



**BUREAU
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PROPOSAL

CITY OF FONTANA PLAN REVIEW AND INSPECTION SERVICES BS-24-05-SP

FOR THE CITY OF FONTANA

Attn: Steve McGuffey
Purchasing Office
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

August 17, 2023

CONTACTS REGARDING THIS PROPOSAL

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COVER LETTER

August 17, 2023

Attn: Steve McGuffey
Purchasing Office
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335
smcguffey@fontana.org

RE: RFP for City of Fontana - Plan Review and Inspection Services - BS-24-05-SP

Dear Mr. McGuffey,

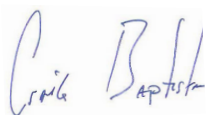
Bureau Veritas North America, Inc. (BV) is pleased to submit our proposal to provide **Plan Review and Inspection Services** to the City of Fontana (City). Our proposal will highlight previous experience in providing similar services to nearby jurisdictions. We have the breadth and depth of resources, skills and expertise needed to provide the requested services for the City. We have served nearly 200 agencies with building plan review and related services throughout California over the course of 48 years. **In addition, we are pleased to have been serving the City of Fontana with the requested services since 2018**, providing structural, mechanical, electrical, plumbing, architectural, CASp plan review, as well as grading plan check, on a variety of projects.

BV understands that the City of Fontana is seeking consultants to provide Plan Review and Inspection Services to support its growing community. We are keenly aware of the desire for high-quality customer service, timely reviews, reliability, responsiveness and cost-effective solutions. Our commitment to provide accurate and appropriate solutions to our clients and our ability to quickly and efficiently meet the needs of the communities that we serve makes BV an ideal partner for the City of Fontana. We offer optimal solutions to deliver quality services, including:

- **Unparalleled plan review** and related building safety services by licensed and certified professionals
- **Proven experience** in serving growing communities and jurisdictions throughout California
- Established relationships to ensure **timely reviews, transparency and responsiveness**
- **Depth of resources** to maximize flexibility and deliver quality services
- **Electronic review** and **best practices** to consistently meet turnaround schedules

Our partnership with the City of Fontana will be managed through our regional office in Irvine, with support as needed by additional staff, enabling quick and efficient responses. The designated Project Manager for the provision of services will be **Trang Huynh, P.E., C.B.O., Regional Manager**, in tandem with support from **Armil Allahyarian, M.S., Business Operations Manager. Craig Baptista, Vice President, West - Plan Review and Inspection** is your point-of-contact with legal authority to bind the terms of the contract. BV looks forward to an expanded successful, professional relationship with the City of Fontana by providing excellent Plan Review and Inspection Services, promoting transparency in our work and exceeding your expectations.

Sincerely,



Craig Baptista, M.B.A.
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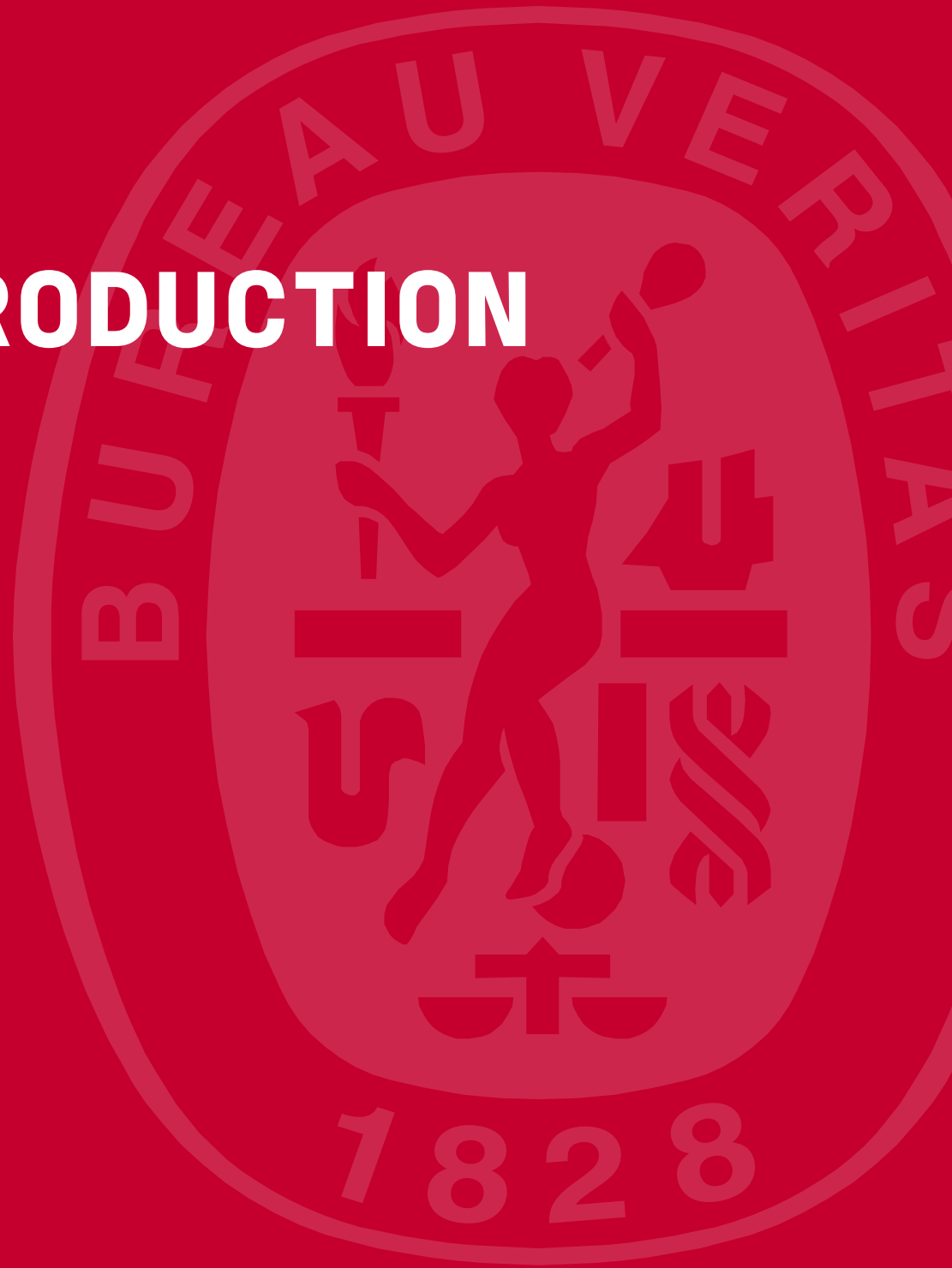
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A. INTRODUCTION



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A.1. METHODOLOGY / APPROACH

MEETING THE CITY OF FONTANA'S NEEDS

BV understands that the City of Fontana is seeking consultants to provide Building Permit Plan Check Services and Building Inspection services. We understand that this past fiscal year the City has reviewed and processed over 3,300 plan checks; performed over 28,000 inspections; and issued over 5,700 permits with a total valuation of about 300 million dollars. BV can provide all of the requested services which will be presented in our proposal as outlined below.

Plan review and inspection of any and all types of structures including, but not limited to, single family dwellings, multi-family dwellings, industrial and commercial buildings for compliance with all adopted codes, local ordinances, state and federal laws. Our proposal will include the following:

- Plan review of residential, industrial and commercial buildings, grading and all other types of structures for compliance with all local ordinances, state and federal laws that pertain to Building and Safety and for compliance to the adopted California Building Standards Code.
- Field inspection of permitted structures of residential, commercial and industrial buildings, grading and all other types of structures under construction for compliance with all local ordinances, state and federal laws that pertain to Building and Safety and for compliance to the adopted California Building Standards Code.
- The method for transporting the plans for review for the first check and for all rechecks, to and from the Fontana Office of Building and Safety, to the Consultant's Office where the plan check service will be completed.
- The calculation of all Building and Safety related fees, based on the City of Fontana's adopted fee resolution.
- The turn-around time (including transportation of plans) for the first initial plan review and the estimated turn-around time for each subsequent plan review (recheck).
- The submittal of two completed typed listing of all required plan corrections.
- The arrangement and attendance of any required meetings, connected with the plan review or field inspection of the projects.
- Electronic plan check services. If requested by the City, BV shall provide additional documentation of these services, including sample documents generated by the system and a live demonstration of the service for evaluation by the City.
- Fees and total costs for the Plan Review and Inspection Services.



A.1. METHODOLOGY / APPROACH

PROPOSED APPROACH TO TYPICAL PROJECTS

BV is able to provide both the plan review and inspection services requested in the City of Fontana's RFP.

The firm's personnel have performed and managed plan review for thousands of projects. Project types include office and industrial, hotels, institutional occupancies, single-family tract and custom homes, tilt-up shells, tenant improvements, and infrastructure. BV is the largest plan review firm in the United States, providing full service code consulting and plan review services. BV staff have considerable review experience of virtually any structure requiring permits, plan reviews, and inspections. Geotechnical, lab testing, and other reports are considered in the plan review process. The firm is well positioned to meet the needs of the City and deliver discipline-specific plan reviews (e.g., structural, mechanical, access, street, drainage, map, civil infrastructure, etc.).

