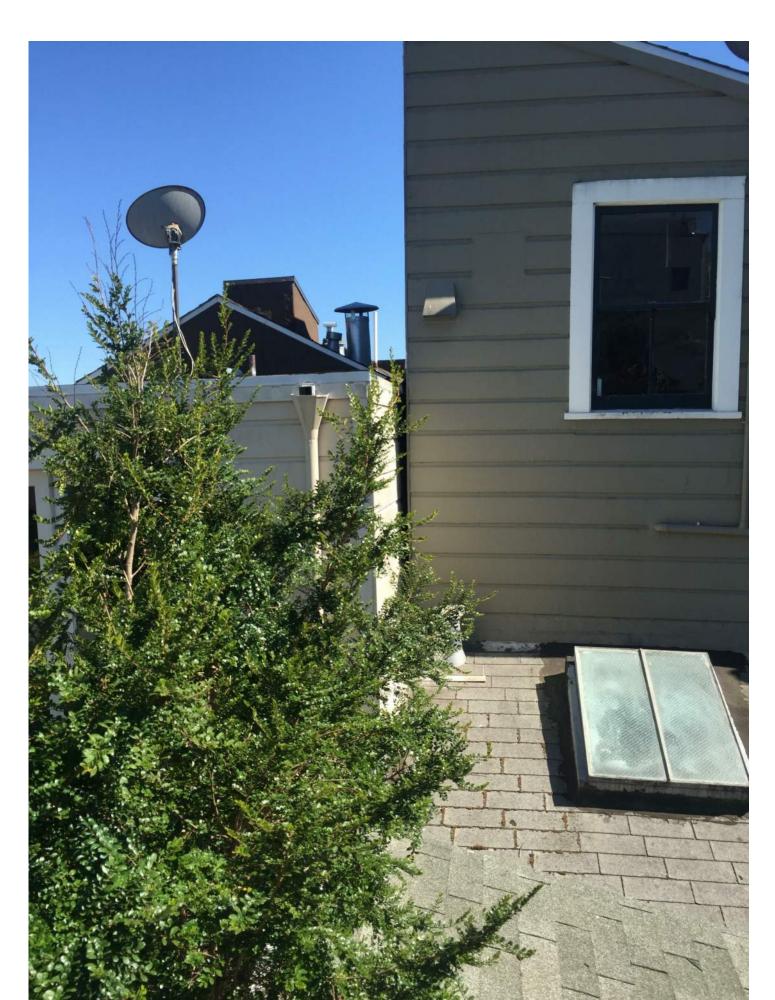
04/03/19 As indicated



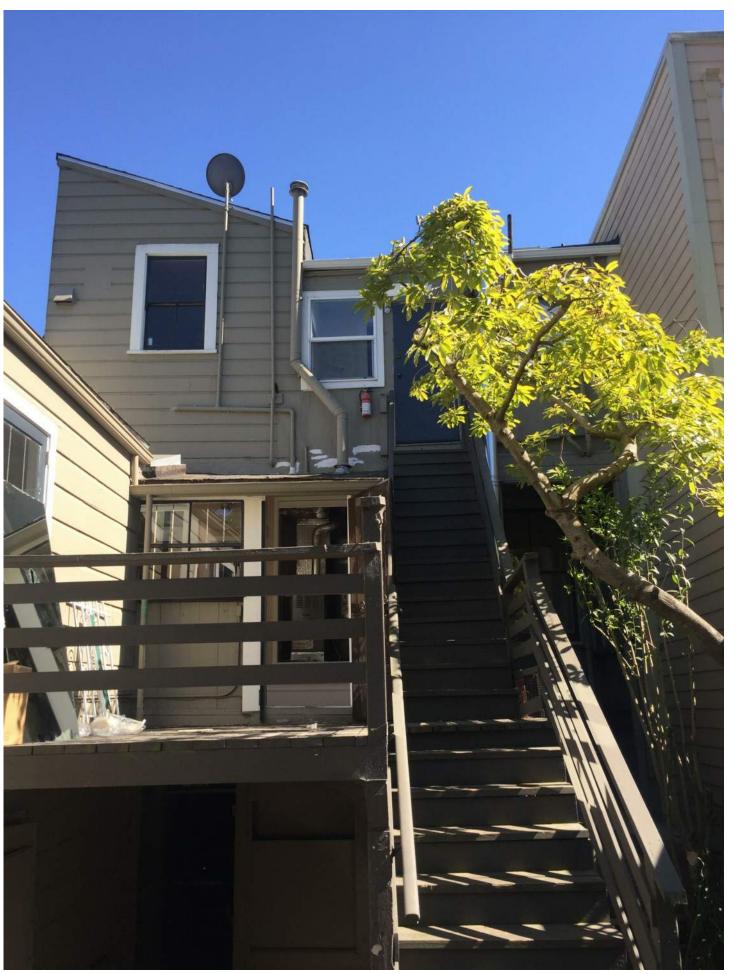
















139 Noe Street San Francisco, CA 94114 415 749 0302

3 R-4 3/7/2019

5 R-6 4/4/2019

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CHOCK DAVIS MORE

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CHOCK TRANSPORT

OF CALIFORNIA

## 26A, 26, 26 1/2 HILL STREET

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SITE PHOTOS

DATE 03/11/2019

SCALE

DRAWN BY SN, OG, SLC

CHECKED BY

JOB NO.

G0.05



## 2016 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. \*Exceptions may apply.

<b>Building Envelop</b>	e Measures:
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft² or less when tested per NFRC-400 or ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110.6-A and 110.6-B for compliance and must be caulked and/or weatherstripped.*
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation specified or installed must meet Standards for Insulating Material.
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Above Grade Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly.
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm/inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In Climate Zones 1-16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	Vapor Retarder. In Climate Zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.
Fireplaces, Deco	rative Gas Appliances, and Gas Log Measures:
§ 150.0(e)1A:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)1B:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device."
§ 150.0(e)1C:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
§ 150.0(e)2:	Pilot Light. Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Condition	ing, Water Heating, and Plumbing System Measures:
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K.
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	<b>Thermostats.</b> All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)5:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)5.
§ 110.3(c)7:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBTU/hr (2 kW) must have isolation valves with hose bibbs or other fittings on both cold water and hot water lines of water heating systems to allow for water tank flushing when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; SMACNA Residential Comfort System Installation Standards Manual; or ACCA Manual J using design conditions specified in § 150.0(h)2.

§ 150.0(k)2J:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor.
§ 150.0(k)2K:	Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways."
150.0(k)2L:	Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Aii (ON and OFF switch) and the requirements in either item § 150.0(k)3Aii (photocell and motion sensor) or item § 150.0(k)3Aiii (photo control and automatic time switch control, astronomical time clock, or EMCS).
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3D:	Residential Outdoor Lighting. Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	Interior Common Areas of Low-rise Multi-Family Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be high efficacy luminaires and controlled by an occupant sensor.
§ 150.0(k)6B:	Interior Common Areas of Low-rise Multi-Family Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building must:  i. Comply with the applicable requirements in §§ 110.9, 130.0, 130.1, 140.6 and 141.0; and  ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Bui	
§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete by the enforcement agency must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	Low-rise Multi-family Buildings. Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	Minimum Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet.  For single family residences the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must 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.*
§ 110.10(b)2:	Orientation. All sections of the solar zone located on steep-sloped roofs must be oriented between 110 degrees and 270 degrees of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment."
110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of interconnection will be the main service panel); and a pathway for routing of plumbing from the solar zone to the water-heating system.
§ 110.10(d):	<b>Documentation.</b> A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.

Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit

breaker for a future solar electric installation. The reserved space must be: positioned at the opposite (load) end from the input feeder location or

main circuit location; and permanently marked as "For Future Solar Electric".



§ 150.0(h)3A:	Clearances. Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	Liquid Line Drier. Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.
§ 150.0(j)1;	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	Water piping and cooling system line insulation. For domestic hot water system piping, whether buried or unburied, all of the following must be insulated according to the requirements of TABLE 120.3-A: the first 5 feet of hot and cold water pipes from the storage tank; all piping with a nominal diameter of 3/4 inch or larger; all piping associated with a domestic hot water recirculation system regardless of the pipe diameter; piping from the heating source to storage tank or between tanks; piping buried below grade; and all hot water pipes from the heating source to kitchen fixtures.*
§ 150.0(j)2B:	Water piping and cooling system line insulation. All domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve.*
§ 150.0(j)2C:	Water piping and cooling system line insulation. Pipe for cooling system lines must be insulated as specified in § 150.0(j)2A. Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3-A.*
§ 150.0(j)3:	Insulation Protection. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§ 150.0(j)3A:	<b>Insulation Protection.</b> Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. The cover must be water retardant and provide shielding from solar radiation that can cause degradation of the material.
§ 150.0(j)3B:	Insulation Protection. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a Class I or Class II vapor retarder.
§ 150.0(n)1:	Gas or Propane Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 120V electrical receptacle within 3 feet of the water heater; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu/hr.
§ 150.0(n)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC) or by a listing agency that is approved by the Executive Director.
Ducts and Fans	
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must be installed, sealed, and insulated to meet the requirements of CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portion of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 (or higher if required by CMC § 605.0) or a minimum installed level of R-4.2 when entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area of the ducts.
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Dampers. All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§ 150.0(m)8:	<b>Gravity Ventilation Dampers.</b> Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	<b>Protection of Insulation.</b> Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner core flex duct must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11and Reference Residential Appendix RA3.
§ 150.0(m)12:	Air Filtration. Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, must be provided with air filter devices that meet the design, installation, efficiency,



§ 150.0(k)2H:

130.5(f); and all other requirements in § 150.0(k)2.

§ 150.0(m)13:	Duct System Sizing and Air Filter Grille Sizing. Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy ≤ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central
§150.0(o):	forced air systems.*  Ventilation for Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing whole-building ventilation.
§ 150.0(o)1A:	Field Verification and Diagnostic Testing. Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.7.
Pool and Spa Sy	/stems and Equipment Measures:
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	<b>Piping.</b> Any pool or spa heating equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or bui
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional inlets and time switches for pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measu	res:
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 110.9(e):	JA8 High Efficacy Light Sources. To qualify as a JA8 high efficacy light source for compliance with § 150.0(k), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JA8.
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must be high efficacy in accordance with TABLE 150.0-A.
§ 150.0(k)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C. A JA8-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings.
§ 150.0(k)1D:	Electronic Ballasts. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less tha 20 kHz.
§ 150.0(k)1E:	Night Lights. Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 130.0(c). Night lights do not need to be controlled by vacancy sensors.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Joint Appendix JA8. Installed lamps must be marked with "JA8-2016" or "JA8-2016-E" as specified in Reference Joint Appendix JA8.*
§ 150.0(k)1H:	Enclosed Luminaires. Light sources installed in enclosed luminaires must be JA8 compliant and must be marked with "JA8-2016-E."
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be switched separately from lighting systems.*
§ 150.0(k)2C:	Interior Switches and Controls. Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
§ 150.0(k)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	Interior Switches and Controls. No control must bypass a dimmer or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with dimmer requirements if it: functions as a dimmer according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.5(f); and meets all other requirements in § 150.0(k)2.
& 150 0(k)2H:	Interior Switches and Controls. An EMCS may be used to comply with vacancy sensor requirements in § 150.0(k) if it meets all of the following: it functions as a vacancy sensor according to § 110.9: the Installation Certificate requirements of § 130.4: the EMCS requirements of

	2016 Low-Rise Residential Mandatory Measures Summary
§ 150.0(m)13:	Duct System Sizing and Air Filter Grille Sizing. Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy ≤ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central forced air systems.*
§150.0(o):	Ventilation for Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing whole-building ventilation.
§ 150.0(o)1A:	Field Verification and Diagnostic Testing. Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.7.
Pool and Spa S	ystems and Equipment Measures:
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	<b>Piping.</b> Any pool or spa heating equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional inlets and time switches for pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measu	res:
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 110.9(e):	JA8 High Efficacy Light Sources. To qualify as a JA8 high efficacy light source for compliance with § 150.0(k), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JA8.
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must be high efficacy in accordance with TABLE 150.0-A.
§ 150.0(k)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C. A JA8-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings.
§ 150.0(k)1D:	Electronic Ballasts. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	Night Lights. Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 130.0(c). Night lights do not need to be controlled by vacancy sensors.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Joint Appendix JA8. Installed lamps must be marked with "JA8-2016" or "JA8-2016-E" as specified in Reference Joint Appendix JA8.
§ 150.0(k)1H:	Enclosed Luminaires. Light sources installed in enclosed luminaires must be JA8 compliant and must be marked with "JA8-2016-E."
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be switched separately from lighting systems.*
§ 150.0(k)2C:	Interior Switches and Controls. Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
§ 150.0(k)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
	Interior Switches and Controls. No control must hypass a dimmer or vacancy sensor function if the control is installed to comply with

following: it functions as a vacancy sensor according to § 110.9; the Installation Certificate requirements of § 130.4; the EMCS requirements of §

Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.



