



REVIEWED

By Khosrow Fallah at 12:06 pm, Apr 04, 2022

County of Sonoma
Permit & Resource Management Department

2019 CALGREEN CHECKLIST RESIDENTIAL NEW CONSTRUCTION

BPC-065

This checklist applies to building permit applications received on or after January 1, 2020

Scope: This checklist applies to newly constructed residential buildings including hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations with or without common toilets or cooking facilities including accessory structures and accessory occupancies serving residential buildings. Detached "U" occupancy buildings and repairs to existing structures are not subject to the requirements of CALGreen. Existing site and landscaping improvements that are not otherwise disturbed are also not subject to the requirements of CALGreen.

Residential addition and alteration projects should use the Residential Addition and Alteration CALGreen checklist form BPC-065.

(Revised per County of Sonoma Requirements - Based on CALGreen)

Project Name: Hatchway Home

Project Address: 41570 Hatchway The Sea Ranch

Project Description: New Residence / BLD22-0059

**THESE ATTACHMENTS ARE PART OF THE APPROVED PLANS.
* DO NOT REMOVE THEM ***

04/04/2022

**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
BUILDING PLAN CHECK**

PERMIT # BLD22-0059 / 1 OF 8

Instructions:

- A. The Owner or the Owner’s agent shall employ a qualified CALGreen Special Inspector, listed by the County of Sonoma Building Department, to perform CALGreen Special Inspector services and to verify and assure the Owner and the Building Department that all required work described herein is properly planned and implemented in the project. A list of Sonoma County recognized CALGreen inspectors can be found on the County’s web site at [Green Building Forms & Checklists](#) .
- B. The CALGreen Special Inspector shall not be the design professional or contractor for the project and shall not have a financial interest in the project for which services are being provided except for the cost of providing said services.
- C. The CALGreen Special Inspector, in collaboration with the owner and the design professional shall review and incorporate all applicable provisions of **Column 1** of this checklist into the project, sign and date the **Design Verification** section at the end of this checklist and have the checklist printed on the approved plans for the project. The CALGreen Special Inspector must indicate in **Column 2** of the checklist all applicable measures that must be met and incorporated into the project.
- D. Prior to final inspection by Permit Sonoma, the CALGreen Special Inspector shall complete **Column 3** and sign and date the **Implementation Verification** section at the end of this checklist.

<p align="center"><u>Column 1</u></p> <p align="center">Feature or Measure</p>	<p align="center"><u>Column 2</u></p> <p align="center">Project Requirements</p> <p align="center"><i>These items are part of the approved plans and must be installed or incorporated into the project.</i></p>		<p align="center"><u>Column 3</u></p> <p align="center">Verification</p> <p align="center"><i>Complete after installation & prior to final inspection</i></p>
<p>See Chapter 4 of the 2019 California Green Building Code as adopted within the Sonoma County Code Section 7-13(a)(10) for a complete descriptions of features or measures listed here.</p>	<p align="center">Mandatory Measures</p>	<p align="center"><i>Verification that measure is adequately detailed on project plans by Sonoma County approved CALGreen Special Inspector</i></p>	<p align="center"><i>Verification by Sonoma County approved CALGreen Special Inspector</i></p>
<p>Site Development</p>			
<p>4.106.2 A plan is developed and implemented to manage storm water drainage during construction. See Sonoma County Code Chapter 11A (Storm Water Quality) for additional requirements.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center">Projects that disturb < 1</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>SEE NOTE 2.2 ON SHEET A1.1</i></p>	<p align="center">acre of soil must manage stormwater</p>		
<p>4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>SEE NOTE 2.1 ON SHEET A2.2 AND NOTE ON ELEVATIONS (GRADE TO SLOPE 1/4" PER 12" AWAY FROM HOUSE FOR 4' MIN.)</i></p>			
<p>4.106.4 Provide capability (raceway & sufficiently sized service panel) for electrical vehicle charging in one- and two-family dwellings; townhouses with attached private garages; multifamily dwellings; and hotel/motels in accordance with Sections 4.106.4.1, 4.106.4.2 and 4.106.4.3; as applicable.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center">For each dwelling unit, install a</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center">raceway to accommodate a dedicated</p>	<p align="center"><input type="checkbox"/></p>
<p><i>AN EV CHARGER IS PROVIDED IN GARAGE AND CAPABILITY FOR FUTURE EV CHARGER IS PROVIDED ON EXTERIOR WALL OF BIKE SHED (SEE SHEET E1.1)</i></p>	<p align="center">208/240-volt branch circuit</p>		
<p align="center">4.2</p> <p align="center">ENERGY EFFICIENCY</p>		<p align="center"><i>All checked items are required</i></p>	
<p>4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards. See Energy Calculations by Sol Data</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p align="center">4.3</p> <p align="center">WATER EFFICIENCY AND CONSERVATION</p>		<p align="center"><i>All checked items are required</i></p>	
<p>Indoor Water Use</p>			
<p>4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.</p>	<p>Toilets effective flush <=1.28 gal/flush;</p> <p>showerhead flow per shower <=1.8 gal/min;</p> <p>lav faucets <=1.2 gal/min; kitchen faucets</p> <p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>SEE NOTES 2.0 THROUGH 4.1 ON SHEET A6.2</i></p>	<p align="center"><=1.8 gal/min</p>		
<p>4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>NO METERING FAUCET PROPOSED FOR THIS PROJECT</i></p>			