The firm has specific experience working through a variety of challenges including infill commercial development, adaptive reuse and change of occupancies of existing buildings, retrofit of un-reinforced masonry or soft-story buildings, large commercial shopping centers and mixed-use multi-family developments, live-work projects, and high tech, research and development facilities.

BV's plan review services for the City shall endeavor to adhere to current codes, with detailed plan review letter comments, reference plan sheets numbers and code sections, and two copies (one electronic) of the plan review corrections list are provided for each reviewed project. Services include recheck of plans after the applicant has made corrections, review and recheck of field changes, and deferred submittals and review and recheck of additional work on the project as needed

METHODOLOGY AND APPROACH

BV provides full service building department administration including plan review, inspection, and permit technician services for numerous agencies. We offer services which range from reviewing a single, complex, or unique project to handling all plan review needs for a City. The firm's personnel are dedicated to providing the highest level of customer service and

ensuring all work is in conformance with the requirements of the City and all other applicable codes. Resources can be adjusted on fast-track projects, as needed, to meet demanding schedules. Personnel assigned to City projects are available to attend meetings at the City to address questions or discuss issues with the City staff, design team, and/or construction team which may arise on a project and provide guidance for City staff, applicants, designers, and contractors. Consistency, responsiveness, efficiency, and a positive attitude are key components of the firm's approach.

As an ISO 9001 certified firm, BV undergoes systematic, independent audits of its management systems to meet rigorous objectives and provide continuous improvement in key areas. The firm consistently incorporates proven best practices and protocols as part of its quality management system to meet and exceed ever-increasing customer requirements. These tools include implementation of an established quality assurance/quality control program using the **BV CARE** program for the intake, track, and review of plans to enhance quality and streamline processing/approval; electronic plan check to expedite turnaround times which save time and money; and the utilization of web-based document control system which fosters collaboration, 24/7 access to documents and reports, and enhances overall communication.

To ensure the work assignment is being performed at the highest professional level, BV relies on the management and technical excellence of its personnel and a proven QA/QC program. This assures the quality of all work performed under this contract meets City approval. BV has developed and implemented corporate QA policies, consistent with all applicable federal and state regulatory requirements and standards, covering all aspects of project performance, technical quality, and peer review. These policies are implemented at each professional and technical level to provide a well-balanced, independent QA program, which assures the quality of reports, technical reviews, annuals and other documentation prepared by BV. This ensures the product is consistent with the established standards from the standpoint of quality, validity, and legal defensibility.

- **Identify Client Needs:** Identifying the clients' requirements and expectations is a key initial

A.1. METHODOLOGY / APPROACH

step to BV's client-focused approach. BV actively listens and maintains sensitivity to unique issues, priorities, and organizational culture to work in partnership to assess diverse needs and special initiatives.

- **Strategic Planning:** With this partnership, BV establishes a clear plan of action to institute priorities, identify stakeholders/processing agencies, formulate communication protocols, and align services with mutually-defined needs and objectives.
- **Concise Scoping/Implementation:** A clear and concise scope, schedule, and budget are developed. BV assigns expertise which mirrors the clients' needs and implements best practices to maintain project momentum.
- **Project Management:** Proactive management ensures cost and schedule control and streamlined communication among team members. BV uses appropriate best practice tools to effectively and efficiently deliver the City's assignment within budget and schedule. No matter what the need, the firm's goal is to deliver integrity, impartiality, accountability, efficiency, quality, and transparency.



REQUESTED SERVICES OVERVIEW

Plan Review

BV has the capacity to provide the following permit and plan review services to the City of Fontana:

- Architectural plans examination
- Structural plans examination
- Mechanical, electrical, and plumbing code plans examination
- Review and approval of alternate materials, alternative design and methods of construction
- Energy code plans examination
- Accessibility requirements including
 - Barrier free plans examination requirements
 - Disabled access
 - CASp
 - ADA
- **Green Building and LEED consulting including:**
 - LEED submittal consultation
 - Green building consulting including CAL Green
 - ENERGY STAR verification
 - Energy efficiency audits
- **Solar Review**

If requested by the City, optional services available

- **Civil plans examination including:**
 - Soils, grading and drainage
 - NPDES/SWPPP
 - Development
 - Infrastructure
 - Water and wastewater
 - Sewer
- **Fire, life & safety plan reviews including:**
 - Fire sprinkler/fire alarm
 - Smoke detection and dampers
 - Underground fire systems

Architectural Review

BV blends the knowledge of local conditions with a large pool of California licensed or certified building safety experts equipped to handle all building department needs. The firm is able to tailor its solutions specific to the City as a result of having provided plan review, inspection services, specialty reviews, and municipal administrative support for over 48 years.

Structural Review

BV is uniquely qualified and experienced in structural review and inspection. The firm has plan review and inspection personnel which have specialized experience with multi-family residential, hotels, resorts, retail, commercial, industrial, high-tech facilities, etc. BV has several experienced structural engineers on staff who are immediately available to tackle the City's most complex projects. BV can provide a complete structural review of design drawings, details, and calculations for

A.1. METHODOLOGY / APPROACH

both vertical loads and lateral seismic and wind forces, in accordance with the California Building Code structural provisions.

Mechanical Review

The California Building Code is supported by ancillary codes such as the California Mechanical Code and any others specifically designated and adopted by the City. BV's staff includes licensed and certified mechanical engineers and inspectors who have the knowledge, training, and experience necessary to review plans for compliance with these codes. Firm staff, who are available immediately to the City, have reviewed heating, cooling, distribution and return air systems, hoods, and product conveyance system plans for a variety of projects including single family residential, multi family residential, custom homes, resorts, and hotels.

Electrical Review

Electrical review and inspection to verify energy compliance is included in all projects in accordance with mandates from the applicable energy standards for non-residential construction. The firm has licensed and certified electrical engineers and inspectors with extensive plan review and inspection experience which have reviewed service installation, transformers, emergency power, panel distribution, single line diagrams, power, and lighting system plans for single family residential, multi family residential, custom homes, resorts, and hotels.

Plumbing Review

The California Building Code is supported by ancillary codes such as the California Plumbing Code and any others specifically designated and adopted by the City. BV's staff has the knowledge, training, and experience necessary to review plans and inspect construction for compliance with these codes. The firm has licensed and certified mechanical engineers on staff to assist with plumbing reviews when needed. Firm staff have reviewed fuel gas, medical gas, potable and non-potable water piping and waste piping systems, and rainwater system plans for single family residential, multi family residential, custom homes, resorts, and hotels.

CASp / Disabled Access Review

BV has CASp certified individuals who are able to respond to the needs of the City quickly. The firm currently provides CASp certified individuals to jurisdictions

throughout California to meet the requirements of SB 1608. Additionally, the team includes ICC Certified accessibility plans examiners and inspectors who routinely conduct accessibility reviews of projects throughout the state from minor restroom upgrades to significant ADA compliance improvements.

Fire Plan Review

BV staff have the capacity to consult closely with the local Fire Department Chief or their designated representative on any areas which require code interpretation or where alternate methods are being proposed and considered. The firm's proposed fire plan check engineers have specific experience working with multiple types of facilities to ensure compliance with applicable codes, standards, and amendments, including CFC, CBC, the Adopted National Fire Protection Standards, the California Health and Safety Codes, CSFM, and U.L. BV's experience includes written comments and verbal communication with applicants to better understand requirements and provide direction for compliance, as well as close communication with fire departments to clarify policies, code interpretations, plan review status, and procedures. BV has reviewed hundreds of projects for fire safety components, including NFPA 13, NFPA 72, and NFPA 101, among others.

Green Building Review

BV has plan review engineers, plans examiners, and inspectors who are well versed and experienced with energy code compliance. Firm staff have been involved at various levels of energy code development in California and are certified to review and inspect for energy codes. BV staff have reviewed plans, and inspected projects, which incorporate new technology, and complex energy code compliance. The firm has staff available to the City who are CAL Green Certified.

Grading Design Review

BV's team includes Civil Engineers and plan review personnel who are well versed in the provision of development review and engineering plan check services. Grading plans outline the criteria for land development and typically include design elevation, surface gradient, lot type, and swale location, as well as displaying elevations, dimensions, slopes, drainage systems, etc. The firm's personnel are able to review these plans to ensure they are in full compliance with applicable codes and ordinances.

A.1. METHODOLOGY / APPROACH

Plan Review Process

Our team becomes familiar with the requirements of a public agency before beginning a review and continually monitors trends and legislation in order to advise the City on ordinances and standard practices to consider for adoption. BV has extensive public sector experience, which assures that public interests are fully protected. We understand that careful consideration of issues and impacts are needed in addition to technical expertise. We have devoted a great deal of time over the years to refining our approach and developing documentation to assist our clients and train our personnel to ensure highly efficient plan review procedures.

BV will work to ensure that submittals are properly coordinated and tracked by following an established internal plan check coordination process in which each plan received for review is entered into our ProTrack database, processed and returned on time to the client.