§ 110.9: LIGHTING CONTROLS AND COMPONENTS. ALL LIGHTING CONTROL DEVICES AND SYSTEMS, BALLASTS, AND LUMINAIRES MUST MEET THE APPLICABLE REQUIREMENTS OF § 110.9.\*

§ 110.9(E): JA8 HIGH EFFICACY LIGHT SOURCES. TO QUALIFY AS A JA8 HIGH EFFICACY LIGHT SOURCE FOR COMPLIANCE WITH § 150.0(K), A RESIDENTIAL LIGHT SOURCE MUST BE CERTIFIED TO THE ENERGY COMMISSION ACCORDING TO REFERENCE JOINT APPENDIX JA8.

§ 150.0(K)1A: LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.

§ 150.0(K)1B: BLANK ELECTRICAL BOXES. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE MUST BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL.

§ 150.0(K)1C: RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE: SEALING: MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN § 150.0(K)1C. A JA8-2016-E LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.

§ 150.0(K)1D: ELECTRONIC BALLASTS. BALLASTS FOR FLUORESCENT LAMPS RATED 13 WATTS OR GREATER MUST BE ELECTRONIC AND MUST HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.

§ 150.0(K)1E: NIGHT LIGHTS. PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHAUST FANS MUST BE RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER PER LUMINAIRE OR EXHAUST FAN AS DETERMINED IN ACCORDANCE WITH § 130.0(C). NIGHT LIGHTS DO NOT NEED TO BE CONTROLLED BY VACANCY SENSORS.

§ 150.0(K)1F: LIGHTING INTEGRAL TO EXHAUST FANS. LIGHTING INTEGRAL TO EXHAUST FANS (EXCEPT WHEN INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS) MUST MEET THE APPLICABLE REQUIREMENTS OF § 150.0(K).\*

§ 150.0(K)1G: SCREW BASED LUMINAIRES. SCREW BASED LUMINAIRES MUST NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS AND MUST CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8. INSTALLED LAMPS MUST BE MARKED WITH "JA8-2016" OR "JA8-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.\*

§ 150.0(K)1H: ENCLOSED LUMINAIRES. LIGHT SOURCES INSTALLED IN ENCLOSED LUMINAIRES MUST BE JA8 COMPLIANT AND MUST BE MARKED WITH "JA8-2016-E."

§ 150.0(K)2A: INTERIOR SWITCHES AND CONTROLS. ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES MUST COMPLY WITH NEMA SSL 7A.

§ 150.0(K)2B: INTERIOR SWITCHES AND CONTROLS. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.\*

§ 150.0(K)2C: INTERIOR SWITCHES AND CONTROLS. LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.

§ 150.0(K)2D: INTERIOR SWITCHES AND CONTROLS. CONTROLS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

§ 150.0(K)2E: INTERIOR SWITCHES AND CONTROLS. NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IS INSTALLED TO COMPLY WITH § 150.0(K).

§ 150.0(K)2F: INTERIOR SWITCHES AND CONTROLS. LIGHTING CONTROLS MUST COMPLY WITH THE

APPLICABLE REQUIREMENTS OF § 110.9.

§ 150.0(K)2G: INTERIOR SWITCHES AND CONTROLS. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IF IT: FUNCTIONS AS A DIMMER ACCORDING TO § 110.9; MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS OF § 130.4; MEETS

THE EMCS REQUIREMENTS OF § 130.5(F); AND MEETS ALL OTHER REQUIREMENTS IN § 150.0(K)2.

§ 150.0(K)2H: INTERIOR SWITCHES AND CONTROLS. AN EMCS MAY BE USED TO COMPLY WITH VACANCY SENSOR REQUIREMENTS IN § 150.0(K) IF IT MEETS ALL OF THE FOLLOWING: IT FUNCTIONS AS A VACANCY SENSOR ACCORDING TO § 110.9; THE INSTALLATION CERTIFICATE REQUIREMENTS OF § 130.4; THE EMCS REQUIREMENTS OF § 130.5(F); AND ALL OTHER REQUIREMENTS IN § 150.0(K)2.

§ 150.0(K)2I: INTERIOR SWITCHES AND CONTROLS. A MULTISCENE PROGRAMMABLE CONTROLLER MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN § 150.0(K) IF IT PROVIDES THE FUNCTIONALITY OF A DIMMER ACCORDING TO § 110.9, AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN § 150.0(K)2.

§ 150.0(K)2J: INTERIOR SWITCHES AND CONTROLS. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR.

§ 150.0(K)2K: INTERIOR SWITCHES AND CONTROLS. DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN HALLWAYS.\*

§ 150.0(K)2L: INTERIOR SWITCHES AND CONTROLS. UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

§ 150.0(K)3A: RESIDENTIAL OUTDOOR LIGHTING. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING, OR TO OTHER BUILDINGS ON THE SAME LOT, MUST MEET THE REQUIREMENT IN ITEM § 150.0(K)3AI (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM

§ 150.0(K): 3AII (PHOTOCELL AND MOTION SENSOR) OR ITEM § 150.0(K)3AIII (PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS).

§ 150.0(K)3B: RESIDENTIAL OUTDOOR LIGHTING. FOR LOW-RISE MULTIFAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES, AND PORCHES; AND OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH LESS THAN EIGHT VEHICLES PER SITE MUST COMPLY WITH EITHER § 150.0(K)3A OR WITH THE APPLICABLE REQUIREMENTS IN §§ 110.9, 130.0, 130.2, 130.4, 140.7 AND 141.0.

§ 150.0(K)3C: RESIDENTIAL OUTDOOR LIGHTING. FOR LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING NOT REGULATED BY

§ 150.0(K)3B OR § 150.0(K)3D MUST COMPLY WITH THE APPLICABLE REQUIREMENTS IN §§ 110.9, 130.0, 130.2, 130.4, 140.7 AND 141.0.

§ 150.0(K)3D: RESIDENTIAL OUTDOOR LIGHTING. OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH A TOTAL OF EIGHT OR MORE VEHICLES PER SITE MUST COMPLY WITH THE APPLICABLE REQUIREMENTS IN §§ 110.9, 130.0, 130.2, 130.4, 140.7, AND 141.0.

SIGNS MUST COMPLY WITH § 140.8; OR MUST CONSUME NO MORE THAN 5 WATTS OF POWER AS DETERMINED ACCORDING TO § 130.0(C).

§ 150.0(K)4: INTERNALLY ILLUMINATED ADDRESS SIGNS. INTERNALLY ILLUMINATED ADDRESS

§ 150.0(K)5: RESIDENTIAL GARAGES FOR EIGHT OR MORE VEHICLES. LIGHTING FOR RESIDENTIAL PARKING GARAGES FOR EIGHT OR MORE VEHICLES MUST COMPLY WITH THE APPLICABLE REQUIREMENTS FOR NONRESIDENTIAL GARAGES IN §§ 110.9, 130.0, 130.1, 130.4, 140.6, AND 141.0.

§ 150.0(K)6A: INTERIOR COMMON AREAS OF LOW-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20 PERCENT OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING MUST BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY AN OCCUPANT SENSOR.

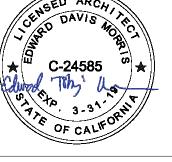
§ 150.0(K)6B: INTERIOR COMMON AREAS OF LOW-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20 PERCENT OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING MUST:

I. COMPLY WITH THE APPLICABLE REQUIREMENTS IN §§ 110.9, 130.0, 130.1, 140.6 AND 141.0; AND II. LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS MUST BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50 PERCENT. THE OCCUPANT SENSORS MUST BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

morris architects 139 Noe Street San Francisco, C

415 749 0302

Revisions



## 26A, 26, 26 1/2 HILL STREET

RENOVATION OF **EXISTING UNITS IN EXISTING 3 UNIT** BLDG.

BLOCK 3617 / LOT 054

## NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

> **GENERAL** NOTES

DATE 03/11/2019

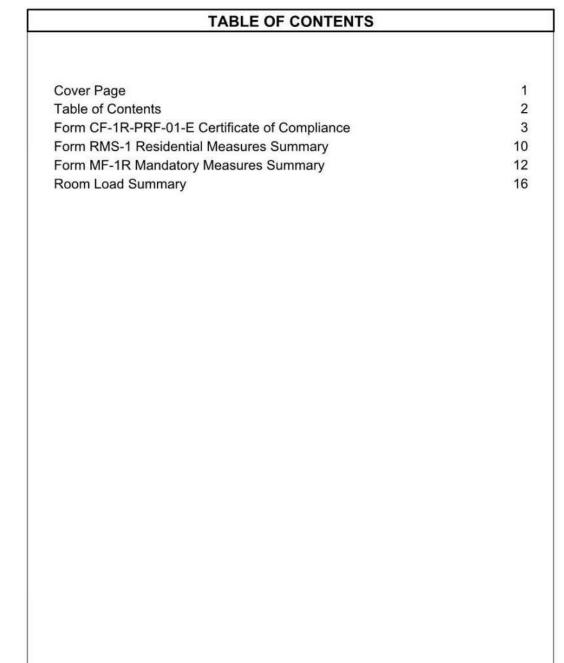
**SCALE** 1" = 1'-0"

DRAWN BY SN, OG, SLC

CHECKED BY

JOB NO.





RTIFICA	TE OF COMPLIANCE - RESIDENTI	AL PERFORMANCE COMPLIAN	CE METHOD				CF1R-PR	
	ne: Residential Building			ate/Time: 09:4	4, Tue, Oct 09, 2018		Page 1	
	Description: Title 24 Analysis				Addition (Unit 26A).ribd16	ix .		
			410 400 410 40 40 40 40 40 40 40 40 40 40 40 40 40					
NERAL IN	FORMATION							
01	Project Name	Residential Building						
2	Calculation Description	Title 24 Analysis						
3	Project Location	26A Hill Street						
14	City	San Francisco	05		Standards Version	Compliance 2017		
16	Zip Code	94114	07	Con	pliance Manager Version	BEMCmpMgr 2016.3	1 (1149)	
8	Climate Zone	CZ3	09		Software Version	EnergyPro 7.2		
10	Building Type	Single Family	11	Front	Orientation (deg/Cardinal)	180		
12 Project Scope Addition and/or Alteration			13	8,5	Number of Dwelling Units	1		
14 Total Cond. Floor Area (ft²) 925		925	15		Number of Zones	2		
16 Slab Area (ft²) 93		925	17		Number of Stories	1		
18 Addition Cond. Floor Area (ft²)		230	19		Natural Gas Available	No		
20	Addition Slab Area (ft <sup>2</sup> )	230	21		Glazing Percentage (%)	12.4%		
MPLIANC	E RESULTS				·			
01	Building Complies with Compu	ter Performance						
02	This building DOES NOT requir							
03	province of the state of the st	or more Special Features shown be	low		W.			
550			024000					
		ENER	RGY USE SUMMAR	Y	10			
	04	05	0	6	07		08	
	Energy Use (kTDV/ft <sup>2</sup> -yr)	Standard Design	Proposed	d Design	Compliance Margin	n Percent Improveme		
	Space Heating	102.32	103	.03	-0.71		-0.7%	
	Space Cooling	6.23	5.1	12	1,11		17.8%	
	IAQ Ventilation	0.00	0.0	00	0.00		0.0%	
	Water Heating	50.61	50.	61	0.00		0.0%	
	Photovoltaic Offset	****	0.0	00	0.00			
	Compliance Energy Total	159.16	158	58.76 0.40		0.3%		

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149

Registration Date/Time:

RESIDENTIAL MEASURES SUMMARY

Project Name Hill Street Addition (Unit 26A)

Project Name: Residential Building

New ductwork added is less than 40 ft. in length
 Non-standard duct location (any location other than attic)

roject manier recordential t	Building		Calculation Date/Time: 09:44, Tue, Oct 09, 2018 Pag								
Calculation Description: Ti	itle 24 Analysis		Input File Name: Hill Street Addition (Unit 26A).ribd16x								
HERS FEATURE SUMMARY											
The following is a summary of the provided in the building components	he features that must be field-verified ents tables below.	d by a certified HERS Ra	iter as a condition for meeti	ng the modeled energy	performance for this computer	analysis. Additional detail is					
Building-level Verifications: None Cooling System Verifications:  None HVAC Distribution System Ve  None Domestic Hot Water System V  None	rifications: /erifications:										
BUILDING - FEATURES INFOR	RMATION 02	03	04	05	06	07					
	Numt				155						
Project Name	Conditioned Floor Area (ft <sup>2</sup> )	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems					
Project Name Residential Building	Conditioned Floor Area (ft²) 925		Number of Bedrooms	Number of Zones							
				11.600	Cooling Systems	(1,000,000,000,000,000,000,000,000,000,0					
Residential Building				11.600	Cooling Systems	(1,000,000,000,000,000,000,000,000,000,0					
Residential Building	925	Units 1	2 04 Zone Floor A	2 05	Cooling Systems	Heating Systems 1 07					
Residential Building  ZONE INFORMATION  01	925	Units 1	2 04 Zone Floor Air (ft²)	2 05	Cooling Systems 0	Heating Systems					