Signoff from Plumber required
indicating all fixtures were
installed per CA Plumbing
Code

<p align="center"><u>Column 1</u></p> <p align="center">Feature or Measure</p>	<p align="center"><u>Column 2</u></p> <p align="center">Project Requirements</p> <p align="center"><i>These items are part of the approved plans and must be installed or incorporated into the project.</i></p>		<p align="center"><u>Column 3</u></p> <p align="center">Verification</p> <p align="center"><i>Complete after installation & prior to final inspection</i></p>
<p>See Chapter 4 of the 2019 California Green Building Code as adopted within the Sonoma County Code Section 7-13(a)(10) for a complete descriptions of features or measures listed here.</p>	<p align="center">Mandatory Measures</p>	<p align="center"><i>Verification that measure is adequately detailed on project plans by Sonoma County approved CALGreen Special Inspector</i></p>	<p align="center"><i>Verification by Sonoma County approved CALGreen Special Inspector</i></p>
<p>4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>SEE NOTE 1.0 ON SHEET A6.2</i></p>			
<p>Outdoor Water Use</p>			
<p>4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>N/A</i></p>			
<p align="center"><i>N/A: no landscaping planned</i></p>			
<p>Water Reuse Systems</p>			
<p>4.305.1 Newly constructed residential developments where disinfected tertiary recycled water is available from a municipal source to a construction site, may be required to have recycled water supply systems installed allowing the use of recycled water for residential landscaping and irrigation systems.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>N/A</i></p>			
<p>MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</p> <p><i>All checked items are required</i></p>			
<p>Enhanced Durability and Reduced Maintenance</p>			
<p>4.406.1 Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.</p>	<p>Cementitious materials in annular spaces in plates prevents rodent entry at exterior walls and subfloor</p> <p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>SEE NOTE 8.0 ON SHEET A2.1</i></p>			
<p>Building Maintenance and Operation</p>			
<p>4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>

Provide information to owner for new systems, equipment, services,

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<p>4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serve all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center">N/A: not a multi-family dwelling <input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p>ENVIRONMENTAL QUALITY</p> <p><i>All checked items are required</i></p>			
<p>Fireplaces</p>			
<p>4.503.1 Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove meeting the requirements of U.S. EPA New Source Performance Standards (NSPS) emission limits and Sonoma County Code Chapter 7C (Wood-Burning Appliances and Fireplaces).</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>PROPOSED GAS FIREPLACE IS A DIRECT-VENT TYPE, SEE NOTE 5.0 ON SHEET A6.2</i></p>	<p align="center">Gas fireplace must be direct-vent or sealed combustion type; wood stove or wood heating must comply with EPA NSPS emission limits and be labeled</p>		
<p>Pollutant Control</p>			
<p>4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>SEE NOTE 9.0 ON SHEET A6.2</i></p>	<p align="center">Cover all air distribution openings during construction</p>		
<p>4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>SEE NOTE 4.0 ON SHEET A6.3</i></p>	<p align="center">see subs docs</p>		
<p>4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>SEE NOTE 4.1 ON SHEET A6.3</i></p>	<p align="center">see subs docs</p>		
<p>4.504.2.3 Aerosol paints and other coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>SEE NOTE 4.2 ON SHEET A6.3</i></p>	<p align="center">see subs docs</p>		
<p>4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>SEE NOTE 4.3 ON SHEET A6.3</i></p>	<p align="center">see subs docs</p>		