BV is able to seamlessly perform multiple active plan checks of significant size simultaneously. Our plan tracking procedures are designed to track each submittal throughout the review process and maintain accurate and comprehensive records for each submittal. To accomplish this we:

- Screen and log each application to assure that they are routed to all plan reviewers in a timely manner. In addition to utilizing our own internal tracking system, we will enter and monitor plan-checking information into the City's portal
- Submittals are reviewed for compliance with all ordinances. The log serves as a tracking device to assure turnaround times and completeness of the review.
- Plan reviews will be done in accordance with local, state and federal regulations with which local jurisdictions are mandated to enforce as well as all codes and ordinances in effect by adoption at the time of plan review. Preliminary consultations will be provided to the applicant upon request, to assist and guide them in the design and plans preparation process.
- Information shown on each permit application is verified. Construction valuation is based on information provided by the City of Fontana and compared to estimates provided by the applicant.

- Provide a thorough architectural and structural review of design drawings and details for compliance with the California Building Code architectural provisions, including provisions for safety glazing, building security and noise insulation performance standards, to name a few. These reviews can also be performed on revisions to plans which have previously been approved for permit issuance.
- Preparation of a review letter report
- Plan review management.
- BV assures that corrections are handled as quickly and as clearly as possible. Our goal is to help the applicant through the plan review process. All corrections are identified based on compliance with specified codes and regulations.

Generally, corrections are identified in two ways. Notes are made on plans during electronic review or on hard copy plans if appropriate, and a correction sheet is generated, detailing what items need to be addressed before plans can be approved. The City shall approve the development of any customized correction sheets. Correction sheets for specific projects shall be forwarded to the City along with a cover memo containing at least the following:

- The date(s) plans were received and reviewed
- The date(s) the applicant was notified of completed plan reviews
- The name and phone number of the applicant

During the plan review process, BV is prepared to meet with the applicant or architect/engineer, City employees or consultants at any time. Telephone discussions or meetings at project sites are welcomed to assure that any plan review issues are handled efficiently. We propose to meet at the offices of the building and safety division or at a particular project site. Our goal is to issue approved plans as quickly as possible but in full compliance with laws, codes, ordinances and regulations. Upon completion of the plan review, the following information package is prepared and logged as a minimum:

- ✓ Completed plan check documents including sign-offs
- ✓ Transmittal letter documenting any conditions associated with issuance of a permit, if any
- ✓ Marked up plan review documents

A.1. METHODOLOGY / APPROACH

- ✓ Two sets of approved building plans
- ✓ Backup documents and reports
- ✓ Documents provided in desired City format

Transmittal of Plans and Correction Lists

BV assumes responsibility for the pickup and return of plans. All plans shall be picked up from the City offices within 24 hours of notification. Should the volume of work be sufficient, we propose to establish regular pick up of plans on a consistent basis. We will also utilize shipping courier, at no additional cost to the City. Upon completion of each plan review, we will forward a copy of the correction list to both the City and the applicant, by email. When corrected plans are resubmitted, the previous procedure will be followed or the applicant may schedule an office visit to go over any corrections in person. When plans are completed they are stamped, signed and forwarded by BV personnel. Our transmittal forms will be customized for the City of Fontana.

Plan Review Turnaround Times

BV provides plan review activities on a fast-track basis to reduce the impact on project contraction schedules. Turnaround times for each submittal relate to the size and nature of the submittal and impact on the project construction schedule. To reduce turn around times for plan check, the firm uses electronic submittals, phased submittals, conference calling, video-conferencing, and visits by plan check staff to design offices of the engineer or architect.

Turnaround Times

BV has built long-term partnerships with many agencies and municipalities. The firm understands accuracy, efficiency, and integrity in all aspects of professional services is required. Testimony to BV's professional excellence is the fact it has a large number of repeat clients and client referrals. Because of the firm's large pool of accessible resources it is able to assemble experienced personnel in order to assist with project schedule recovery when necessary. BV also accommodates preliminary reviews to facilitate fast tracked or accelerated projects. This aids with timely turnaround and creates good public relations. The firm's staff makes recommendations for resolutions if requested. The firm also meets with agencies, City staff, and citizens, as needed, to discuss its findings.

Electronic Plan Review Services



BV will continue to work with the City's existing system but offers alternatives should the City be interested in learning about more options. Digital plan check uses a software which presents customers with a convenient alternative solution to printing and delivering paper plans to City offices at zero cost. This modern solution has become especially valuable as municipalities seek to continue service delivery to their communities while focusing on health and safety during the COVID-19 crisis.

BV accepts utilizing the City's software to enter and track plan checks and permit information upon examination of this system.

BV provides an alternative solution to traditional plan checking. With GoPost, BlueBeam, Adobe Acrobat, or other similar software, our plan reviewers can quickly and accurately review plans for compliance with applicable codes. Plans are submitted as PDF files via a secure and confidential FTP site. These plans are then reviewed by our personnel who are able to place comments and redlines directly on the plans, corresponding to areas needing revisions.

Redlined plans with comments are then forwarded to, or placed on the secure FTP site for the designers, engineers, and architects. The City also has access to the FTP site. Plans can then be revised and resubmitted via the same method described. If all items were resolved, hard copy plans are sent to BV for approval stamps and signatures.

Clients who have a plan review going through the online process are able to see where their plans are in the review process, ask questions, receive comments, submit updates, and more. Bluebeam GoPost accepts multiple file types, from AutoCAD to PDFs, Word, and more.

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Digital plan check has numerous advantages including, but not limited to, the following:

- Eliminate the need to physically print and carry plans to the City - Upload plans anytime from anywhere.
- Know project status at all times - Check where plans are and find out when reviews are completed.
- Use the GoPost online portal to communicate with the review team - Ask and answer questions; make changes.
- Reduce printing and courier costs - Checklist and plan markup downloads make it easy to perform corrections and resubmit documents online.

Electronic plan submittal and commenting allows for economical movement of plans and quick turnaround times. Plans with comments can be viewed and discussed as needed to resolve issues quickly and efficiently.

BV has successfully implemented and utilized digital plan review in over 60 federal, state, and local agencies for multiple years.

Building Inspection

BV inspectors are ICC certified and have extensive experience in the construction trades as well. Fast-track projects may be built into small phases based on incremental design and fabrication steps. In such cases, the firm's inspection team keeps daily logs to track corrections and plan review changes.

BV's inspection team also has the capacity to provide on-call building inspection services to cover personnel vacation time, peak work loads, specialized inspection activities, and any other situations which may arise. These activities may include next-day inspections and same-day response to important or urgent requests. BV's building inspection services can be adjusted to provide a high level of coordination specifically suited to the design-build concept.

BV is able to provide the City with ICC certified personnel to provide the following services:

- Read and study project specifications, plans, and drawings to become familiar with project prior to

inspection, ensuring structural or architectural changes have been stamped as approved by appropriate authority and recognizing the need for and requiring plan checks for electrical, plumbing, and mechanical code requirements.

- Perform and document inspections on construction projects to determine all aspects of the project such as foundations, building, electrical, plumbing, and mechanical systems conform to the applicable building codes, zoning ordinances, energy conservation, and disabled access requirements including known local, city, state, and federal requirements.
- Review plans for building construction, plumbing, electrical, and mechanical details prior to making inspection.
- Bring to the attention of the City for approval of certain changes in building, plumbing, mechanical, electrical, and related work consistent with code and ordinance requirements.
- Participate in reviews with fire, health, and other government agency inspectors & owners.
- Maintain a record of non-complying items and follow up to resolution of such items.
- Upon request, the firm will inspect existing buildings for substandard, unsafe conditions.

Virtual Inspections

BV is able to conduct virtual, no-contact field inspections in an effort to continue progress at as many active jobsites as possible for both new and existing clients. Using interactive technology, our building inspector will participate in a live session with the contractor to perform the inspection(s) remotely through the use of a mobile device. Our goal is to allow construction to progress while maintaining a safe environment for all involved through social separation.

The firm strongly believes in the long term value of these digital platforms and in their potential to change how inspection services are executed. The circumstances faced by society will be a catalyst to help drive the adoption of this new service, but once the ease of use and value creation is experienced first-hand BV believes it will become a standard component of inspection programs.

A.1. METHODOLOGY / APPROACH

BV's remote inspection services ensure the firm can keep its employees and City staff safe by reducing direct contact, adhering to social distancing best practices and keep critical tasks moving forward with diminished need for in-person contact.

ADDITIONAL SERVICES

Permit Technician Services

BV is available to work and build positive relationships with the City's staff to seamlessly staff the public counter, issue counter permits, answer plan review or inspection questions, and assist the public with a high level of customer service. BV will provide the City with ICC certified Permit Technicians and services may include, but are not limited to, the following:

- Review permit applications for completeness
- Accept, login, and route plans
- Calculate and/or collect fees
- Issue permits
- Review and issue counter permits
- Maintain permit records
- Use jurisdiction permitting programs and/or software (Our Permit Technicians will familiarize to using the City's permitting system)
- Provide assistance with general office and administrative duties as assigned

Code Enforcement Services

BV staff will work with the City representatives to investigate violations of City codes and ordinances, collect and analyze data, present cases to City Attorney, issue notices on violations and maintain an accurate record of inspections and findings. Our team is knowledgeable regarding practices of code enforcement and officer safety and City policies, procedures, administrative and technical regulations. We are able to answer questions pertaining to inquiries, requests, and/or complaints related to licensing and codes.

Typical duties of certified personnel include:

- Investigate alleged code violations in response to public complaints
- Enforce violations of various City codes and ordinances
- Identify and investigate violations observed while in the field;

- Prepare correspondence and various reports, collect and analyze data; make effective oral and; written presentations
- Summarize substantial file materials into clear and concise written reports and accurately compute simple statistical analyses Negotiate correction action plans with property owners to abate violations
- Coordinate summary abatement process including selecting contractors and monitoring their performance, enforcing, investigating, and interpreting code and ordinance violations
- Process cases in accordance with City procedures and standards and in accordance with federal, state and local laws



A.1. METHODOLOGY / APPROACH

CARE PROGRAM – A PROVEN, FORMALIZED AND INTEGRATED PLAN REVIEW PROCESS

BV employs innovative and creative approaches to delivering our services. The plan review process we follow for efficient completion of concurrent task management is shown in the flowchart below and managed through our CARE Program, a formalized and integrated process whereby Coordination, Analytical, Review, and Expert management/quality control functions are consistently implemented on each and every project. We will implement a comprehensive program based on best practices to validate that each and every review is thorough, accurate, consistent, and timely. This system's success is based on thousands of hours of practical, real-world experience by our dedicated personnel and their unique ability to interact quickly and efficiently with your staff. The roles of each of our CARE elements include:

Coordinator:

Our clerical personnel will handle various administrative functions, such as logging information (project tracking, time budgeting), managing project controls, maintaining and distributing communications, reviewing agendas and ordinance issues, and fielding calls on project status. The Coordinator is the first line of contact for each project submittal.

Analyst:

Our analysts will review submittals, title sheets, and non-design items; maintain files; monitor due dates; monitor contract budget and status tracking reports; and coordinate invoicing. Our analysts also maximize and

“right place” personnel resources to meet turnaround times in a quality manner. When assigning resubmittals to staff, our Analyst ensures consistency by passing the project to the same reviewer that performed the previous reviews. Reassignments are done when unforeseen circumstances dictate.

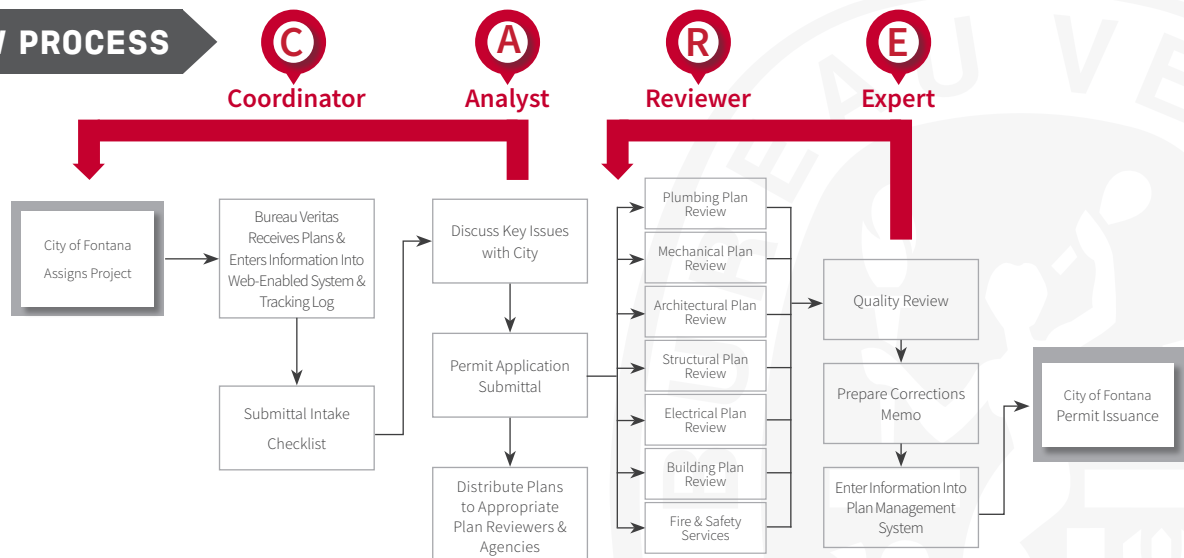
Reviewer:

Our experienced building plan reviewers will routinely review agency standards, ordinances, guidelines, and checklists; create comments letters; coordinate project return with the coordinator; attend review meetings; and communicate questions/solutions to project stakeholders. Because of our depth of resources and project tools (checklists, corrections letters, etc), reassigned projects can be reviewed without missing deadlines or causing unnecessary rechecks.

Expert:

BV experts will provide the final quality assurance review of applicable plans, studies, and reports in accordance with all accepted engineering, building codes of different disciplines, Subdivision Map Act, and industry professional practices. They will comply with the applicable regulations; visit the client contact regularly; monitor project progress with the reviewer; disseminate project/agency information to the team; train team members; peer review comments letters; and communicate questions/solutions to stakeholders. Additionally, experts provide quality assurance reviews to each project which minimizes the number of resubmittals.

PLAN REVIEW PROCESS



A.1. METHODOLOGY / APPROACH

PLAN REVIEW TURNAROUND TIMES

Turnaround times for each submittal will relate to the size and nature of the project and its impact on the construction schedule. The firm understands accuracy, efficiency, and integrity in all aspects of professional services are required. BV's team will maintain efficient turnaround times on all reviews as a key measurement of its performance for plan review services. We are able to produce plan review in a timely fashion and are able to present any necessary reports or studies to elected officials and/or the general public.

Providing plan review services to nearly 200 jurisdictions over the past 48 years, BV has a strong history of successfully meeting project deadlines. Upon request, BV is able to provide plan review activities on a fast-track basis. To reduce turnaround times for plan review, the firm can use electronic submittals, phased submittals, conference calling, and videoconferencing. Our team is committed to ensuring that all deadlines are met to meet the needs of our clients.

Maximum Proposed Plan Review Turnaround Times

Below are the proposed maximum turnaround times for reviewing and approving and permit application for various types of projects.

Service	Initial Check (working days)	Recheck (working days)	Expedited Initial Review	Expedited Recheck
Commercial TI	7	5	4	3
Residential addition and/or accessory building	7	5	4	3
New Residential	7	5	5	3
Multi-Residential and New Multi-Residential, Commercial, and Industrial	10	5	5	3
Return of telephone calls and e-mails	Within 24 hours			

Note: Turnaround times for unusually complex or large projects to be negotiated.

INSPECTION TURNAROUND TIMES

- Perform all inspections on the following day after receiving inspection requests
- Weekend and emergency response type of inspections are available upon request

BV's inspection team is deployed with technology, including iPads and other similar technology, during field inspections. We work with a jurisdiction's IT department to install required software programs.

A.1. METHODOLOGY / APPROACH

QUALITY ASSURANCE

Our team's experience and ability to clearly communicate technical concepts and terminology with the community, architects, engineers and applicants is fostered through collaboration. Our staff utilizes a series of proven technologies to streamline service delivery, enhance communication, and promote transparency. BV also has its own comprehensive, web-based project management system that delivers secure access 24/7 to project data, generates e-mail updates, and digitizes the entire plan review, map review, and inspection process. We also use electronic plan review, where reviews and comments are accessible in real time via the web. These tools encourage collaboration, enhance expedited requests, save money and time, reduce waste and storage space, build consensus, and promote project transparency.

Each team member of the technical team is selected according to the depth and appropriateness of experience as they relate to the specific technical tasks called for by the project. To ensure that the work assignment is being performed at the highest professional level, BV relies on the management and technical excellence of its personnel and a proven QA/QC program. This assures the quality of all the work performed under this contract meets client approval. BV has developed and implements corporate QA policies, consistent with all applicable federal and state regulatory requirements and standards, covering all aspects of project performance, technical quality, and peer review. These policies are implemented at each professional and technical level to provide a well-balanced, independent QA program, which assures the quality of reports, technical reviews, annuals and other documentation prepared by BV. This ensures that the product is consistent with the established standards from the standpoint of quality, validity, and legal defensibility.

At BV, we all share the responsibility for continual improvement of our quality management process and believe that our program, supported by our BV business model and our code of ethics, will ensure the continual delivery of high quality products and services to City. Like the City of Fontana, BV believes in community health and wellness. We will establish BV as a City of Fontana preferred supplier in conformity assessment and certification services in the fields of quality assurance, health and safety, environment, and social responsibility (QHSE). Our quality management system provides the framework for continual

improvement of our internal management processes and resources which will in turn add value for City through the services offered and delivered. In addition, our quality management system gives the company and City the confidence that the provision of services and products will be delivered consistently to predetermined high standards.

Continual Improvement

BV associates all share the responsibility for continual improvement of the firm's quality management process and believe the program, supported by the BV business model and its code of ethics, will ensure the continual delivery of high quality products and services to the City of Fontana. In doing so, the firm will establish itself as the City's preferred supplier in conformity assessment and certification services in the fields of quality assurance, health and safety, environment, and social responsibility (QHSE).

BV's quality management system provides the framework for continual improvement of its internal management processes and resources which will in turn add value for the City through the services offered and delivered. In addition, Our quality management system gives the company and the City the confidence that the provision of services and products will be delivered consistently to predetermined high standards worldwide.

Budget Controls and Billing Related Quality Assurance - FLEX

Budget control is achieved by closely monitoring work assignment labor and direct expenses. Work reports must be completed by each individual and the labor hours must be approved by the project manager before being charged to The City of Fontana. Similarly, expense reports and other direct expenses must be approved by the project manager prior to entering the cost data system.

To ensure optimal administration of the main functionalities of contract management and the facilitation of billing related quality assurance BV utilizes FLEX. FLEX is a reference repository which is comprised of all billing and contractual information (invoices, work assignments, expenses, labor reports, project reports, etc.).



A.1. METHODOLOGY / APPROACH

This advanced system assists BV in implementing and maintaining a number of budget and cost control processes which:

- Ensures data integrity and allows for a flexible and secure billing process
- Enhances billing efficiency and productivity
- Minimizes revenue leakage by monitoring its sources through control reports

FLEX ensures contract and budget control via standardized features and alignment of project information in real time. Additionally, the system is designed to promote contract follow up from project outset to closing which helps to establish and maintain optimal communication.

Project Management and Schedule Controls

Work assignment schedules will be managed on several levels. The project manager will maintain regular contact with the City manager to communicate the project status and progress on deliverables. In addition, an internal schedule including critical milestones and deliverable due dates will be established prior to initiating the task work. This allows ample time for editorial and technical review, changes, and assurance in schedule compliance.

In order to efficiently and effectively track project workflow BV employs Protrack, a quality assurance software solution created by Quickbase. This custom-built program was developed specifically to meet the needs of the firm and enhance its project management capabilities in service to its clients. Protrack monitors numerous pieces of project data in real time including, but not limited to, project schedule status, active projects by office, project type, number of active projects per client, weekly number of new projects initiated, and much more. The program's dashboard allows users to generate reports which can provide an overall snapshot of BV's current activities or can be filtered to present precise details regarding a specific project or client. The crucial information monitored in Protrack not only aids in maintaining schedules and project turnaround times but also gives the firm the capacity to make decisive course corrections which ensure deliverables of the highest caliber and complete customer satisfaction. Furthermore, Protrack is designed to work collaboratively with BV's billing and invoicing software, FLEX, to enable the consistent completion of projects on-time and on-budget.

BV's team is committed to delivering accurate and superior services in meeting the City of Fontana's plan review, inspection and other building and safety needs.



A.2. FIRM AND TEAM

FIRM AND TEAM

BV is highly qualified to support the needs of the City of Fontana and its growing community, and is dedicated to meeting all of the requirements of the RFP by providing experienced, expert staff who will deliver timely, convenient and responsive **Plan Review and Inspection Services**.

Firm Address and Contact Information

Bureau Veritas North America, Inc.

Craig Baptista, M.B.A. (Contract Liaison)

VP, West - Plan Review and Inspection

220 Technology Drive, Suite 100, Irvine, CA 92618

E. craig.baptista@bureauveritas.com

P. 916.514.4516 | C. 916.291.9151 | F. 916.725.8242

Roles and Responsibilities

BV has dedicated to the City of Fontana a strong and seasoned **Project Manager, Trang Huynh, P.E., C.B.O., Regional Manager**, with more than 41 years of experience managing plan review projects and building departments. In addition, **Armil Allahyarian, M.S., Business Operations Manager**, is a strong leader dedicated to your needs. Trang and Armil, along with our entire building and safety staff, will work to ensure that all deadlines and objectives are achieved.

The following is a summary of the roles and responsibilities of the proposed team. Our personnel are licensed engineers and ICC certified.

No subconsultants will be utilized for this contract.

LEADERSHIP TEAM

Craig Baptista, M.B.A., Vice President
Trang Huynh, P.E., C.B.O., Project Manager
Armil Allahyarian, M.S., Operations Manager

PLAN REVIEW ENGINEERS

Trang Huynh, P.E., C.B.O.
Robert Chang, P.E., C.B.O.
Henry Hadidi, S.E., Ph.D.

SENIOR PLANS EXAMINERS

Armil Allahyarian, M.S.
Brian Lee, A.I.A., CASp
Matthew Torosian, M.S.
Joe Medina, M.S.

PLANS EXAMINERS

Dwayne Butz
Martin Pasamba
Jecsan Perez

CERTIFIED ACCESS SPECIALIST

Tim Tran, CASp
Brian Lee, A.I.A., CASp

BUILDING INSPECTORS

Luis Mota
Kirk Zimmerman

B. QUALIFICATIONS



B U R E A U

V E R I T A

B. QUALIFICATIONS



FIRM PROFILE

Bureau Veritas is a multi-national corporation with a history which includes 195 years of providing worldwide regulatory compliance service to industry and governmental agencies. Founded in 1828, Bureau Veritas is a global leader in quality assurance, health, safety, and environmental (QHSE) solutions. Recognized and accredited by the largest national and international organizations and with over 80,000 employees, Bureau Veritas has unparalleled resources to manage projects requiring a broad range of expertise across vast geographies. With operations in 140 countries and all continents, BV draws on the synergies between its local teams and dedicated technical centers worldwide.

We are the largest plan review firm in the United States, with a long-established operation in California. In addition, we have provided other public works services for multiple jurisdictions throughout California for 48 years.

COMMITMENT TO PROVIDING SERVICES

BV will always strive to deliver excellent service and work hard to meet and exceed the City's expectations regarding all agreed upon turnaround times. Our proposed program establishes a process to ensure that the City will receive only the highest quality plan reviews. We will provide services with the objective of verifying compliance with the requirements adopted at the State and Federal levels, the City's adopted building codes, zoning ordinances, regulations and adopted ordinances, policies and standards, and other relevant program standards and requirements.

Our staff knows the value of clear and transparent communication and how to work together as a team in

conjunction with a jurisdiction. This philosophy is put into practice on all of our projects and is a great value to our municipal clients. Our familiarity with coastal communities including City of Fontana, exceptional attention to customer service, large pool of experienced personnel and ability to provide value-added services make BV the optimal choice for meeting the City's ongoing Plan Review and other Building and Safety needs.

The firm's range of experience in this arena covers every key area of service defining a building department. The firm is skilled at helping existing departments augment or refine their current level of client service and is also capable of crafting a department from the ground up. BV will consistently provide excellent customer service and qualified staff for all project types.

Our service offerings include:

- ✓ Building Plan Review
- ✓ Building Inspections
- ✓ Building Official/Administration
- ✓ Architectural, structural, mechanical, electrical, plumbing plans and construction documents examination
- ✓ Civil engineering plan review
- ✓ ICC and CASp Certified Professionals
- ✓ Code enforcement
- ✓ Fire and life safety plan review & inspection
- ✓ Staff augmentation & attendance at occasional meetings at City Hall as required
- ✓ Green building, ADA & accessibility, LEED
- ✓ Electronic and digital plan review services

B. QUALIFICATIONS

CALIFORNIA OFFICE LOCATIONS

The firm's partnership with the City will be managed out of its office in **Irvine, CA** and augmented by staff located at the firm's 6 additional California offices as needed.

Our Irvine office is located just 49 miles door-to-door to the City, facilitating quick and efficient responses to your needs.



1

IRVINE

**220 Technology Drive,
Suite 100
IRVINE, 92618
Tel: 714.431.4100**

2

PASADENA

600 N. Rosemead Boulevard,
Suite 233
PASADENA 91107
Tel: 626.325.9800

5

ATASCADERO

5905 Capistrano Ave
Suite F
ATASCADERO 93422
Tel: 805.792.1109

3

SAN DIEGO

9988 Hibert Street,
Suite 100
SAN DIEGO 92131
Tel: 858.863.2000

6

SACRAMENTO

180 Promenade Circle,
Suite 150
SACRAMENTO 95834
Tel: 916.725.4200

4

WESTLAKE VILLAGE

250 N. Westlake Boulevard,
Suite 150
WESTLAKE VILLAGE 91362
Tel: 805.230.2888

7

SANTA ROSA

111 Santa Rosa Avenue,
Suite 406
SANTA ROSA 95404
Tel: 707.206.1265

B. QUALIFICATIONS

COMPETENCE THROUGH CERTIFICATION - INTERNATIONAL CODE COUNCIL

Building plan review and inspections depend on more than codes and standards. Service levels of the highest quality during the provision of these services result from providing trained professionals with the resources and ongoing support necessary to stay current with the latest advancements. ICC certification ensures competent plan examiners and engineers are involved in the critical building approval process. It also helps to continue attracting an increasing level of competence and professionalism into the building code community. The ICC certification represents the BV team's commitment to providing qualified plan review, building permitting, and inspection staff to the firm's clients.