Registration Date/Time:

Project Name: Residential Building

CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149

CF1R-PRF-01

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CF1R-PRF-01

HERS Provider:

Report Generated at: 2018-10-09 09:44:48

Page 6 of 7

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Residential Building
Calculation Date/Time: 09:44, Tue, Oct 09, 2018
Page 3 of 7
Calculation Description: Title 24 Analysis
Input File Name: Hill Street Addition (Unit 26A).ribd16x

PAQUE SURFACES														
01	02		03		04	05		06	07		80	09	10	11
Name	Zone	Con	struction	,	Azimuth	Orient	35772.5	ross Area (ft <sup>2</sup> )	Window & Area (fi		Tilt (deg)	Wall Exception	Status	Verified Existing Conditio
Front Wall	Existing Living Area	R	-0 Wall		180	Fro	nt	162	50.5		90	n/a	Existing	No
Left Wall	Existing Living Area	R	-0 Wall		270	Le	ft	360	0		90	n/a	Existing	No
Right Wall	Existing Living Area	R	-0 Wall		90	Rig	ht	243	47		90	n/a	Existing	No
Interior Surface	Existing Living Area>>Nev Living Area	v R-	0 Wall1					270	0			n/a	New	n/a
Front Wall 2	New Living Area	R-	19 Wall		180	Fro	nt	27	0	Ï	90	Extension	New	n/a
Left Wall 2	New Living Area	R-	19 Wall		270	Le	ft	63	0		90	Extension	New	n/a
Rear Wall	New Living Area	R-	19 Wall		0	Bac	k	189	63		90	Extension	New	n/a
Right Wall 2	New Living Area	ing Area R-19			90	Rig	ht	189	0		90	Extension	New	n/a
PAQUE SURFACES – Ca	02	03	1	04	05		06	07	08	T	09	10	11	12
Name	Zone	Туре	0	rientation	Area (ft²)		ylight ea (ft2)	Roof Rise (x in 12)	Roof Reflectand	ce Er	Roof nittance	Cool Roof	Status	Verified Existing Condifion
Roof	Existing Living Area	R-11 Roof No	Attic	Back	695		0	0	0.1		0.85	No	Existing	No
Roof 2	New Living Area	R-30 Roof No	Attic	Back	230		0	0	0.1		0.85	No	New	n/a
NESTRATION / GLAZIN	IG				om.					-04/97				
01	02		03	04		05	06	07	80		09		10	11
Name	Surface (Orientati	on-Azimuth)	Width (f	t) Heigh	it (ft)	Multiplier	Area (ft	U-factor	SHGC	Exte	erior Sha	ding	Status	Verified Existing Condition
Window	Front Wall (Fro	ont-180)	70000	-	-	1	13.0	1.19	0.83	Insect	Screen (d	default) [	Existing	No
Window 2	Front Wall (Fro	ont-180)	****		-	1	13.0	1.19	0.83	Insect	Screen (d	default) E	Existing	No
Window 3	Right Wall (Ri	ght-90)	****	-	-	1	13.0	1.19	0.83	Insect	Screen (c	default) E	Existing	No
Window 4	Right Wall (Ri	ght-90)	****	***	-	1	13.0	1.19	0.83	Insect	Screen (d	default) E	Existing	No
Sliding Glass Door	Rear Wall (B	ack-0)	****	***	-	1	42.0	0.32	0.55	Insect	Screen (d	default)	New	n/a

Registration Number:	Registration Date/Time:	HERS Provider:
CA Building Energy Efficiency Standards - 2016 Residential Compliance	Report Version - CF1R-06232018-1149	Report Generated at: 2018-10-09 09:44:48

oject Name: Residential	Building			Calculation		Page 4 of 7					
alculation Description:	Title 24 Analysis			Input File I							
PAQUE DOORS									-		
01		02			03	0	4	05	T	06	
Name		Side of Buildi	ng	-	rea (ft <sup>2</sup>	) U-fa	ctor	Status	Veri	fied Existing	Condition
Door		Front Wall			24.5	0.1	50	Existing		No	
Door 2		Right Wall			21.0	0.0	50	Existing		No	
PAQUE SURFACE CONST	RUCTIONS							- 07			
01	02	03		04		05	06			07	
Construction Name	tion Name Surface Type Construction Type			Framing		Total Cavity R-value	Winter Desig U-factor	n	Assembly Layers		
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4	@ 16 in. O.C.		none	0.361	• Car	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco		
R-11 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x4	@ 16 in. O.C.		R 11	0.088	• Car	de Finish: Gy vity / Frame: of Deck: Woo ofing: Light R	R-11 / 2x4 od Siding/she	athing/decking
R-0 Wall1	Interior Walls	Valls Wood Framed Wall		l @ 16 in. O.C.		none	0.277	• Car	ide Finish: Gy vity / Frame: ner Side Finis	no insul. / 2x	4
R-19 Wall	R-19 Wall Exterior Walls Wood Framed Wall		2x6	6 @ 16 in. O.C.	@ 16 in. O.C.		0.058	• Cav		<ul> <li>Inside Finish: Gypsum Board</li> <li>Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2</li> <li>Sheathing / Insulation: R3 Sheathing</li> <li>Exterior Finish: 3 Coat Stucco</li> </ul>	
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x1	2x12 @ 16 in. O.C.		R 30	0.036	• Car	ide Finish: Gy vity / Frame: of Deck: Woo ofing: Light R	R-30 / 2x12 od Siding/she	athing/decking
LAB FLOORS											
01		02	03	04		05		06	07	08	09
Name		Zone	Area (ft <sup>2</sup> )	Perimeter (ft)	E	dge Insul. R-valu		arpeted raction	Heated	Status	Verified Existing Condition
Slab	E	xisting Living Area	695	85		None		8.0	No	Existing	No
Slab 2	9	New Living Area	230	52		None		1	No	New	No

Registration Number:	Registration Date/Time:	HERS Provider:
CA Building Energy Efficiency Standards - 2016 Residential Compliance	Report Version - CF1R-06232018-1149	Report Generated at: 2018-10-09 09:44:4

BUILDING ENVELO	PE - HERS	VERIFICATION					-							
		02						03		04				
Quality In	sulation Ins	Qua	lity Installa	ition of Spray F	Foam I	nsulation	Buildin	g Enve	lope Air Lea	ıkage		CFM	50	
	Not Require			Not Required				Not R	Required			n/a	1	
WATER HEATING S	YSTEMS						dro.			200			90 B	·
01		02		0	3			04		05		06	07	08
Name		System Type		Distribut	tion Type		Wate	Water Heater		Numb Heat		Solar Fraction (%)	Status	Verified Existin
DHW Sys	1	DHW		Stan	dard		DHW	Heater 1		1		0	Existing	No
WATER HEATERS	~			16			95 F C							- 4-
01	02	03	04	05	06		07	08		09	10		11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Energy Factor / Efficiency		Input Rating / Pilot / Thermal Efficiency	t / Insulation nal R-value		Standby Loss / Recovery Eff	First He Rating Flow R	/ NEEA	A Heat Pump and / Model	Tank Location or Ambient Condition
DHW Heater 1	Electric Resistance	e Small Storage	1	50 0.93 EF		a a	<= 12 kW	0		n/a	n/a	n/a		Existing Living Area
SPACE CONDITION	ING SYSTE	MS			*		**		112					
01		02		03			04			05			07	08
SC Sys Nam	e	System Type		Heating Unit Name			Cooling Unit Name		Fan Name		Distribution Name		Status	Verified Existin Condition
HVAC System	11 0	ther Heating and Coo System	oling F	Heating Component 1 Cool			oling Component 1 HVA				r Distributi System 1	Distribution Existing		No
HVAC - HEATING U	NIT TYPES										4.00			
	01					02				03			04	
	Name				Syst	tem Ty	pe		Nu	ımber of Ur	its	its Efficiency		
He	eating Comp	onent 1			E	lectric				1			3.413 HSP	F
HVAC - COOLING U	INIT TYPES		98											
01 02					03	ı	04 0	5	0	6		07		08
Name		System	Туре	N	umber of Units		Efficiency EER SE	ER Zo	onally C	ontrolled	Com	pressor Typ	e HE	RS Verification
Cooling Component 1 NoCooling		**		1		n/a n					n/a		n/a	

HERS Provider:

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149

Report Generated at: 2018-10-09 09:44:48

Registration Number:

Calculation Date/Time: 09:44, Tue, Oct 09, 2018

01		02	03	04	05	06	07	08	09	10
Name	т	уре	Duct Leakage	Insulation R-value	Supply Duct Location	Return Duct Location	Bypass Duct	Status	Verified Existing Condition	HERS Verificatio
Air Distribution System 1		ted entirely in ned space	Existing (not specified)	6.0	Conditioned Zone	Conditioned Zone	None	Existing + New	No	No n/a
AQ (Indoor Air Q	uality) FANS				1307					20
01			02		03		04	05		06
Dwelling	Unit		IAQ CFM		IAQ Watts/CFM	1.	AQ Fan Type	IAQ Reco		Verification
SFam IAQ	/entRpt		0		0.25		Default	0	No	Required

Registration Date/Time:

Calculation Date/Time: 09:44, Tue, Oct 09, 2018

HERS Provider:

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149

Report Generated at: 2018-10-09 09:44:48

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE	E COMPLIANCE METHOD CF1R-PRF-0
Project Name: Residential Building	Calculation Date/Time: 09:44, Tue, Oct 09, 2018 Page 7 of
Calculation Description: Title 24 Analysis	Input File Name: Hill Street Addition (Unit 26A).ribd16x
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and	complete.
Documentation Author Name: Timothy Carstairs, CEA, HERS, GPR	Documentation Author Signature:
Carstairs Energy Inc.	Signature Date: 10/9/2018  CABEC
Address: 2238 Bayview Heights Drive, Suite E	CEA/HERS Certification Identification (If applicable): CERTIFIED ENROY ANALYST Tenothy Certains
City/State/Zip: LOS Osos, CA 93402	Phone: (805) 904-9048
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify that the energy features and performance specifications ider Regulations.     The building design features or system design features identified on	California: to accept responsibility for the building design identified on this Certificate of Compliance. tified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, enforcement agency for approval with this building permit application.
Responsible Designer Name:	Responsible esigner Signature:
EDWARD 'TOBY' MORRIS	(d)
KERMAN MORRIS ARCHITECTS, LLP	Date Signed: 10/9/2018
Address: 139 NOE STREET	License: C - 24585
City/State/Zip: SAN FRANCISCO, CA 94114	Phone: (415) 749 0302

legistration Number:	Registration Date/Time:	HERS Provider:
A Building Energy Efficiency Standards - 2016 Residential Compliance	Report Version - CF1R-06232018-1149	Report Generated at: 2018-10-09 09:44:48

RESID	DENTI	WE MILW	OKES (	JOIN1111	AK I					RMS-1
Project Na Hill Stre		ion (Unit 26	4)	Build	ding Type	☑ Single Fam ☐ Multi Famil		ddition Alone xisting+ Addition	/Alteration	Date 10/9/2018
Project Ad		0 5		100 March 2017		rgy Climate Zone	Total C	ond. Floor Area	Addition	# of Units
		San Franci	SCO	0	A Clima	ate Zone 03		925	230	1
	ATION ruction			Cav	rity	Area (ft²) S	pecia	I Features		Status
Wall	Wood Fra			10 HOOK - 10 C	sulation	112	pecia	i i catares		Existing
Door	Opaque L	TOSTINOS.			sulation	25				Existing
Wall	Wood Fra	23.302		1.0000000000000000000000000000000000000	sulation	360				Existing
Wall	Wood Fra	amed		- no ins	sulation	196				Existing
Door	Opaque L	Door		- no ins	sulation	21				Existing
Roof	Wood Fra	amed Rafter		R 11		695				Existing
Slab	Unheated	d Slab-on-Grade		- no ins	sulation	695 Perim	= 85'			Existing
Demising	Wood Fra	amed		- no ins	sulation	270				New
FENES	STRATI		Total Area:	115	Glazing	r wiscontings.		New/Altered Avera	ge U-Factor:	0.32
Orienta	ation	Area(ft2)	U-Fac	SHGC	Overh	nang Side		Exterior Sha		Status
Front (S)		26.0	1.190	0.83	none	none	1	Bug Screen		Existing
Right (E)		26.0	1.190	0.83	none	none	- 3	Bug Screen		Existing
Rear (N)		63.0	0.320	0.55	none	none		Bug Screen		New
	SYSTE		Min. E	ff Co	olina	Mi	n. Eff	Ther	mostat	Status
Qty. I	SYSTE Heating Electric		Min. Et		oling Coolina	955550	n. Eff	<b>Ther</b> Setback	mostat	Status Existing
Qty. I	Heating		Min. Et		<b>oling</b> Cooling	955550		(0,00,00,00)	mostat	Status Existing
Qty. I	Heating Electric DISTRI	BUTION	TE-ZOO: BOUTOU	F No		955550	SEER	Setback	mostat uct -Value	AND ADDRESS OF THE PARTY OF THE
Qty. I	Heating Electric  DISTRI on	BUTION	3.55 HSP	F No	Cooling	14.0	SEER	Setback	uct -Value	Existing
HVAC Location	Heating Electric  DISTRI on stem	BUTION He Ducted	3.55 HSP	F No	Cooling	Duct Loc Conditioned	SEER	Setback  D R 6.	uct -Value	Existing

						Total Cond !		A -F-Eat-man		
	Address III Street San Francis	sco		nergy Climai nate Zon		Total Cond. I		Addition 230		# of Unit
	LATION			Area						
	truction Type		Cavity	(ft <sup>2</sup> )	S	pecial Fe	atures		Sta	atus
/all	Wood Framed		R 19	27					Nev	v
/all	Wood Framed		R 19	63	Add=R	-3.0			Nev	v
'all	Wood Framed		R 19	126	Add=R	-3.0			Nev	v
/all	Wood Framed		R 19	189	Add=R	-3.0			Nev	v
oof	Wood Framed Rafter		R 30	230					Nev	V:
lab	Unheated Slab-on-Grade		- no insulation	230	Perim	= 52'			Nev	v
ENE	STRATION	Total Area:	115 Glazir	ng Percentag	ge: 1.	2.4 % New/A	ltered Averag	ge U-Factor:		0.32
Orien	tation Area(ft²)		HGC Ove							atus
	C SYSTEMS Heating	Min. Eff	Cooling		Min	. Eff	Therr	mostat	Sta	atus
Qty.	Heating  DISTRIBUTION	Min. Eff	Cooling		Min t Loca		Di	mostat uct -Value		atus atus
VATI	Heating  DISTRIBUTION	ating	Cooling	Duc	t Loca		Di	uct	Sta	

roject Name	SUMMARY							Date		200-207
Hill Street Addition	n (Unit 26A)								10/9/2	018
System Name HVAC System								Floor	Area 925	
ROOM LOAD SUN	IMARV								920	)
TOOM LOAD SON	IMANT		DOO	M COOLING	DEAK	0011	COOLING	DEAK	0011 11	TG. PEAK
9000010000	D	14.0							27	
Zone Name existing Living Area	Room Name Existing 1st Floor	Mult.	CFM 547	Sensible 11,612	Latent 278	CFM 547	Sensible 11,612	Latent 278	CFM 356	Sensible 14,04
lew Living Area	1st Floor Addition	1	132	2,806	92	132	2,806	92	80	3,13
ew Living Area	1st Floor Addition	- '	132	2,000	92	132	2,000	32	00	3,73
		+		-				-	-	
			-		-	_				
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				PAGE TOT	AL	679	14,418	370	436	17,18
				TOTA	L*	679	14,418	370	436	17,18

Registration Number:

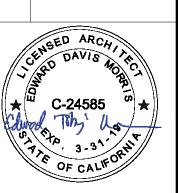
Report Generated at: 2018-10-09 09:44:48

architects LLP

139 Noe Street
San Francisco, CA
94114
415 749 0302

Revisions

morris



## 26A, 26, 26 1/2 HILL STREET

RENOVATION OF EXISTING UNITS IN EXISTING 3 UNIT BLDG.

BLOCK 3617 / LOT 054

## NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

any work.

All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

TITLE-24 ENERGY REPORT

DATE 03/11/2019 SCALE

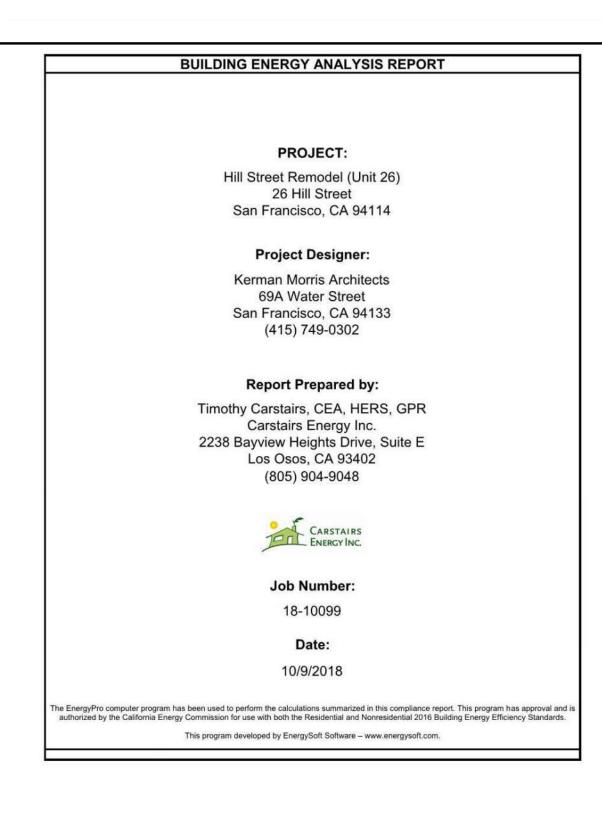
DRAWN BY SN, OG, SLC

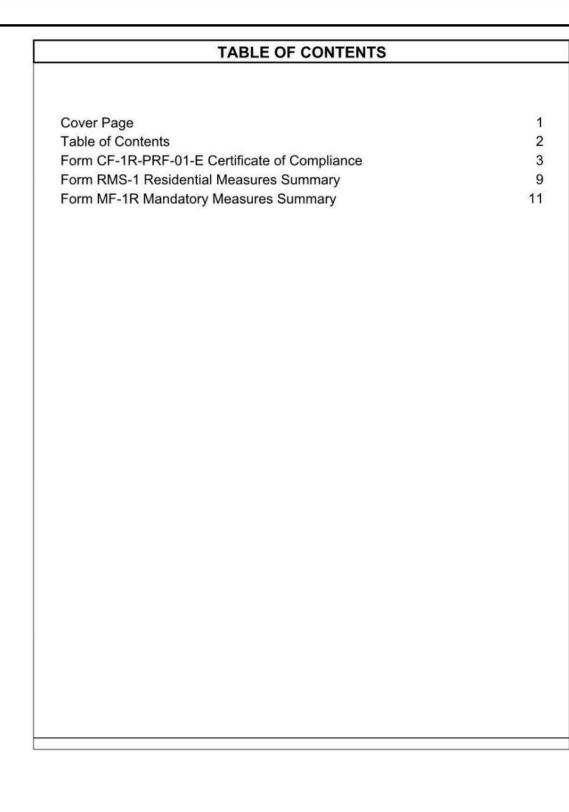
IOD NO

CHECKED BY

JOB NO.

T24-02





	TE OF COMPLIANCE - RESIDENTI	AL PERFORMANCE COMPLIAN		- B-1-Fi 00	20 T - 0-1-00 2010	CF1R-PRF	
	ne: Residential Building  Description: Title 24 Analysis				39, Tue, Oct 09, 2018 Remodel (Unit 26).ribd16	Page 1 o	
				7	8 8		
GENERAL IN	FORMATION			- 02			
01	Project Name	Residential Building					
02	Calculation Description	Title 24 Analysis					
03	Project Location	26 Hill Street					
04	City	San Francisco			Standards Version	Compliance 2017	
06	Zip Code	94114		Co	mpliance Manager Version	BEMCmpMgr 2016.3.1 (1149)	
08	Climate Zone	CZ3	09		Software Version	EnergyPro 7.2	
10	Building Type	Single Family	11	Fron	t Orientation (deg/Cardinal)	180	
12	Project Scope	Addition and/or Alteration			Number of Dwelling Units	1	
14	Total Cond. Floor Area (ft <sup>2</sup> )	1150	15		Number of Zones	1	
16	Slab Area (ft²)	0	17	Number of Stories		1	
18	Addition Cond. Floor Area (ft <sup>2</sup> )	0	19		Natural Gas Available	No	
20	Addition Slab Area (ft <sup>2</sup> )	0	21		Glazing Percentage (%)	6) 19.7%	
COMPLIANC	E RESULTS			<u> </u>	Win .		
01	Building Complies with Compu	ter Performance			W.		
02	This building DOES NOT requir	e HERS Verification			))		
		ENE	RGY USE SUM	MARY			
	04	05		06	07	08	
	Energy Use (kTDV/ft <sup>2</sup> -yr)	Standard Design	Prop	osed Design	Compliance Margin	Percent Improvement	
	Space Heating	226.29		225.36	0.93	0.4%	
	Space Cooling	20.12		20.16	-0.04	-0.2%	
	IAQ Ventilation	0.00		0.00	0.00	0.0%	
	Water Heating 41.32			41.31	0.01	0.0%	

NO SPECIAL FEATURES REQUIRED							
Registration Number:	Registration Date/Time:	HERS Provider:					
CA Building Energy Efficiency Standards - 2016 Residential Compliance	Report Version - CF1R-06232018-1149	Report Generated at: 2018-10-09 09:40:00					

Project Name: Residential Building

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

e following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis

Photovoltaic Offset

Compliance Energy Total

Living Area

REQUIRED SPECIAL FEATURES

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01 Project Name: Residential Building Calculation Date/Time: 09:39, Tue, Oct 09, 2018 Page 2 of 6 Calculation Description: Title 24 Analysis Input File Name: Hill Street Remodel (Unit 26).ribd16x HERS FEATURE SUMMARY The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is Building-level Verifications:

- --None-Cooling System Verifications:

- -- None -HVAC Distribution System Verifications Domestic Hot Water System Verifications:
- -- None --Number of Dwelling
Units
Number of Bedrooms
Number of Zones Residential Building ZONE INFORMATION 04 05 Zone Floor Area (ft²) Avg. Ceiling Height Water Heating System 1 Water Heating System 1 Zone Name **HVAC System Name** HVAC System1 1150 9.5 DHW Sys 1 Living Area OPAQUE SURFACES 04 05 06 07 08 09 10 11 Gross Area | Window & Door | Tilt | Wall Azimuth Orientation (ft²) Area (ft²) (deg) Exception Status Condition

180 Front 200 68 90 n/a Existing No

R-0 Wall

R-0 Wall

HERS Provider: Registration Number: Registration Date/Time: CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149 Report Generated at: 2018-10-09 09:40:00

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01 CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Residential Building Calculation Date/Time: 09:39, Tue, Oct 09, 2018 Page 3 of 6 Calculation Description: Title 24 Analysis Input File Name: Hill Street Remodel (Unit 26).ribd16x OPAQUE SURFACES – Cathedral Ceilings 03 04 05 06 07 08 09 10 11 12 ENESTRATION / GLAZING Window Front Wall (Front-180) Window 3 Front Wall (Front-180)

 Rear Wall (Back-0)
 --- 1
 8.0
 1.19
 0.83
 Insect Screen (default)
 Existing
 No

 Right Wall (Right-90)
 --- 1
 27.0
 1.19
 0.83
 Insect Screen (default)
 Existing
 No

 SW Wall (- specify --225)
 --- 1
 19.0
 1.19
 0.83
 Insect Screen (default)
 Existing
 No

 SE Wall (- specify --135)
 --- 1
 19.0
 1.19
 0.83
 Insect Screen (default)
 Existing
 No

OPAQUE SURFACE	CONSTRUC	CTIONS			(44)		20	10						
01		02		03	04	L.	05	06				07		
Construction I	Name	Surface Type	Constru	ction Type	Fram	ing	Total Cavity R-value	Winter Des U-facto			A	ssembly La	yers	
R-0 Wall		Exterior Walls	Wood Fr	amed Wall	2x4 @ 16	in. O.C.	none	0.361	:	Cavity	/ Frame	Gypsum Bo e: no insul. / n: 3 Coat Stu	2x4	
R-11 Roof No	Attic	Cathedral Ceilings	Wood Fra	med Ceiling	2x4 @ 16	in. O.C.	R 11	0.088	:	Cavity Roof D	/ Frame Deck: W	Gypsum Bo e: R-11 / 2x4 lood Siding/s Roof (Asph	t sheathing/deckin	
R-0 Floor No Cra	wispace	Exterior Floors	Wood Fr	amed Floor	2x12 @ 16	in. O.C.	none	0.240	:	Floor L	Deck: W	Carpeted lood Siding/ : no insul. /	sheathing/deckir 2x12	
BUILDING ENVELO	PE - HERS V	/ERIFICATION	me											
	01				02			03				04		
Quality In:	sulation Inst	allation (QII)	Qua	ity Installa	tion of Spray Foam I	nsulation	<b>Building Env</b>	elope Air Leal	kage			CFM	50	
	Not Require	ed			Not Required	ot Required		Not Required			n/a			
WATER HEATING S	YSTEMS					3								
01		02		0	3		04	05		06	6	07	08	
Name		System Type		Distribut	ion Type	Type Wat		Number of Heaters		Sol Fract	tion	Status	Verified Existin	
DHW Sys	1	DHW		Stan	dard	DHW	Heater 1	1		0		Existing	No	
WATER HEATERS		-											?.	
01	02	03	04	05	06	07	08	09	10			11	12	
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (Int/Ext)	Standby Loss / Recovery Eff	First I Ratir	ng/		Heat Pump d / Model	Tank Location	
11.000005	Electric	Small Storage	4	50	0.02 EE	c= 12 MM	0	n/a	nle		III COMPANIE	n/a	Living Area	

DHW Heater 1 Electric Resistance Small Storage 1 50 0.93 EF <= 12 kW 0 n/a n/a n/a

ACE CONDITIONING S	SYSTEMS						
01	02	03	04	05	06	07	08
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Status	Verified Existing Condition
HVAC System1	Other Heating and Cooling System	Heating Component 1	Cooling Component 1	HVAC Fan 1	- none -	Existing	No
Q (Indoor Air Quality) F	FANS						
01	02		03	04	05		06
Dwelling Unit	IAQ CFM	IA	Q Watts/CFM	IAQ Fan Type	IAQ Reco Effectivene		HERS Verification
SFam IAQVentRpt	0		0.25	Default	0		Not Required

Calculation Date/Time: 09:39, Tue, Oct 09, 2018

Calculation Description: Title 24 Analysis	Input File Name: Hill Street Remodel (Unit 26).ribd16x
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and c	complete.
Documentation Author Name: Timothy Carstairs, CEA, HERS, GPR	Documentation Author Signature:
Company: Carstairs Energy Inc.	Signature Date: 10/9/2018  CABEC
Address: 2238 Bayview Heights Drive, Suite E	CEA/HERS Certification Identification (If applicable): CERTIFIED ENERGY ANALYST Transfer, Certains
City/State/Zip: LOS Osos, CA 93402	Phone: (805) 904-9048
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
<ol> <li>I certify that the energy features and performance specifications ident Regulations.</li> </ol>	to accept responsibility for the building design identified on this Certificate of Compliance.  Iffied on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of this Certificate of Compliance are consistent with the information provided on other applicable compliance documents,
Responsible Designer Name:  EDWARD 'TOBY' MORRIS	Responsible psigner Signature:
KERMAN MORRIS ARCHITECTS, LLP	Date Signed: 10/9/2018
Address: 139 NOE STREET	License: C - 24585
City/State/Zip: SAN FRANCISCO, CA 94114	Phone: (415) 749 0302

Calculation Date/Time: 09:39, Tue, Oct 09, 2018

270 Left 675 34 90 n/a Existing No

R-0 Wall 90 Right 675 27 90 n/a Existing No R-0 Wall 225 45 29 19 90 n/a Existing No

R-0 Wall 135 315 29 19 90 n/a

Registration Number: Registration Date/Time: CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149

Side of Building

Sliding Glass Door

Window 7

Window 8

Window 10

Name

OPAQUE DOORS

HERS Provider: Report Generated at: 2018-10-09 09:40:00

 03
 04
 05
 06

 Area (ft²)
 U-factor
 Status
 Verified Existing Condition

 14.0
 0.50
 Existing
 No

Registration Number: Registration Date/Time: CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

HERS Provider: Report Generated at: 2018-10-09 09:40:00

Registration Number: Registration Date/Time: CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149

Registration Number: HERS Provider:

Report Generated at: 2018-10-09 09:40:00

Front Wall

Left Wall

Rear Wall

SW Wall

Raised Floor

CF1R-PRF-01

Page 5 of 6

Living Area

Living Area

Living Area

Living Area

Living Area

Living Area

Living Area R-0 Floor No Crawlspace

Project Name: Residential Building

Registration Date/Time: CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149

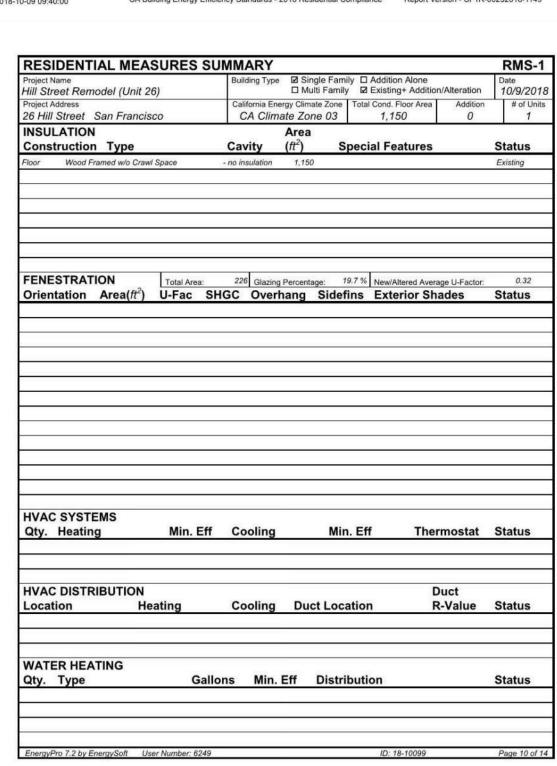
HERS Provider: Report Generated at: 2018-10-09 09:40:00

CF1R-PRF-01

Page 6 of 6

RESIDENTIAL MEASURES SUMMARY RMS-1 ☐ Multi Family ☑ Existing+ Addition/Alteration 10/9/2018 Hill Street Remodel (Unit 26) California Energy Climate Zone Total Cond. Floor Area Addition # of Units
CA Climate Zone 03 1 150 0 1 26 Hill Street San Francisco CA Climate Zone 03 1,150 INSULATION Construction Type Cavity (ft<sup>2</sup>) Special Features Wall Wood Framed - no insulation 132 - no insulation 14 Opaque Door Existing Wood Framed - no insulation 641 Existing Wood Framed - no insulation 165 Existing Wood Framed - no insulation 648 Existing Wood Framed Existing Wall Wood Framed - no insulation 10 Existing Wood Framed Rafter 1,150 Existing FENESTRATION 226 Glazing Percentage: 19.7 % New/Altered Average U-Factor: Total Area: Orientation Area(ft²) U-Fac SHGC Overhang Sidefins Exterior Shades Status 
 54.0
 1.190
 0.83
 none
 none
 Bug Screen

 34.0
 0.320
 0.50
 none
 none
 Bug Screen
 Altered 73.0 1.190 0.83 none none Bug Screen Existing Existing 19.0 1.190 0.83 none none Bug Screen Existing 19.0 1.190 0.83 none none Bug Screen Existing **HVAC SYSTEMS** Min. Eff Cooling Min. Eff Thermostat Status 3.55 HSPF No Cooling 14.0 SEER Setback **HVAC DISTRIBUTION** R-Value Status Location Heating Cooling Duct Location HVAC System Ductless / with Fan Ductless n/a WATER HEATING Gallons Min. Eff Distribution Qty. Type



industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details. All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them. TITLE-24 **ENERGY** REPORT 03/11/2019 DATE SCALE

morris

architects

139 Noe Street San Francisco, C

415 749 0302

Revisions

C-24585

26A, 26, 26 1/2

HILL STREET

RENOVATION OF

**EXISTING UNITS IN EXISTING 3 UNIT** BLDG.

BLOCK 3617 / LOT 054

specifications are the property

Kerman/Morris Architects and shall not be used on any other

NOTICE

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work except by written

Kerman/Morris Architects.

The Contractor shall verify all

existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be

brought to the attention of

Kerman Morris Architects

These drawings are an

any work.

prior to the commencement of

and copyright of

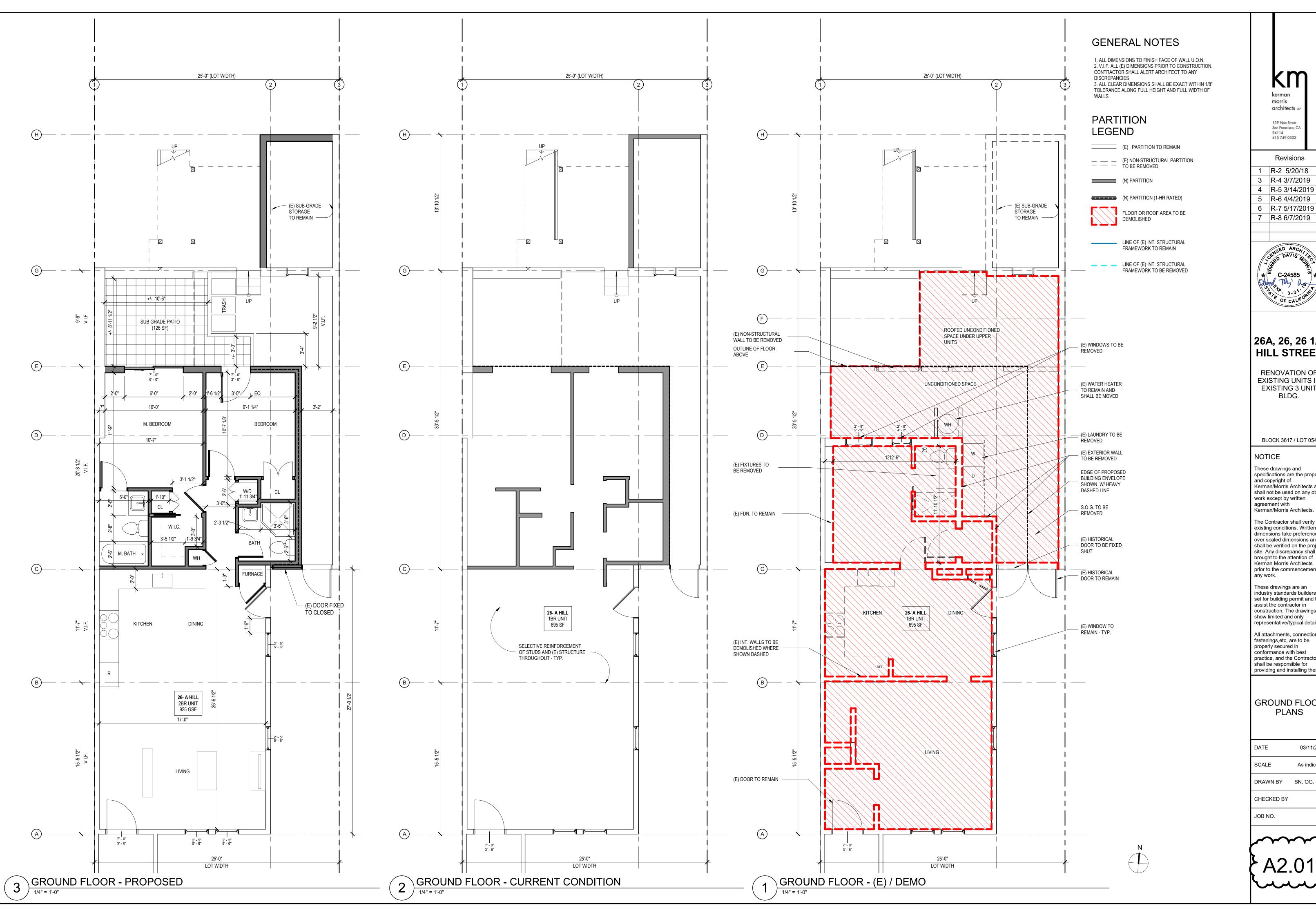
agreement with

T24-03

DRAWN BY SN, OG, SLC

CHECKED BY

JOB NO.



morris architects u 139 Noe Street San Francisco, CA

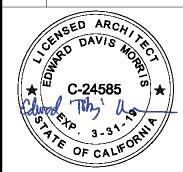
415 749 0302

Revisions

1 R-2 5/20/18 3 R-4 3/7/2019 4 R-5 3/14/2019

5 R-6 4/4/2019 6 R-7 5/17/2019

7 R-8 6/7/2019



## 26A, 26, 26 1/2 HILL STREET

RENOVATION OF **EXISTING UNITS IN EXISTING 3 UNIT** BLDG.

BLOCK 3617 / LOT 054

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

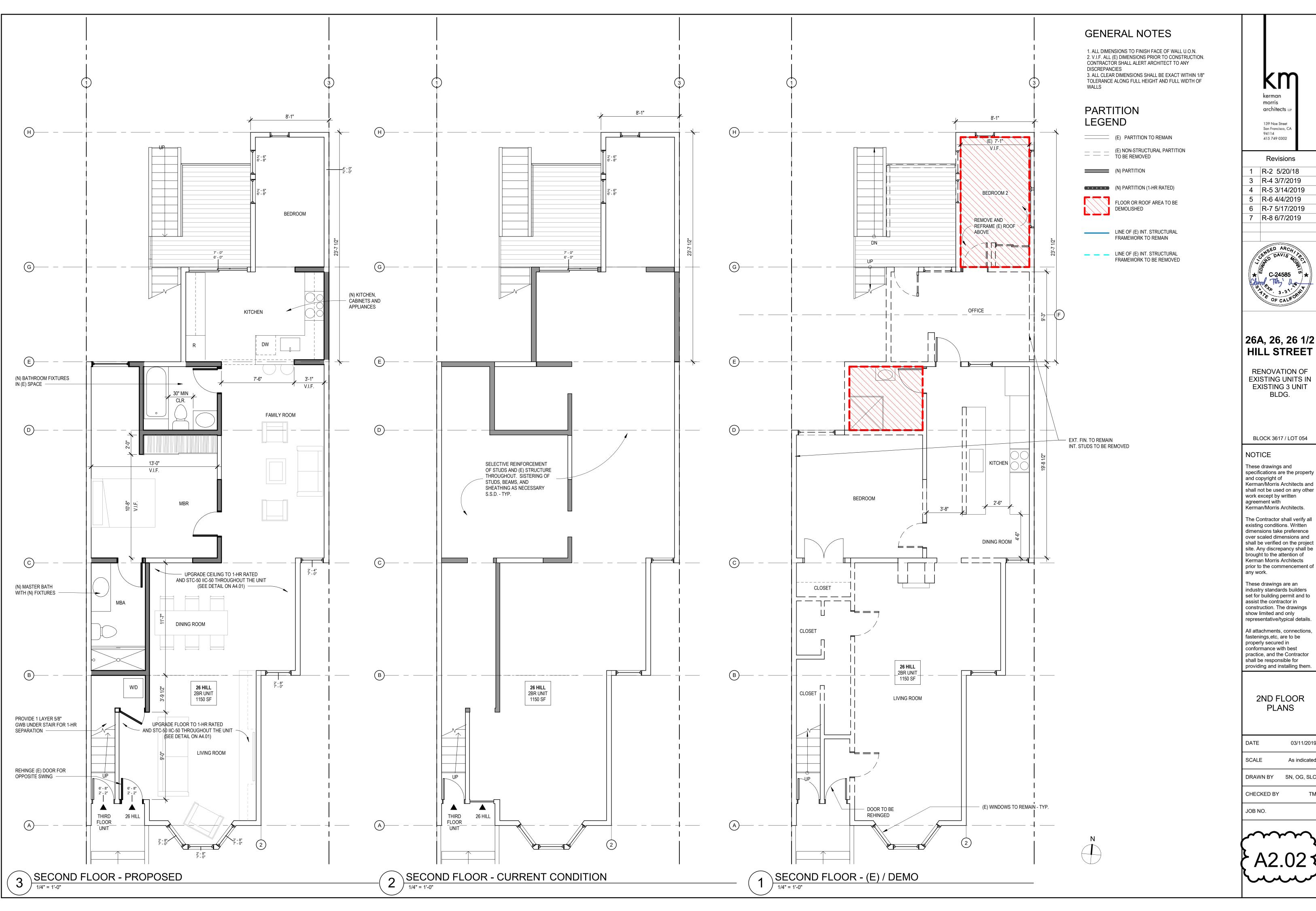
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GROUND FLOOR **PLANS** 

03/11/2019

As indicated

DRAWN BY SN, OG, SLC

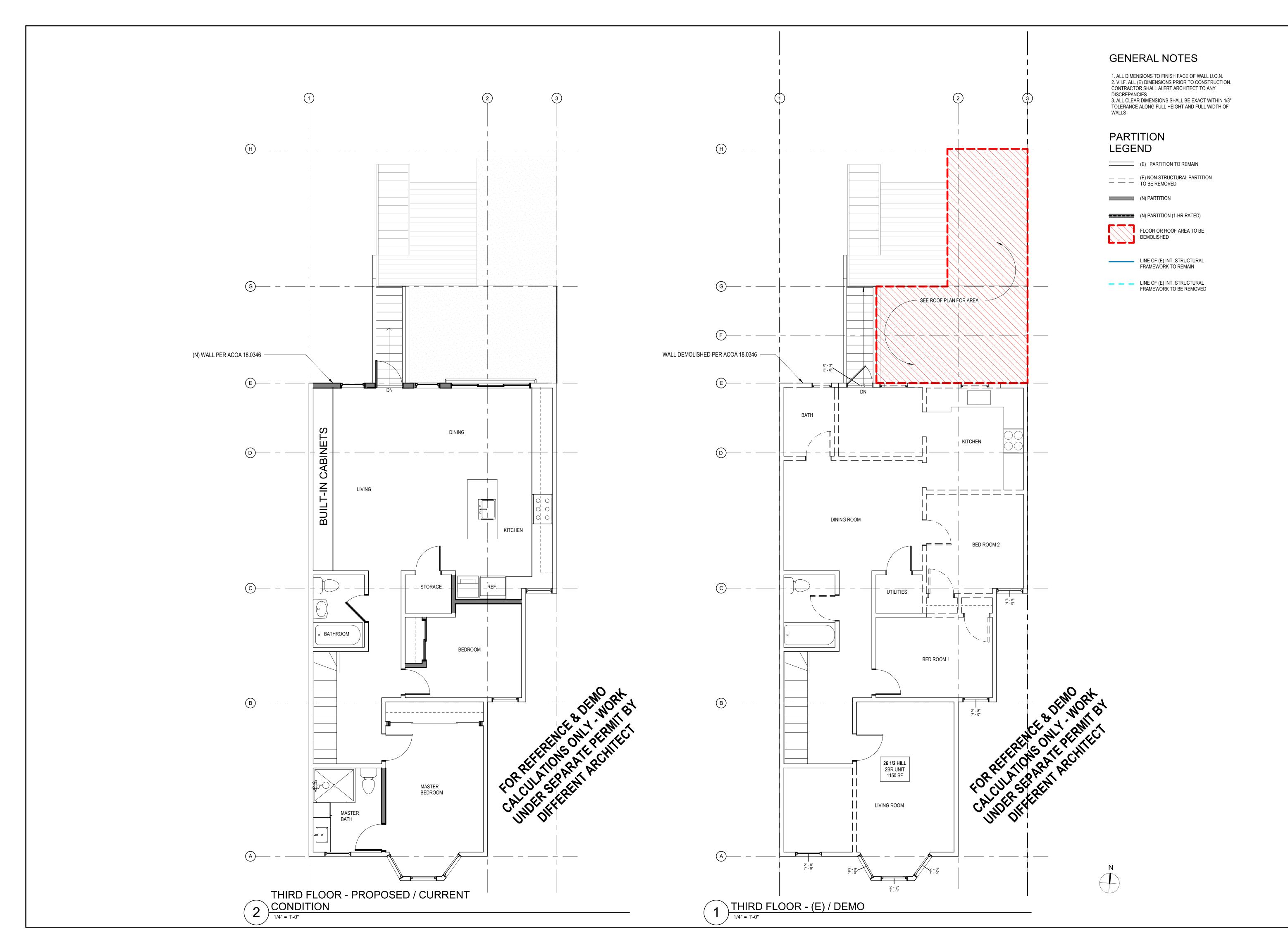




over scaled dimensions and shall be verified on the project site. Any discrepancy shall be prior to the commencement of

All attachments, connections,

03/11/2019 As indicated



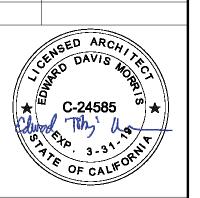


Revisions

3 R-4 3/7/2019

4 R-5 3/14/2019 5 R-6 4/4/2019

7 R-8 6/7/2019 9 R-10 9/3/2019



## 26A, 26, 26 1/2 HILL STREET

RENOVATION OF EXISTING UNITS IN EXISTING 3 UNIT BLDG.

BLOCK 3617 / LOT 054

## NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

3RD FLOOR PLANS

DATE 03/11/2019

SCALE As indicated

DRAWN BY SN, OG, SLC

CHECKED BY

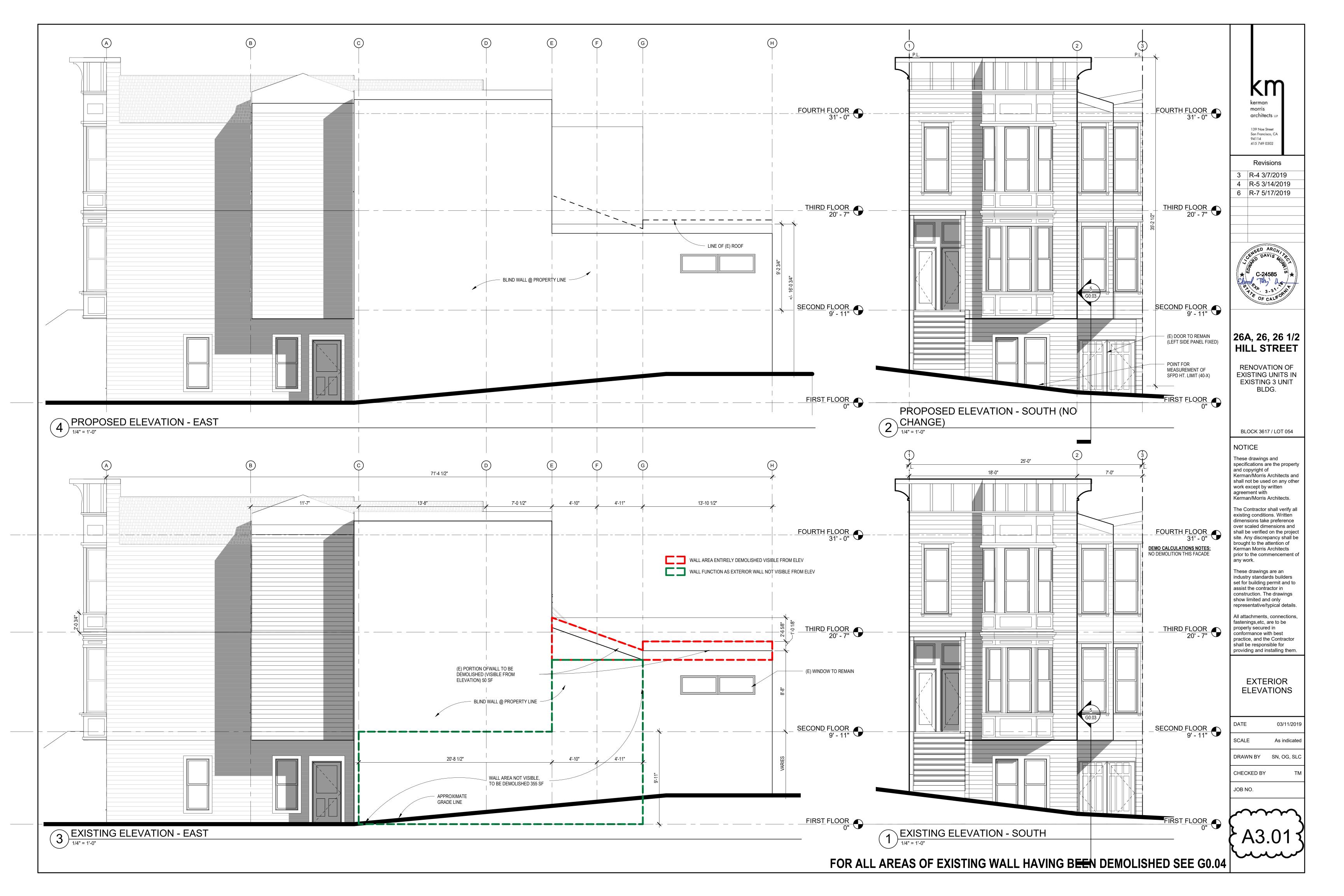
JOB NO.

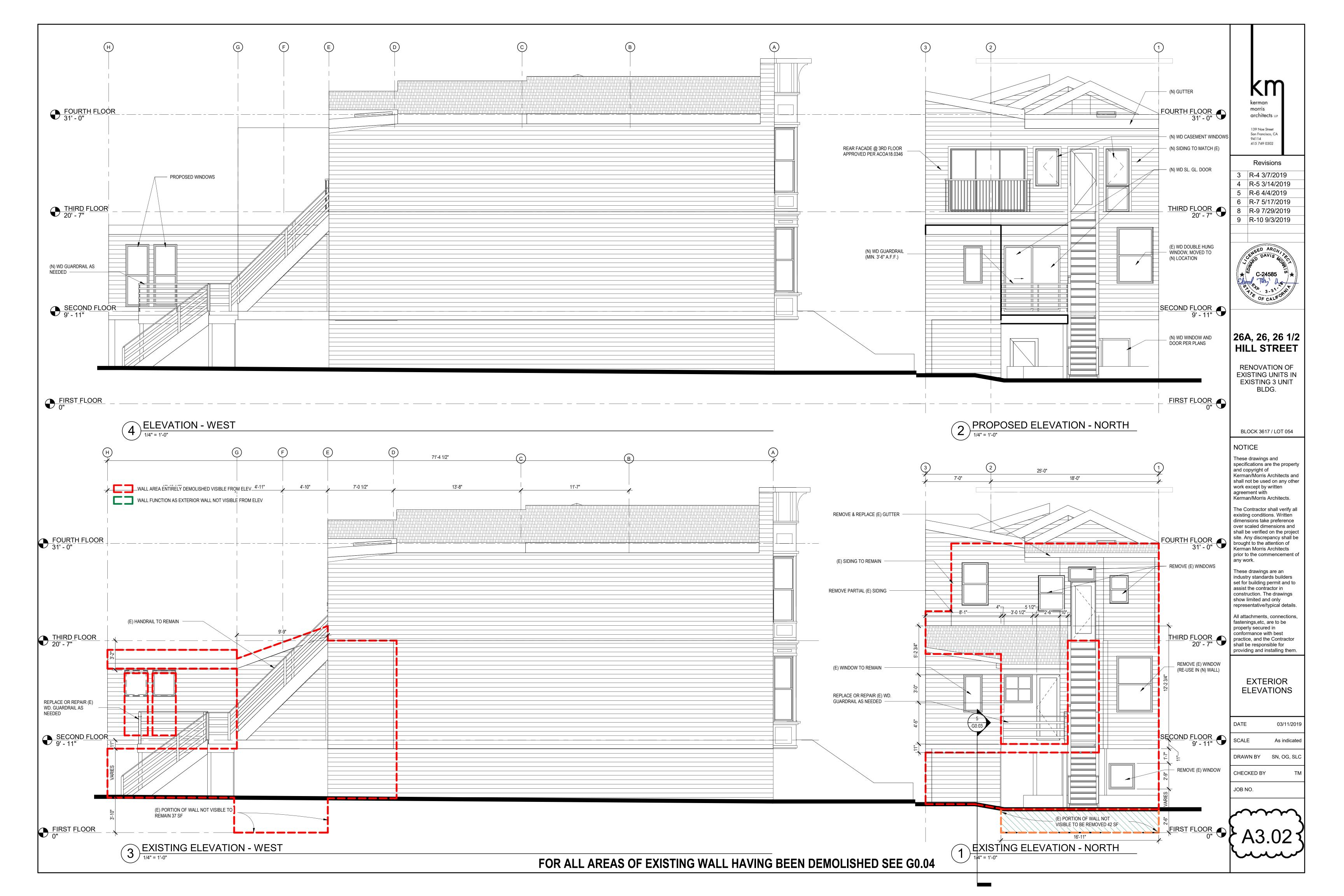
{A2.03



# 26A, 26, 26 1/2

**EXISTING UNITS IN** 





## NOTES:

BATHROOM EXHAUST FAN: FAN TO PRODUCE 5 AIR CHANGES PER HOUR AND VENT TO THE OUTSIDE. FANS SHALL BE CONTROLLED BY TIMER. EXHAUST DUCTS SHALL VENT TO EXT MIN 3 FT FROM PROP LINE AND ANY OPENING. PROVIDE BACK DRAFT DAMPERS AS REQ'D PER CMC 504.3.1/

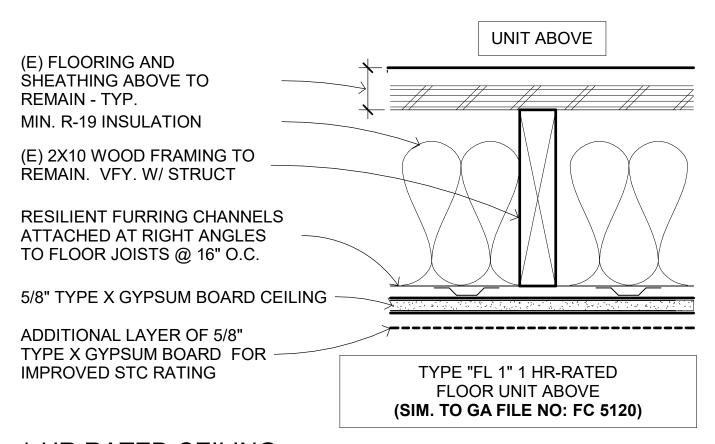
SMOKE DETECTORS: PROVIDE SMOKE DETICTORS IN BEDROOMS AND HALLWAYS OUTSIDE OF BEDROOMS PER CBC SECTION 310.9.1. SMOKE DETECTORS TO BE HARDWIRED WITH BATTERY BACKUP.

CARBON MONOXIDE DETECTORS: PROVIDE CARBON MONOXIDE DETECTORS AT ALL LEVELS PER CBC SECTION 420.4. CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND BE INTERCONNECTED WITH ALL OTHER CARBON MONOXIDE DETECTORS IN THE BUILDINGS.

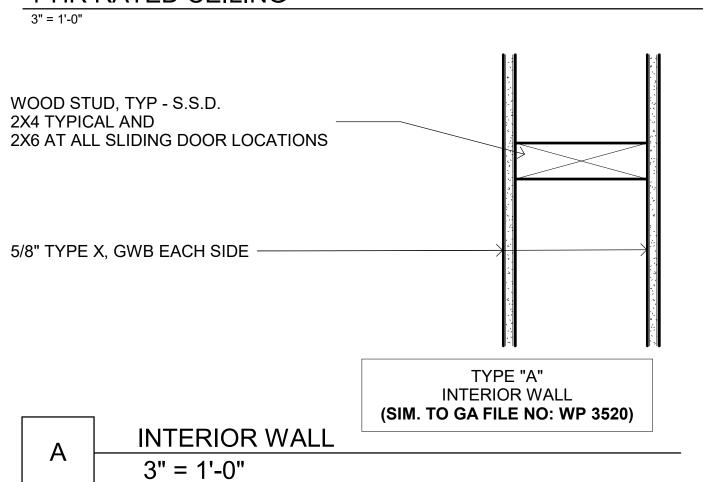
SPACE HEARING + WATER HEATING: EXISTING FURNACE AND GAS WATER HEATER TO REMAIN - NO CHANGE.

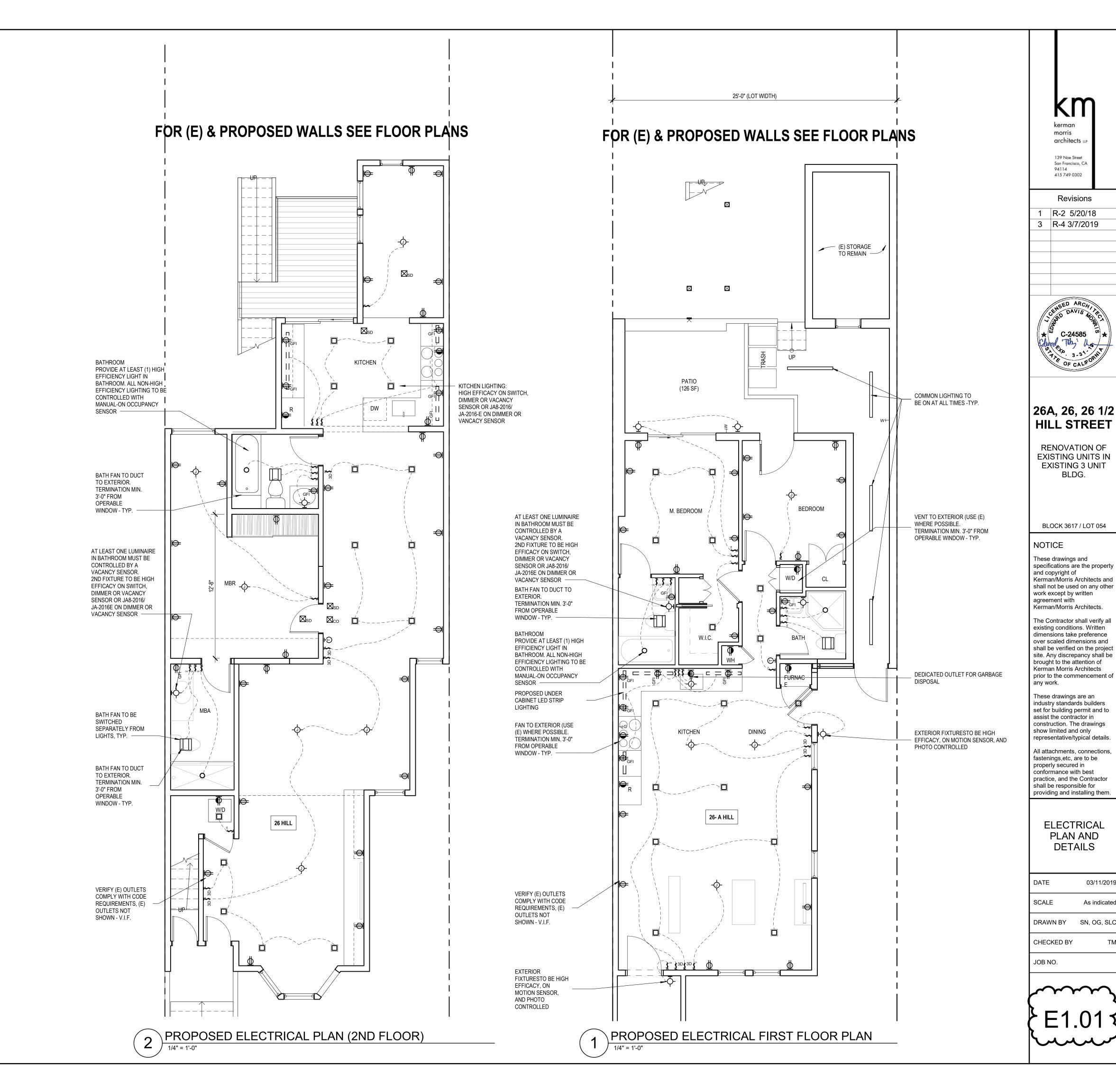
SEE G0.02 FOR LIGHTING NOTES

## ELEC/ LIGHTING/ MECHANICAL SYMBOL LEGEND RECESSED LOW VOLTAGE DOWN SMOKE DETECTOR (POWERED) LIGHT (SQUARE LENS) INTERCOM $\mathbf{Z}_{co}$ CARBON MONOXIDE SENSOR EXT/INT WALL SCONCE THERMOSTAT RECESSED LED CAN LIGHT W/ SINGLE POLE SWITCH ADDITIONAL SOUND PROOF BOX SWITCH WITH DIMMER WALL MTD LED STRIP THREE-WAY-SWITCH CEILING MTD LED STRIP FOUR-WAY-SWITCH SWITCH W/ OCCUPANCY SENSOR $\infty$ CEILING FAN SURFACE MTD CEILING LIGHT DUPLEX RECEPTABLE DUPLEX RECEPTABLE W/ FAULT CEILING MTD LED PENDANT CIRCUIT INTERUPTER PHONE & INTERNET EXIT BACKUP PER CBC 1013& **ILLUMINATED PER CBC 1011** RECESSED SPEAKER (CEILING) TV PORT HOSE BIBB 0 RECESSED LOW VOLT LED GAS LINE OUTLET UNDER CABINET LED EMERGENCY LIGHT FIXTURE W/ LED CABLE TRACK LIGHTING BATTERY BACK-UP DEDICATED OUTLET AUTOMATIC FIRE ALARM TYP. OUTDOOR WEDGE LIGHTING REMOVABLE FLUSH COVER 2 WAY COMMUNICATION DEVICE PENDANT



## 1-HR RATED CEILING





C-24585

BLDG.

03/11/2019

As indicated

## **CEQA Categorical Exemption Determination**

## PROPERTY INFORMATION/PROJECT DESCRIPTION

Proje	ct Address		Block/Lot(s)
26 HII	LL ST		3617054
Case	No.		Permit No.
2018-	-014701PRJ		201810233884
Ad	ldition/	Demolition (requires HRE for	New
Alt	teration	Category B Building)	Construction
EXPA DWEI OF TI	AND UNIT INTO EX LLING UNIT. EXPA HE BUILDING WIT	Planning Department approval.  KISTING UNCONDITIONED GROUND FLOOR SIAND SECOND FLOOR UNIT AT THE REAR. MOITHIN REQUIRED REAR YARD. IN-KIND SIDING A OOD RAILING AT REAR.	DIFY ROOF OF EXISTING PORTION
	P 1: EXEMPTIC	ON CLASS etermined to be categorically exempt under the	California Environmental Quality
Act (	CEQA).		
	Class 1 - Existin	g Facilities. Interior and exterior alterations; addit	ions under 10,000 sq. ft.
		<b>construction.</b> Up to three new single-family resider roial/office structures; utility extensions; change of a CU.	
	10,000 sq. ft. and (a) The project is policies as well a (b) The proposed	Development. New Construction of seven or mod meets the conditions described below: s consistent with the applicable general plan design	nation and all applicable general plan
	<ul><li>(d) Approval of the state of the sta</li></ul>	as with applicable zoning designation and regulation development occurs within city limits on a project rounded by urban uses. It is has no value as habitat for endangered rare or the project would not result in any significant effect be adequately served by all required utilities and particular planning use only	t site of no more than 5 acres threatened species. s relating to traffic, noise, air quality, or

### **STEP 2: CEQA IMPACTS**

## TO BE COMPLETED BY PROJECT PLANNER

	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)			
	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?			
	if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).			
	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?			
	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)			
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.			
	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.			
	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)  If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.			
	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.			
Comments and Planner Signature (optional): Stephanie Cisneros				
Excavation completed under previously approved permits.				

## STEP 3: PROPERTY STATUS - HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map) Category A: Known Historical Resource. GO TO STEP 5. Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. STEP 4: PROPOSED WORK CHECKLIST TO BE COMPLETED BY PROJECT PLANNER Check all that apply to the project. 1. Change of use and new construction. Tenant improvements not included. 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. 3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations. 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. 7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows. 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. Note: Project Planner must check box below before proceeding. Project is not listed. GO TO STEP 5. Project does not conform to the scopes of work. GO TO STEP 5. Project involves four or more work descriptions. GO TO STEP 5. Project involves less than four work descriptions. GO TO STEP 6. STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

TO BE COMPLETED BY PROJECT PLANNER				
Check all that apply to the project.				
	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.			
	2. Interior alterations to publicly accessible spaces.			
	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.			
	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.			
	<ol><li>Raising the building in a manner that does not remove, alter, or obscure character-defining features.</li></ol>			
	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.			

	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .					
	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):					
	9. Other work that would not materially impair a historic district (specify or add comments):					
	Proposed work is located entirely at the rear and will not be visible from the public right of way. Window and siding replacement(s) will be done in-kind to be consistent with the building and historic district. No work to the front façade or visible portions of the side facades proposed. Work meets SOI Standards.					
	(Requires approval by Senior Preservation Planner/Preservation Coordinator)					
	10. <b>Reclassification of property status</b> . (Requires approval by Senior Preservation Planner/Preservation					
	Reclassify to Category A	Reclassify to Category C				
	a. Per HRER or PTR dated	(attach HRER or PTR)				
	b. Other (specify):					
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.						
	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.					
Comm	ents (optional):					
Preser	vation Planner Signature: Stephanie Cisneros					
STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER						
	No further environmental review is required. The project is cat	= -				
	There are no unusual circumstances that would result in a reasonable possibility of a significant effect.					
	Project Approval Action:	Signature:				
	Historic Preservation Commission Hearing	Stephanie Cisneros				
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	09/20/2019				
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter					

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be

Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.

31of the Administrative Code.

filed within 30 days of the project receiving the approval action.

### STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

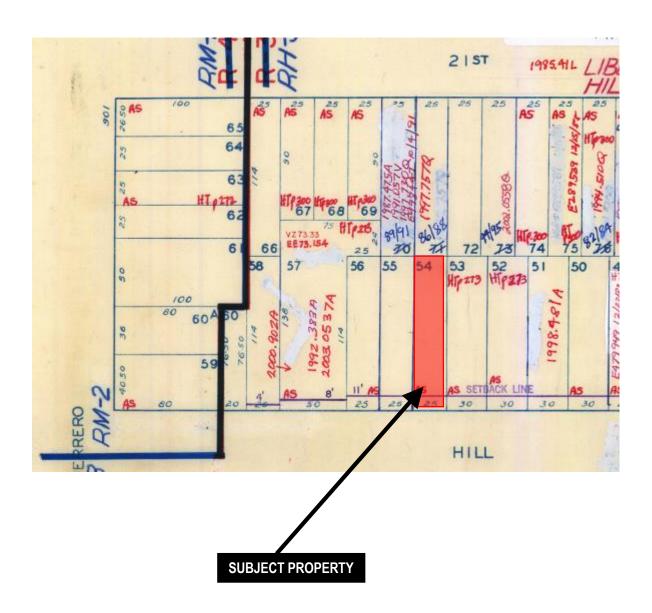
#### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

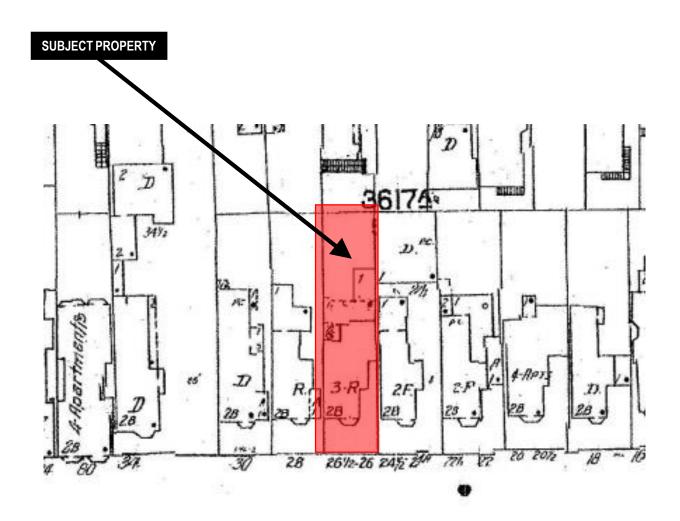
Proje	ect Address (If different than fron	Block/Lot(s) (If different than front page)					
26 HI	LL ST		3617/054				
Case No.		Previous Building Permit No.	New Building Permit No.				
2018-014701PRJ		201810233884					
Plans Dated		Previous Approval Action	New Approval Action				
		Other (please specify)					
Modified Project Description:							
DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION							
Compared to the approved project, would the modified project:							
	Result in expansion of the building envelope, as defined in the Planning Code;						
	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;						
	Result in demolition as defined under Planning Code Section 317 or 19005(f)?						
	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?						
If at least one of the above boxes is checked, further environmental review is required.							
DETERMINATION OF NO SUBSTANTIAL MODIFICATION							
	The proposed modification would not result in any of the above changes.						
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.							
Planner Name:		Date:					

## **Parcel Map**





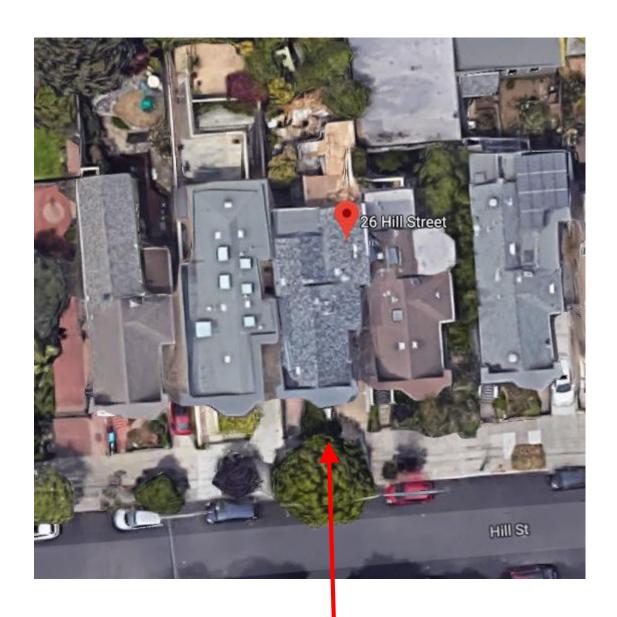
## Sanborn Map\*



\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



## **Aerial Photo - View 1**

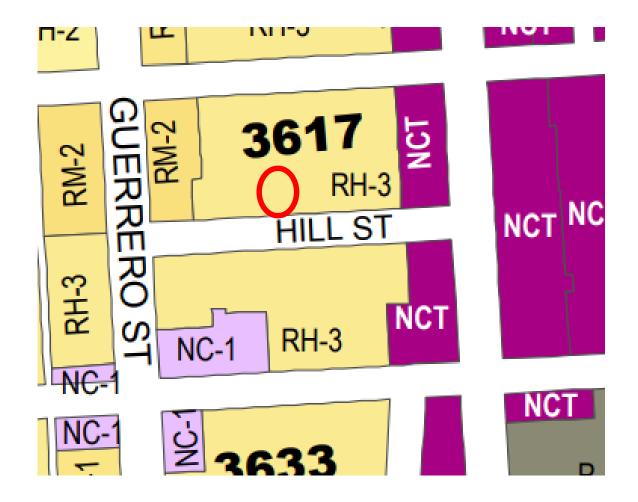


SUBJECT PROPERTY



Historic Preservation Commission Hearing Case Number 2018-014701COA 26 Hill Street

## **Zoning Map**



## **Site Photo**



Historic Preservation Commission Hearing Case Number 2018-014701COA 26 Hill Street

## **Site Photo**



Historic Preservation Commission Hearing Case Number 2018-014701COA 26 Hill Street



### **September 20, 2019**

### **Project Information:**

Property Address: 26 Hill Street, SF CA

Block/Lot: 3617 / 054

Occupancy: R-2, 3-units (No change)

Type of Construction: Type VB (No change)

Total Stories: 3 Stories (No change)

### To Whom it May Concern,

Regarding the project at 26 Hill Street (Block/Lot: 3617 / 054), the project sponsor is seeking both a Variance and COA. The scope of work is as follows.

## Overview and Scope of Work

The project consists of the alterations to two of the existing residential units of the building at 26 Hill Street & 26-A Hill Street. (Work on the third floor of the building has been approved under a separate permit, and notes about this work are included for reference only. See ACOA18.0346 for additional information).

- The ground floor unit is to be expanded into existing unconditioned ground floor space under the 2<sup>nd</sup> floor dwelling unit (much of this work seeks legalization and has already been undertaken including but not limited to ground floor partition demolition, ground floor partition construction, & structural shoring of building).
- New partitions, lighting, and plumbing fixtures are included in this proposal.
   Majority of work occurs under existing structure and in existing envelope.
- Small addition to the roof of the rear yard extension required variance, and this work has already been completed and seeks legalization (no increase in floor area requested in rear yard). Structural work is included in scope.
- Removal, preservation, and eventual replacement of carriage doors at front of structure. (Visible from R.O.W. but will be returned to original location making no discernible change to view from R.O.W.
- Finally, the alteration of roof at 3rd floor (not visible from the Public R.O.W.). See attachment 1 for drawings

The project sponsor is seeking to complete this work under both the variance and COA.

kerman morris architects up

#### **Historic Preservation**

Findings of compliance with the preservation standards have been attached. See attachment #2 for findings

#### **SF Planning Code**

The project is seeking a variance for work completed within the existing rear yard. The requested rear yard variance is necessary for the preservation of a property right enjoyed by the abutting neighbors. The adjacent neighbors have lot coverage that is drastically greater than the subject property at 26 Hill Street. While the change to the existing ceiling in the existing extension on the subject property does occur in the rear yard, it does not come close in area to the extensions enjoyed the adjacent properties. The change to the ceiling height is complete and the variance is for legalization of this construction.

The project has been reviewed by several Planners (including several site visits) for compliance with the demolition calculations, and found that the project complies. Additionally, the project's additions and alterations not only fit in better with the adjacent structurers, but will create a safer building for future inhabitants.

Regards,

Edward 'Toby' Morris