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<p>4.504.3 Carpet and carpet systems shall be compliant with VOC limits.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>N/A, NO CARPET PROPOSED IN THIS PROJECT</i></p> <p align="center">see subs docs</p>			
<p>4.504.5 Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>SEE NOTE 4.5 ON SHEET A6.3</i></p> <p align="center">see subs docs</p>			
<p>Interior Moisture Control</p>			
<p>4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>SEE NOTE 5.0 ON SHEET A6.3</i></p>			
<p>4.505.3 Moisture content of building materials used in wall and floor framing is checked</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p>Indoor Air Quality and Exhaust</p>			
<p>4.506.1 Each bathroom (with tub or shower) shall include the following: 1. ENERGY STAR fans ducted to the outside of the building; and 2. Fans must be controlled by a humidity controller or functioning as a component of a whole house ventilation system; and 3. Humidity controls must have a manual or automatic means of adjustment, capable of adjusting between a relative humidity range of less than or equal to 50% up to a maximum of 80%.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>SEE NOTE 9.0 ON SHEET A6.2</i></p>			
<p>Environmental Comfort</p>			
<p>4.507.2. Duct systems are sized and designed and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D - 2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p><i>N/A</i></p>			

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INSTALLER AND CALGreen SPECIAL INSPECTOR QUALIFICATIONS

<p>Qualifications</p>			
<p>702.1 HVAC system installers trained and certified in the proper installation of HVAC systems.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p>702.2 The CALGreen Special Inspector for this project is listed by the County of Sonoma as an authorized CALGreen Special Inspector and is qualified and able to demonstrate competence in the discipline they inspect and verify.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p>Verifications</p>			
<p>703.1 Verification of compliance with CALGreen may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance. Implementation verification shall be submitted to the Building Department after implementation of all required measures and prior to final inspection approval.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>

SOLDATA
Energy
Consulting

Green Building Acknowledgments

Project Address: 4150 Hatchway, The Sea Ranch, CA 95497

Project Description: New Residence

Section 1 – Design Verification


Complete all lines of Section 1 – “Design Verification” and submit the completed checklist (Columns 1 and 2) with the plans and building permit application to Permit Sonoma.

The owner/owner’s agent, design professional, Sonoma County Plan’s Examiner and the Sonoma County approved CALGreen special inspector have reviewed the plans and certify that the items checked above are hereby incorporated into the project plans in accordance with the requirements set forth in the 2019 California Green Building Standards Code as amended by the Sonoma County Code.

Owner Signature: 

Date: 12/10/2021


Owner Name: (Please Print): Robert P. Gabriel & Aleksandar M. Tasic

Design Professional Signature:  Date: 12/10/2021

Design Professional Name (Please Print): Robert P. Gabriel

Signature of Plans Examiner: _____ Date: _____

Per Section **703.1** of the 2019 CALGreen Building Standards Code, the signee below has verified that adequate documentation has been provided to show compliance with the specified mandatory measures of the 2019 CALGreen Building Standards Code as amended by Chapter 7 of the Sonoma County Code.

Signature of County Listed CALGreen Special Inspector: 

Date: 12/07/2021 Phone: 707 545-4440

County Listed CALGreen Special Inspector's Name (Please Print): Adam Turrey

CALGreen Special Inspector E-mail Address: adam@soldata.com

CALGreen Certification No.: ICC # 8728491

Green Building Acknowledgments

Project Address: _____

Project Description: _____

Section 2 – Implementation Verification

Complete all lines of Section 1 – “Design Verification” and submit the completed checklist (Columns 1 and 2) with the plans and building permit application to Permit Sonoma.

The signee below has inspected the work and has received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements set forth in the 2019 California Green Building Standards Code as amended by Chapter 7 of the Sonoma County Code.

Signature of County Listed CALGreen Special Inspector: _____

Date: _____

Phone: _____

County Listed CALGreen Special Inspector’s Name (Please Print): _____

CALGreen Special Inspector E-mail Address: _____

CALGreen Certification No.: _____