



STREAMLINING PLANS FOR THE DIVISION OF THE STATE ARCHITECT

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Afternoon Session



SMART SCHOOLS SYMPOSIUM 2013

THE CALIFORNIA CLEAN ENERGY JOBS ACT (PROPOSITION 39)

Anticipated Role of DSA

- Collaboration with California Energy Commission (CEC) on Guidelines
- Processing Exempt Projects
- Project Plan Reviews that include Prop. 39 energy efficiency projects

ENERGY EFFICIENCY PROJECT COMPLIANCE REQUIREMENTS DSA EXEMPT PROJECTS

- DSA review and approval is not required for alteration or reconstruction projects:
 - with an estimated construction cost of \$39,324.38 or less (for 2013);
or
 - with an estimated construction cost of between \$39,324.38 and \$157,297.53 (for 2013), when certain conditions are met.
- DSA Interpretation of Regulations Document IR A-10
http://www.documents.dgs.ca.gov/dsa/pubs/IR_A-10_rev02-22-13.pdf.

ENERGY EFFICIENCY PROJECT COMPLIANCE REQUIREMENTS POTENTIAL EXEMPT PROJECT TYPES

No.	Project Type	DSA Structural Safety Review and Approval	
		Required?	Notes/References
1	Heating, ventilation, and air conditioning	No ⁱⁱ	HVAC unit replacement limited to units of equal or lesser weight, in the same location, and no structural framing is altered.
2	Reroofing with "cool" roof	No	Roof covering replacement and insulation limited to weight of existing roof covering and insulation.
3	Weatherization/caulking	No	
4a	Window replacement (glazing only)	No	
4b	Window replacement (frames and glazing)	Yes	DSA approval not required if entire window replacement project cost is \$39,324.38 or less per DSA IR A-10.

ENERGY EFFICIENCY PROJECT COMPLIANCE REQUIREMENTS POTENTIAL EXEMPT PROJECT TYPES

No.	Project Type	DSA Structural Safety Review and Approval	
		Required?	Notes/References
5a	Window shading devices—window screens (applied to glazing)	No	
5b	Window shading devices—solar shading devices requiring structural attachment	Yes	DSA approval not required if entire window shade structure project cost is \$39,324.38 or less per DSA IR A-10.
6	Energy Management Systems (EMS)	No	
7	Lighting upgrades—re-lamping, ballast replacements, fixture replacement	No	
8	Water-heating upgrades	No	
9	Skylights	Yes	DSA approval not required if entire skylight project cost is \$39,324.38 or less and no structural framing is altered.

ENERGY EFFICIENCY PROJECT COMPLIANCE REQUIREMENTS STRUCTURAL SAFETY UPGRADES

1. The alteration project cost exceeds 50 percent of building replacement value (excluding structural work).
2. The building seismic mass is increased by more than 10 percent.
3. The building seismic load capacity is reduced by more than 5 percent.

ACCESSIBILITY REQUIREMENTS FOR ENERGY CONSERVATION AND EFFICIENCY PROJECTS

California Code of Regulations, Title 24, Part 2 (the CBC) when alterations or additions are made to existing buildings. If the existing “path of travel” elements do not comply with current code provisions, upgrades are required to the area of the work and designated elements serving the area that is being altered. Upgrades to the current “path of travel” are required as follows:

- If cost of the project $< \$139,934$, then cost of compliance is limited to 20 percent of the adjusted construction cost.
- Cost of project $\geq \$139,934$, no limit to the cost of compliance.*

* If unreasonable hardship is determined by enforcing agency, there must be compliance by equivalent facilitation to the greatest extent possible. The cost of compliance shall not be < 20 percent of adjusted construction cost.

ACCESSIBILITY REQUIREMENTS FOR ENERGY CONSERVATION AND EFFICIENCY PROJECTS

No.	Project Type	Path of Travel Access Upgrades	
		Required?	Applicable 2013 Code Sections
1	Heating, ventilation and air conditioning	No ⁱⁱⁱ	11B-202.4 Exceptions: 7
2	Reroofing with "cool" roof	No ⁱⁱⁱ	11B-202.4 Exceptions: 7
3	Weatherization/caulking	No ^{iv}	2-202 Definitions "Alterations" and 11B-202.4 Exceptions: 7
4a	Window replacement (glazing only)	No ^{iv}	2-202 Definitions "Alterations" and 11B-202.4 Exceptions: 7
4b	Window replacement (frames and glazing)	Yes ^v	2-202 Definitions "Alterations" and 11B-202.4
5a	Window shading devices—window screens (applied to glazing)	No ^{vi}	2-202 Definitions "Alterations" and 11B-202.4

ACCESSIBILITY REQUIREMENTS FOR ENERGY CONSERVATION AND EFFICIENCY PROJECTS

No.	Project Type	Path of Travel Access Upgrades	
		Required?	Applicable 2013 Code Sections
5b	Window shading devices—solar shading devices requiring structural attachment	Yes ^{vii}	2-202 Definitions “Alterations” and 11B-202.4
6	Energy Management Systems (EMS)	No ^{viii}	2-202 Definitions “Alterations” and 11B-202.4 Exceptions: 7
7	Lighting upgrades—re-lamping, ballast replacements, fixture replacement	No ^{ix}	2-202 Definitions “Alterations” and 11B-202.4 Exceptions: 7
8	Water-heating upgrades	No ^x	2-202 Definitions “Alterations” and 11B-202.4 Exceptions: 7
9	Skylights	Yes ^{xi}	2-202 Definitions “Alterations” and 11B-202.4

QUESTIONS?

Thank you for attending.

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