✓ Building Plans Examiner	✓ Combination Inspector	✓ Electrical Plans Examiner	✓ Residential Building Inspector
✓ Accessibility Inspector/Plans Examiner	✓ Combination Inspector - Legacy	✓ Energy Code Specialist	✓ Residential Combination Inspector
✓ Building Inspector	✓ Combination Plans Examiner	✓ Fire Inspector I	✓ Residential Electrical Inspector
✓ Certified Building Code Official	✓ Commercial Building Inspector	✓ Fire Inspector II	✓ Residential Energy Inspector/Plans Examiner
✓ Certified Building Official	✓ Commercial Combination Inspector	✓ Fire Plans Examiner	✓ Residential Fire Sprinkler Inspector/Plans
✓ Certified Electrical Code Official	✓ Commercial Electrical Inspector	✓ Green Building Residential Examiner	✓ Residential Mechanical Inspector
✓ Certified Fire Code Official Inspector	✓ Commercial Energy Inspector	✓ ICC/AACE Property Maintenance and Housing	✓ Residential Plans Examiner
✓ Certified Fire Marshal	✓ Commercial Energy Plans Examiner	✓ ICC/AACE Zoning Inspector	✓ Residential Plumbing Inspector
✓ Certified Housing Code Official	✓ Commercial Mechanical Inspector	✓ Master Code Professional	✓ Spray-applied Fireproofing Special Inspector
✓ Certified Mechanical Code Official	✓ Commercial Mechanical Inspector Examiner	✓ Mechanical Inspector UMC	
✓ Certified Plumbing Code Official	✓ Commercial Plumbing Inspector	✓ Mechanical Plans Examiner	
✓ Coastal and Floodplain Construction Inspector	✓ Disaster Response Inspector	✓ Plumbing Inspector UPC	
	✓ Electrical Inspector	✓ Plumbing Plans	

Coupled with our extensive ICC certifications, our group also holds the following licenses and certifications:

✓ Professional Engineer	✓ Electrical Engineer	✓ Engineer	✓ Journeyman Plumber
✓ Registered Architect	✓ Mechanical Engineer	✓ Professional Geologist	✓ Master Electrician
✓ Master Plumber	✓ Structural Engineer	✓ Asbestos and Mold Analyst Specialist	✓ Journeyman Electrician
✓ Master Electrician	✓ LEED AP	✓ Elevator Inspector	✓ Registered Sanitarian
✓ Certified Floodplain Manager	✓ Fire Protection Engineer	✓ Master Plumber	
	✓ Environmental		

B. QUALIFICATIONS

“

WHAT THEY'RE SAYING

Thank you as always for providing such a thorough review to fit with our increasingly tight project schedules. We appreciate the hard work BV puts into every project, especially when our teams push to get everything done in an expedited manner.

*Amanda Scheidlinger, AIA, DBIA, LEED AP BD+C,
SAN DIEGO STATE UNIVERSITY*

”



WHY CHOOSE BUREAU VERITAS?

Knowledge and Expertise

Certified by the International Code Council and licensed by applicable state agencies, BV plans examiners and engineers are proficient in the application of design and testing standards and have participated in the development of design standards on many different levels.

BV inspection staff is also certified by the International Code Council and many are multi-disciplined. Having a multi-disciplined inspector ensures consistent inspections by the same inspector for all trades. Multi-disciplined inspectors also provide the construction teams with a single point of contact throughout the duration of the project.

Reputation

BV has become the leader in construction code compliance services throughout the United States. The growth of BV's construction code compliance division is the result of repeat clients and client referrals.

Regional and Local Expertise

BV provides depth of resources to maximize flexibility and deliver quality services with personal attention.

“

WHAT THEY'RE SAYING

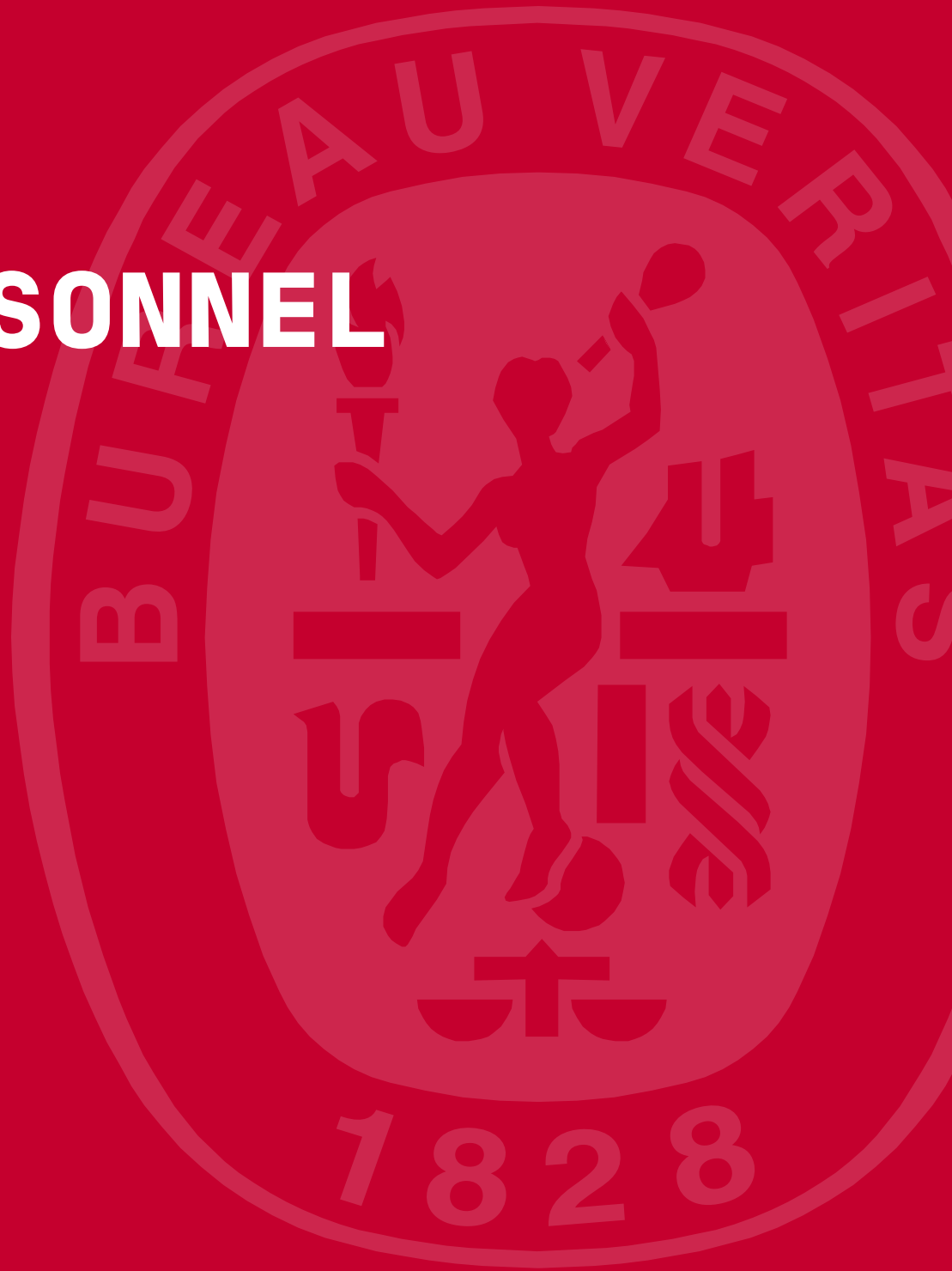
BV really came through. They expedited the review in order to allow us to get this out to OSFM today.

Richard E. King, AIA, LEED AP BD+C

”

BUREAU VERITAS 220 Technology Drive, Suite 100, Irvine, CA 92618
714.431.4100 | www.bvna.com

C. PERSONNEL



BUREAU

VERITAS

C. PERSONNEL

PROJECT TEAM ORGANIZATIONAL CHART

The following organizational chart consists of BV's proposed team for the City of Fontana. BV has a robust in-house team of professionals to fulfill all the requested services for the City. **Trang Huynh, P.E., Regional Manager/Project Manager** and **Armil Allahyarian, M.S., Business Unit Operations Manager**, will serve as your day-to-day contacts. Resumes of key team members highlighted in red below can be found in the Appendix. BV takes pride in our team's ability to work collaboratively with other members of a multi-disciplinary team in a complex and dynamic working environment.



LEADERSHIP TEAM

Craig Baptista, M.B.A.
Vice President, Facilities - West Region / Contract Liaison

Trang Huynh, P.E., C.B.O.
Regional Manager/Project Manager

Armil Allahyarian, M.S.
Business Unit
Operations Manager

Anthony Azpeitia
Business Development
Manager/Client Liaison

PROJECT TEAM

PLAN REVIEW ENGINEERS	SENIOR PLAN EXAMINERS	CERTIFIED ACCESS SPECIALISTS
Trang Huynh, P.E., C.B.O. Robert Chang, P.E., C.B.O. Henry Hadidi, S.E., Ph.D. Brian Lee, A.I.A., CASp Sunai Kim, S.E., Ph.D. Michael Hill, S.E. Syed Aleem, P.E. Ali Soheili, P.E. (Mechanical) Amir Amiri, P.E. (Mechanical) Steve Hooper, P.E. (Electrical) Saman Parsi, P.E. (Electrical) Richard Henrikson, P.E. (Plumbing)	Armil Allahyarian, M.S. Matthew Torosian, M.S. Joe Medina, M.S.	Tim Tran, CASp Brian Lee, A.I.A., CASp Rick Mauldin, CASp
	PLAN EXAMINERS	FIRE AND LIFE SAFETY
	Dwayne Butz Martin Pasamba Jecsan Perez	Lisa M. Beaver, P.E., CFM, CBO Jeff Hartsuyker Andrew Reiwitch Dennis Moss
	BUILDING INSPECTORS	
	Luis Mota Kirk Zimmerman Michael Weiner	Dwayne Butz Francisco Villalva Louis Vaith

C. PERSONNEL

KEY PERSONNEL QUALIFICATIONS SUMMARY

Below is a brief summary of key personnel qualifications and the types of reviews or inspections to be performed. **Full resumes appear in the Appendix.**

Team Member Experience Summary		
Name	Qualifications	Type of Review or Inspection to Be Performed
Craig Baptista, M.B.A. Principal-in-Charge / Contract Liaison	M.B.A.; B.S., Business Management; Six Sigma Green Belt Certified; OSHA 30; United States Navy: Honorable Discharge; 20+ years experience	Contract
Anthony Azpeitia Business Dev & QA/QC	CSI; Construction Specification Institute trained with project delivery methods for the construction industry; 12+ years experience	QA/QC
Trang Huynh, P.E., C.B.O. Regional Manager / Project Manager / Plan Review Engineer	MBA; B.S., Civil Engineering; Certificate of Completion - Leadership for Senior Executives; Registered Professional Engineer: CA, #C36627; ICC Certified: Building Official; California Certified Green Building Professional; California Licensed Real Estate Professional; 41+years experience	Structural, building life safety, plumbing, mechanical, electrical, green buildings
Henry Hadidi, S.E. Sr. Plan Review Engineer	Ph.D. Structural Engineering; M.S., Structural Engineering; B.S., Civil Engineering; Registered Professional Engineer: CA, #S4078; CA, #C49136; ICC Certified: Building Plans Examiner; 30+ years experience	Structural
Robert Chang, P.E., C.B.O. Plan Review Engineer	M.S., Civil Engineering; Registered Civil Engineer License: #32884, CA; Certified Plans Examiner: I.C.B.O., #15237; Certified Building Official: C.A.B.O., #3029; American Society of Civil Engineer:A.S.C.E., #244676; 40+ years experience	Building structural, building life safety, plumbing, mechanical, electrical, green buildings
Armil Allahyarian, M.S. Business Unit Operations Manager / Senior Plans Examiner	B.S., Civil Engineering; M.S., Civil Engineering; CA Engineer in Training; ICC Certified: Building Plans Examiner; 5+ years experience	Building structural, building life safety, plumbing, mechanical, electrical, green buildings
Brian Lee, AIA, C.B.O., CASp Architect/Plans Examiner	B.S., Urban & Regional Planning; A.A., Liberal Arts; Architects Board Registered Architect: CA, # 32739; DSA Certified Access Specialist #182; ICC Certified #0343130: Certified Building Official; Certified Building Plans Examiner; Certified Building Inspector (California Building Code and International Building Code); Certified Access Plans Examiner and Inspector; Certified Special Inspector, Structural Masonry; 37+ years experience	Architectural, building structural, building life safety, plumbing, mechanical, electrical, green buildings
Matthew Torosian, M.S. Senior Plans Examiner	M.S., Civil Engineering; B.S. Civil Engineering; ICC Certified: Building Plans Examiner; Commercial Energy Plans Examiner; CAL OES SAP; Engineer-in-Training #171331; 2+ years experience	Building structural, building life safety, plumbing, mechanical, electrical, green buildings

C. PERSONNEL

Team Member Experience Summary		
Joe Medina, M.S. Senior Plans Examiner	M.S. Structural Engineer; B.S. Civil Engineer; Certified Engineer in Training, CA #EIT-172115; ICC Certified #9264369: Building Plans Examiner; Cal OES Safety Assessment Program, Building Inspector #91913; 5+ years experience	Building structural, building life safety, plumbing, mechanical, electrical, green buildings
Dwayne Butz Plans Examiner & Inspector	B.A., Architecture; B.F.A., Interior Planning/Design; NAHB Certificate; IRM Certificate ICC Certified: Residential Plans Examiner; Residential Combination Inspector; Residential Building Inspector; Mechanical Inspector; Residential Electrical Inspector; Residential Plumbing Inspector; Lean Six Sigma Black Belt; 25+ years experience	Building structural, building life safety, plumbing, mechanical, electrical, green buildings
Martin Pasamba Plans Examiner	B.S. Civil Engineer; ICC Certified: Building Plans Examiner; 7+ years experience	Building structural, building life safety, plumbing, mechanical, electrical, green buildings
Jecsan Perez Plans Examiner	B.S. Civil Engineering; ICC Certified: Building Plans Examiner; Engineer-in-Training; 4+ years	Building structural, building life safety, plumbing, mechanical, electrical, green buildings
Tim Tran, CASp CASp Review & Inspection	B.S. Civil Engineering; ICC Master Code Professional #5104603; ICC Certified Building Official #5104603; Certified CASp #743; 15+ years	Accessibility
Luis Mota Inspector	ICC Certified Residential Building Inspector; 35+ years experience	Building structural, building life safety, plumbing, mechanical, electrical, green buildings
Michael Wiener Inspector	A.S., Construction Management; Journeyman's Certificate; ICC Certified: Residential Building Inspector; Residential Electrical Inspector; Residential Mechanical Inspector; Residential Plumbing Inspector; Commercial Building Inspector; ICBO Certified: UBC Building Inspector; 22+ years experience	Building structural, building life safety, plumbing, mechanical, electrical, green buildings

D. REFERENCE



B U R E A U

V E R I T A

D. REFERENCE

CONTRACTS SIMILAR IN SCOPE

Below are highlights of our experience in serving California jurisdictions with similar services with the delivery of building plan review and other building and safety services on other projects. Our team has a deep breadth of experience with all applicable industry standards and any relevant federal, state, or local requirements.

BUILDING PLAN REVIEW, PERMIT PROCESSING & INSPECTIONS SERVICES

City of Corona

CONTACT: CHRIS MILOSEVIC, BUILDING OFFICIAL
ADDRESS: 400 S VICENTIA AVE, CORONA, CA 92882
EMAIL: CHRISM@DISCOVERCORONA.COM
TELEPHONE: 951.736.2250
DATES OF SERVICE: 2010 – PRESENT

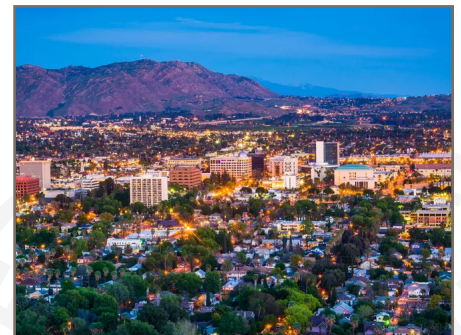


BV is currently providing building plan check, building inspection, and counter technician services for residential and commercial properties. The firm also provides on-site extension of staff as necessary, including a registered civil engineer to assist with an immediate need for building plan check. BV assists the City in providing plan review services for small residential solar energy projects. The firm's team utilizes BVnet to take in projects electronically. Plans are then reviewed within 24 hours and comments are returned to the applicants. This system assists the City in meeting the requirements of AB 2188 for fast turnaround of these small solar energy projects.

ON-CALL PLANS EXAMINER, BUILDING INSPECTOR, COUNTER TECHNICIAN & GEOTECHNICAL SERVICES

County of Riverside

CONTACT: JORGE CABALLERO, PE, CBO, CFM
ADDRESS: 4080 LEMON ST, RIVERSIDE, CA 92501
EMAIL: JCABALLE@RIVCO.ORG
TELEPHONE: 951.955.3918
DATES OF SERVICE: 2019 – PRESENT



Bureau Veritas was selected to provide for Riverside County on-call plan review, building inspections, counter technician and geotechnical services. Projects include single family residential, multi family residential, commercial tenant improvements, new commercial, additions, and others.

D. REFERENCE

BUILDING PLAN CHECK, INSPECTION & PERMITTING

City of Monrovia

CONTACT: GREG BOYAJIAN, BUILDING & SAFETY MANAGER

ADDRESS: 415 S IVY AVE, MONROVIA, CA 91016

EMAIL: GBOYAJIAN@CI.MONROVIA.CA.US

TELEPHONE: 626.932.5532

DATES OF SERVICE: 2020 – PRESENT



BV was selected BV has provided on-call plan review, inspection, and consulting services to the City of Monrovia since late 2020. BV reviews plans calculations, reports and specifications for compliance with the most recently adopted Federal, State, and City codes and ordinances. The firm also performs building, combination, and other trade inspections on an as needed, assigned or regular basis on residential, commercial industrial, and large Multifamily/ Mixed use projects, and performs permit counter work as needed to enforce compliance with the conditions of approval, provisions of the City's Building laws and the code requirements set forth on the approved plans for which the City issued a permit. Inspectors and permit technicians are available within 24 hours notice.

BUILDING PLAN REVIEW, PERMITTING & INSPECTION

County of San Bernardino

CONTACT: GREG GRIFFITH, PE, LEED AP, SUPERVISING ENGINEER

ADDRESS: 385 N. ARROWHEAD AVE., SAN BERNARDINO, CA 92415

EMAIL: GREG.GRIFFITH@SBCOUNTY.GOV

TELEPHONE: 909.387.8311

DATES OF SERVICE: 2006 – PRESENT



BV was selected to provide building plan review, building inspection, and permitting services for residential and commercial properties. BV was selected to be responsible for the enforcement of Building Standards adopted by the County and the State of California. BV is to be utilized on an as-needed basis to support BNS staff in maintaining consistent and uninterrupted services during times of high workloads and staff turnovers.

E. AUTHORIZATION



B U R E A U

V E R I T A

E. AUTHORIZATION

AUTHORIZATION

This proposal has been signed by an official authorized to bind the firm to the contract if selected, Craig Baptista, Vice President, West - Plan Review and Inspection. This proposal is valid for ninety (90) days.

F. INSURANCE



BUREAU
VERITAS

F. INSURANCE

INSURANCE

Any required insurance certificates will be provided prior to contract execution. Bureau Veritas North America, Inc. has read the City of Fontana indemnification and insurance requirements and shall meet these requirements upon selection.

G. PROFESSIONAL FEE



B U R E A U

V E R I T A

G. PROFESSIONAL FEE

PROFESSIONAL FEE - CITY OF FONTANA - PLAN REVIEW AND INSPECTION SERVICES

BV proposes the following compensation schedule. BVs' pricing reflects our commitment to the success of the City of Fontana by helping the City maintain significant quality and cost saving benefits.

- ✓ Highly qualified and licensed staff and confidence of working with a well-established consultant
- ✓ Confidence of working with a well-established consultant in business for 195 years
- ✓ Reduced plan review turnaround times
- ✓ Commitment to maintaining a proposed rate structure for the life of the initial contract period

PLAN REVIEW PERCENTAGE OF FEES BASED ON CITY COLLECTED FEES	
65% of City Collected Fees	
HOURLY RATES	
Staff Classification	Hourly Rate
Project Manager	\$165.00
Sr. Civil Engineer	\$180.00
Sr. Plan Review Engineer / Structural Engineer / Fire Protection Engineer / Civil Engineer	\$160.00
Plan Review Engineer / Sr. ICC Certified Plans Examiner / CASp Plan Review	\$135.00
ICC Certified Plans Examiner	\$125.00
Fire Plans Examiner	\$135.00
CASp Inspections	\$155.00
Senior Building Inspector	\$110.00 - \$125.00
Building Inspector	\$95.00 - \$105.00
Code Enforcement Officer	\$110.00 - \$125.00
Permit Technician	\$65.00-\$80.00
Administrative / Clerical Support	\$55.00-\$65.00
SOLAR PROGRAM FEES	
Solar Plan Review	\$175.00 for Initial Review \$75.00 for Each Subsequent Review

- Plan Review Percentage Fees includes initial review and 2 resubmittals; hourly thereafter
- \$250 minimum plan review fee
- Fast track / Expedited plan reviews shall be an additional 1.5 times the fees shown above.
- Overtime (OT) will be charged at 1.25 times the standard hourly rate; hours worked on a designated holiday will be charged at the appropriate OT rate. No overtime will be charged without approval.
- Rates and cost estimates shown above exclude per diem, prevailing wage and union rates. Should these be applicable, BV will discuss and negotiate fees to account for increased personnel costs.
- Hourly Rates subject to annual adjustment in accordance with CPI.
- Mileage for employee-owned vehicles used in connection with the work will be at the current IRS rate.
- Plan review will be invoiced after initial review is completed. Hourly services will be invoiced monthly.
- Onsite staff augmentation - Minimum 4 hours per day per staff classification
- Fee schedule is valid for one (1) year from the effective date of the contract.

APPENDIX: RESUMES



B U R E A U

V E R I T A

APPENDIX: RESUMES

Craig Baptista

Vice President, Facilities - West Region / Contract Liaison

EDUCATION

M.B.A.
B.S., Business Management

REGISTRATIONS/ CERTIFICATIONS

Six Sigma Green Belt Certified
OSHA 30
United States Navy: Honorable
Discharge

TOTAL YEARS OF EXPERIENCE

20+

Prior to joining Bureau Veritas, Craig served as Director of Operations and is a business professional experienced in leading multiple branch offices in various states. Craig has over 20 years of experience in the construction industry. He is results-oriented and has exceptional experience building and managing successful programs and relationships. He is a skilled communicator capable of articulating complex ideas in a concise and persuasive manner. Craig has proven experience as a facilitator of solutions for client problems and is a strategic thinker with the ability to translate vision into tactics. He is self-motivated, passionate and resourceful. Craig has expertise identifying client needs and is able to execute problems quickly by utilizing his professional business management skills. He is equally effective working independently or collaborating with others.

SELECT PROJECT EXPERIENCE

Craig has managed various projects as Director of Operations and successfully reduced operating expenses by 18% through implementation of a preventative maintenance program and establishment of a baseline repair cost matrix. He provided leadership, mentoring, direction and training for a 35 member Operations team that included Branch Managers, Project Managers, and other staff. He developed annual business plans, market strategies, operations and sales goals which resulted in year over year growth. Craig has worked on various significant projects, including, but not limited to:

- Apple Campus II in Cupertino, CA
- Cal Trans - Bay Bridge Project in Oakland, CA
- Tesla Gigafactory in Sparks, NV
- Souza Construction - Lemoore Naval Air Station Project in Fresno, CA
- Advance Range Solution - Fort Hunter Liggett in Jolon, CA
- Hensel Phelps - Mule Creek Prison in Lone, CA

Vice President, Facilities - West Region

Bureau Veritas North America, Inc.

2015 - Present

Serves as Vice President for the West Coast code compliance division. Manages over 50 employees throughout California, Arizona, Nevada, Washington, and Utah. Oversees plan review and inspection activities to ensure BVNA has ample resources to meet turnaround times and provide quick response to inspection requests. Works directly with plan review team to gain efficiencies in turnaround times. Effectively reduced the number of reviews by promoting direct contact with designers and municipalities to remedy code deficiencies during the first and second reviews, allowing our team to approve projects during the second submittal phase.

APPENDIX: RESUMES

Trang Q. Huynh, P.E., C.B.O. Regional Manager / Project Manager

EDUCATION

Master of Business Administration

B.S., Civil Engineering

Certificate of Completion -
Leadership for Senior Executives

REGISTRATIONS/CERTIFICATIONS

Registered Professional Engineer:

CA, #C36627

ICC Certified: Building Official

California Certified Green
Building Professional

California Licensed Real
Estate Professional

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)

American Society of Civil
Engineers (ASME)

California Building Officials (CALBO)

Former Vice-Chair and member of the
City of Highland Planning Commission

Past President of the Board
of Directors of the Central
Business Center in Upland

Past President of the
Foothill Chapter of ICC

TOTAL YEARS OF EXPERIENCE

41+

Trang is a licensed professional engineer and ICC certified building official with over 41 years of experience working in public and private services as executive director and plan review engineer. He has implemented excellent public service programs and gained exceptional understanding of the building and safety division, community and economic development, public relations, redevelopment, financial and budget management, employee and organizational developments, and state and local officials. As a professor for Cambridge College in Southern California he has taught graduate and undergraduate classes in business, finance, and management. Trang has outstanding public relations, management, and problem solving skills with a proven record of strong and positive working relationships with local and state elected officials, inter-governmental agencies, business organizations, development community, labor groups, community groups, and residents. He was awarded the "Civil Engineer of the Year" award by the ASCE Chapter of San Bernardino and Riverside in 2011. He was also a recipient of the "Good Government Award" from the BIA Inland Empire Chapter in 2015. Finally, Trang has an excellent understanding of cultural diversity and knows how municipality services can be provided efficiently with an objective from "Good to Great".

SELECT PROJECT EXPERIENCE

Regional Manager of Southern California

Bureau Veritas North America, Inc.

2017 - Present

Directs the BV Building & Safety and Civil Engineering operations for the Southern California region, serving as the supervising building official and plan check engineer for multiple Southern California municipalities. Responsibilities include building official duties, special project management, contracts of permits, plan check, and inspection services for 24 jurisdictions.

Building and Safety Services Director

City of Rancho Cucamonga

2002 - 2017

As one of the executive team members of the City to directed and coordinated the work of the Community Development team. Managed all activities and operations of building and fire plan checks, permits, building and fire inspections, grading, community improvement, code enforcement, citizen volunteers for an affluent community of 175,000 people.

Additional Experience

- Adjunct Professor - Cambridge College, Southern California (2011 - Present)
- Chief Building Official - City of San Clemente (1988 - 2002)
- Chief Building Official - City of Manhattan Beach (1986 - 1988)
- Guest Speaker and Lecturer - Orange Empire Training Academy (1990-2002)
- Senior Structural Engineer - City and County of San Diego (1980 - 1986)

SELECT SPECIAL ACHIEVEMENTS / ACCOMPLISHMENTS

- Award winner of the Good Government Award in 2015 - Rancho Cucamonga
- