

# Attachment 4 – Referral Responses



## SOUTH COUNTY ADVISORY COUNCIL

PO Box 2355 Nipomo, CA 93444-2355

September 27, 2016

Supervisor Lynn Compton, 4th District Supervisor  
County Government Center  
San Luis Obispo, CA 93408

Dear Supervisor Compton:

The SCAC took the following actions at its September 26, 2016 meeting:

**MONARCH DUNES – DRC2016-00002** – Proposed minor use permit for construction of a 32,000 sq. ft. mini storage facility located off Highway 1, in the Woodlands area of Nipomo. Paul Laughton, Developer, and Pat Blote, Architect, presented the project at the Land Use Committee. The LUC passed a motion to recommend approval and place this proposal on the SCAC's Consent Agenda. The full Council voted to recommend approval.

**GHAZALY – DRC2016-00005** – Proposed mixed use development: 8,200 sq. ft. commercial, (4) 800 sq. ft. studio apartments. Project location is 1020 Division Street, Nipomo APN: 092-451-048. The Land Use Committee Chairperson was unable to obtain a response from Mr. Ghazaly and a Ghazaly representative did not attend the LUC meeting. Committee members indicated concerns regarding the adequacy of the application and recommended denial of the project as presented. The full Council concurred with the recommendation for denial while specifically indicating the failure of the applicant to have a valid will-serve letter for sewer connections.

On behalf of the South County Advisory Council,



Richard Wright,  
Correspondence Secretary

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SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**  
Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252  
Fax (805) 781-1229 email address: pwd@co.slo.ca.us



Date: September 12, 2016  
To: Jay Johnson, Project Planner  
From: Tim Tomlinson, Development Services  
Subject: **Public Works Comments on DRC2016-00002 Monarch Dunes MUP, Professional Py., Woodlands, APN 091-509-002**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

### **Public Works Comments:**

- A. The proposed project is within the Woodlands Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- B. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 of the Land Use Ordinance prior to future submittal of development permits.
- C. The project is required to submit a Storm Water Control Plan Application and Coversheet. Although the project appears to not meet the applicability criteria for Storm Water Management (it completely drains on-site to a retention basin). A Storm Water Control Plan Application claiming this exemption is required.

### **Recommended Project Conditions of Approval:**

#### **Access**

1. **At the time of application for construction permits, the applicant shall submit plans to the Department of Public Works to construct the project access driveway in accordance with County Public Improvement Standards (current ADA).**

#### **Fees**

2. **On-going condition of approval (valid for the life of the project), and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the Woodlands Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to**

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be issued. These fees are subject to change by resolution of the Board of Supervisors. These fees are deducted from the fee payments already provided by the developer per their road fee agreement.

### Drainage

3. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance. All drainage must be directed to the existing storm drain system or retained on-site and the design of the basin shall be approved by the Department of Public Works.
4. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
5. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.
6. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

### Storm Water Control Plan

7. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.

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**CAL FIRE**  
**San Luis Obispo**  
**County Fire Department**

635 N. Santa Rosa • San Luis Obispo, CA 93405  
Phone: 805-543-4244 • Fax: 805-543-4248  
[www.calfireslo.org](http://www.calfireslo.org)

Robert Lewin, Fire Chief

## Commercial Fire Safety Plan

August 20, 2016

### Project Summary

Name: **LRE Management Co. (Monarch Dunes)** Project Number: **DRC#2016-00002**

Street Name: **Via Entrada Road** City: **Nipomo** State: **CA** Zip: **93444**

Project Description: **32,000 SF Mini Storage** Phone #: **(805)489-6700**

This project is located approximately 4 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is not** located in State Responsibility Area for wild land fires, and **is not** designated as a ----- Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

### OPERATIONAL REQUIREMENTS

#### Fire Safety and Evacuation Plans

Applicant shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.3.1 (Evacuations Plans) and 404.3.2 (Fire Safety Plans).

#### Fire Evacuation Plans

Fire evacuation plans shall include the following:

1. Emergency egress or escape routes and whether evacuation of the building is to be complete or, where approved, by selected floors or areas only.
2. Procedures for employees who must remain to operate critical equipment before evacuating.
3. Procedures for assisted rescue for persons unable to use the general means of egress unassisted.
4. Procedures for accounting for employees and occupants after evacuation have been completed.
5. Identification and assignment of personnel responsible for rescue or emergency medical aid.
6. The preferred and any alternative means of notifying occupants of a fire or emergency.
7. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
8. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
9. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

#### Fire Safety Plans

Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants/event attendees, including occupants who need assistance.
3. Site plans indicating the following:
  - 3.1. The occupancy assembly point.
  - 3.2. The locations of fire hydrants.
  - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
  - 4.1. Exits.
  - 4.2. Primary evacuation routes.

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- 4.3. Secondary evacuation routes.
- 4.4. Accessible egress routes.
- 4.5. Areas of refuge.
- 4.6. Exterior areas for assisted rescue.
- 4.7. Manual fire alarm boxes.
- 4.8. Portable fire extinguishers.
- 4.9. Occupant-use hose stations.
- 4.10. Fire alarm annunciators and controls.
5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

### **Additional/Special Conditions**

## **Building Construction requirements and Vegetation Management**

### **Screening and Environmental Considerations**

- Landscaping and vegetation shall be in accordance with San Luis Obispo County Planning and building "screening requirements". CAL FIRE requires that landscaping selections do not readily transmit fire.
- Fire resistant landscaping located within 100 feet of site improvements (structures or fire water tanks) shall be in accordance with CFC, Public resources code 4291 and Title 19 Division 1 described as "vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels. [www.calfireslo.org](http://www.calfireslo.org) website has several links with recommended planning tools for landscape and fuels management plans.

### **Address Requirements**

- New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be approved in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of **Commercial** **8** inches high with a minimum stroke width of 0.5 inch (12.7mm).

### **Address Directories**

- When required by the fire code official, complexes with multiple buildings may be required to provide directories, premises maps and directional signs. The scale, design and location of directory signs shall be approved by the fire code official and may be required to be illuminated.

### **Additional/Special Conditions**

## **Site Access /Roads/Knox/Exiting**

### **Commercial and Residential Access Road Standards**

- All road design criteria will meet the San Luis Obispo County Department of Public Works Public Improvement Standards. Standard construction drawing exhibits can be located on line at: <http://www.slocounty.ca.gov/Assets/PW/DevServ/general/2008+Standards.pdf>

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<p><b><u>Commercial and Residential Road Grades</u></b></p> <p><input checked="" type="checkbox"/> The grade for all roads, streets, private lands and driveways shall not exceed 16 percent unless approved by fire code official. Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County public improvement Standards, specifications and drawings.</p> <p><input checked="" type="checkbox"/> All roads shall:</p> <ul style="list-style-type: none"> <li>• Be able to support Fire Apparatus.</li> <li>• Provide a vertical clearance of 13'6"</li> <li>• Provide a 10 foot fuel modification zone on both sides.</li> </ul>
<p><b><u>Commercial</u></b></p> <p><input checked="" type="checkbox"/> The access road must be a minimum of 24 feet in width for two way traffic and shall be constructed to SLO County Public Works Standards. Two (2) 10- foot driving lanes and Two (2) – Two (2) foot shoulders.</p> <p><input checked="" type="checkbox"/> Parking is only allowed where an additional 8 feet of width is added to each side of the road to accommodate parking. "No Parking - Fire Lane" signs may be required.</p> <p><input checked="" type="checkbox"/> Fire lanes shall be provided as set forth in Chapter 5 of the 2013 California Fire Code.</p> <p><input checked="" type="checkbox"/> Fire access shall be provided to within 150 feet of the outside building perimeter.</p>
<p><b><u>Secondary Access Road</u></b></p> <p><input checked="" type="checkbox"/> More than one Fire Apparatus access road shall be required when potential for the impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.</p>
<p><b><u>Additional/Special Conditions</u></b></p>

### **Emergency Access Knox Keys and/or Gate Switches**

<p><b><u>Structural Access Requirements</u></b></p> <p><input checked="" type="checkbox"/> All commercial buildings shall install a Knox key box for fire department emergency access – CFC Section 506.1. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.</p>
<p><b><u>Gate Access Requirements</u></b></p> <p><input checked="" type="checkbox"/> Gate must be setback a minimum of 75 feet from the SLO County maintained road.</p> <p><input checked="" type="checkbox"/> Gate must automatically open with no special knowledge.</p> <p><input checked="" type="checkbox"/> Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244.</p> <p><input checked="" type="checkbox"/> Gate shall have an approved means of emergency operation at all times. CFC 503.6</p> <p><input checked="" type="checkbox"/> Gate must be 2 feet wider than the road on each side.</p> <p><input checked="" type="checkbox"/> Gates must have a turnaround located at each gate.</p>
<p><b><u>Exiting</u></b></p> <p><input checked="" type="checkbox"/> All egress and exiting components shall comply with Chapter 10 of the 2013 California Fire Code.</p>
<p><b><u>Setbacks</u></b></p> <p><input checked="" type="checkbox"/> A 30-foot building setback from property line required for parcels 1 acre in size or larger.</p>

### **Fire Protection Systems Sprinklers Hydrants Alarms**

<p><b><u>Fire Sprinklers in Structures</u></b></p> <p><input checked="" type="checkbox"/> This project will require installing a commercial fire sprinkler system in all new buildings. The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC. A licensed alarm company shall monitor the fire sprinkler and alarm system.</p>
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<input checked="" type="checkbox"/> The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, or other approved NFPA Standard depending on target hazard. (Clean agent or alternative option)
<input checked="" type="checkbox"/> Structures over the minimum square footage must meet <b>all of the local ordinance</b> table 903 requirements <b>and all of the following requirements:</b>
<input checked="" type="checkbox"/> No conditioned or habitable space
<input checked="" type="checkbox"/> No second stories (lofts 1/3 the floor area and open to below are allowed)
<input checked="" type="checkbox"/> Minimum two exits including one pedestrian door (side hinge swinging door)
<input checked="" type="checkbox"/> Workshops or offices limited to 10% of floor area
<input type="checkbox"/> Dedicated fire water storage minimum of 5,000 gallons steel tank in full compliance with NFPA 1142 (see fire safety plan) if there is no community provided fire hydrant within 500 ft.
<input type="checkbox"/> Structure complies with the California Wildland Urban-Interface Ignition Resistant Construction Requirements
<input type="checkbox"/> Heat detectors installed in accordance with CBC linked to an audible bell mounted in the exterior of the structure.
<input type="checkbox"/> Cannot be used as a place of employment or for public assemblage/events
<input type="checkbox"/> Cannot be used as a commercial building
<b>Hydrants</b>
<input checked="" type="checkbox"/> All fire hydrants and required access roads shall be installed PRIOR to structural construction.
<b>Additional/Special Conditions</b>

<b>Sprinkler System Supervision and Alarms</b>
<input checked="" type="checkbox"/> All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position, by a central station listed by Underwriters Laboratories for receiving fire alarms.
<b>Fire Protection Engineer required</b>
<input checked="" type="checkbox"/> A Fire Protection Engineer shall review the proposed Fire Protection Systems for this project. Multiple fire protection and hazardous conditions systems are required for this project. A list of Fire Protection Engineers is available on our website at <a href="http://www.calfireslo.org">http://www.calfireslo.org</a> .
<input checked="" type="checkbox"/> Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. A licensed Fire Protection Engineer must design and submit all required drawings for CAL FIRE review. The contractor shall be licensed by the State of California, California Fire Code. A licensed alarm company shall monitor all fire protection and hazardous conditions systems.
<b>Private Water System Requirements</b>
<input checked="" type="checkbox"/> <b>Commercial fire suppression system water storage tanks must be steel and located a minimum of 20 feet from structures.</b> NFPA Standard 22 Water tanks for private Fire Protection, NFPA Standard 24 Installation of Private Fire Service mains and their Appurtenances, NFPA Standard 25 Inspection, Testing and Maintenance of Water-Based Fire Protection Systems shall be utilized for this project.
<input checked="" type="checkbox"/> The amount of emergency water required for fire suppression will be determined and approved by a registered licensed Fire Protection Engineer in cooperation with CAL FIRE/County Fire. Water required to be held in storage for domestic and/or landscaping purposes will be in addition to or separate from that required for fire suppression.
<b>PRESSURIZED System and Hydrant Specifications</b>
<input checked="" type="checkbox"/> Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 1/2 inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

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<b>FDC</b> <input checked="" type="checkbox"/> The fire department connections (FDC) supporting the required fire protection systems shall be located within 20 feet of a San Luis Obispo County Dept. of Public Works/County Fire standard fire hydrant and visible on fire engine approach to the building.
<b>Additional/Special Conditions</b>

### ALARMS

<b>NFPA 72 Alarm systems</b> <input checked="" type="checkbox"/> <b>A centralized interlinked Fire Alarm System is required for this project.</b> The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to CAL FIRE/San Luis Obispo County Fire for review and approval. California Fire Code Chapter 15 section 907. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station listed by Underwriters Laboratory for receiving fire alarms in accordance with NFPA 72. The supervising station shall contact and notify the Fire Chief or their call receiving location immediately on notification of an alarm and prior to making contact with the protected premises. <input checked="" type="checkbox"/> Alarm system must be centralized and interlinked for the entire facility and include monitoring for all site alarm systems including; all on site Fire Protection Systems, and any and all hazardous materials, monitoring of hazardous materials, compressed gases, flammable and combustible liquids, liquefied petroleum gases, storage, delivery and processing areas. <input checked="" type="checkbox"/> A Fire Alarm System is required throughout the site for the various fire suppression systems and required hazardous conditions monitoring. The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to the County Fire Department for review and approval. California Fire Code Chapter 15 section 907.
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### General Fire Precautions and Signage

<b>Portable Fire Extinguishers</b> <input checked="" type="checkbox"/> Portable fire extinguishers shall be installed in all the occupancies in compliance with the California Fire Code section 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.
<b>Storage, Stockpiles and Enclosures</b> <input checked="" type="checkbox"/> Areas must meet all applicable California Fire Code requirements and be labeled with NFPA 704 required placarding.
<b>Electrical</b> <input checked="" type="checkbox"/> Electrical wiring and equipment shall be installed and maintained in accordance with California Fire Code section 605 and the California Electrical Code. Hazards and fire prevention concerns relational to Electrical equipment, wiring shall be abated as specified in the aforementioned Fire Code.
<b>Fire Safety during Construction:</b> <input checked="" type="checkbox"/> Prior to construction, an operational water supply system and established access roads must be installed in accordance with CFC Section 501.4. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The <u>Industrial Operations Fire Prevention Field Guide</u> will assist the applicant.

*Inspector*

Travis Craig  
Fire Captain

9/9/2016

Re: DRC2016-00002 MONARCH DUNES, South County E-Referral, Min... - Jay Johnson

Re: DRC2016-00002 MONARCH DUNES, South County E-Referral, Minor Use Permit, Mini Self Storage, Nipomo

Michael Stoker

Wed 8/24/2016 1:17 PM

To: Jay Johnson <jjohnson@co.slo.ca.us>;

Cc: Stephanie Fuhs <sfuhs@co.slo.ca.us>; Cheryl Journey <cjourney@co.slo.ca.us>; Martin Mofield <mmofield@co.slo.ca.us>;

Jay,

Please find buildings comments for DRC2016-00002 below. Also, I added the comments to Tidemark and let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of the construction of a self-storage facility of approx. 32,000 sq. ft. which includes office, site retaining walls, and grading & drainage. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (Current version of the California Building Standards Codes, California Residential Code and Title 19 of the SLO County Codes at time of permit submittal).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

- 1) A California licensed Architect or Engineer is required to submit the plans for this project per BPC 5536.1.
- 2) A pre-application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
- 3) A separate building permit will be required for each structure. A separate grading & drainage wall permit will be required.
- 4) Provide an allowable area analysis on the plans to verify compliance with CBC Chapter 5, including Table 503 and sections 504, 506, and 508. Also, perform a code analysis using the effective use of the code and address disabled access compliance.
- 5) Determine the minimum required fire rating of exterior walls, exterior openings protection, allowable building size, and allowable area increase etc. Any fire resistive walls due to proximity to other buildings, provide a detailed analysis on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7. The specific details for the wall construction on the plans will need to reference an approved UL listing or gypsum manual listing.
- 6) The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.
- 7) Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
- 8) The accessibility elements throughout will need to be shown, detailed, and / or noted on the plans to verify compliance with CBC Chapter 11B. (i.e. accessible parking, path of travel, restroom design, accessible amenities, retail area and storage unit access, etc.)

<https://outlook.office365.com/owa/?viewmodel=ReadMessageItem&ItemID=AAMkADUxNjYyZDZlLTESZTkINDkwYy1hMDgLTVMzNIM2E2NzZmOQBGAAMAAAD1f4lqIB0S0500FgayQL8rBwAU2a%2FaxZub...> 1/4

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9/9/2016

Re: DRC2016-00002 MONARCH DUNES, South County E-Referral, Min... - Jay Johnson

- 9) Provide plans which clearly show the structural design to verify compliance with the 2013 California Building Code and referenced standards. The plans and supporting calculations will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
- 10) The project will require a soils report and structural calculations for the design of the buildings. All structural elements to be detailed on the plans to comply with CBCS and adopted referenced codes.
- 11) Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the current versions of the California Electrical, Plumbing, and Mechanical Codes.
- 12) Provide a plumbing fixture analysis on the plans to verify the number of fixtures provided is sufficient for the proposed use and complies with CPC Chapter 4 and Table A and Table 422.
- 13) Energy Calculations will need to be provided to verify compliance with current California Energy Code.
- 14) Compliance with the current California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be show on the plans.
- 15) The building will need to be provided with fire sprinklers and an alarm system under a separate permit. At the time of the permit application provide plans and calculations showing the design of the system.

thanks

Michael Stoker, CASp  
Building Division Supervisor  
805.781.1543

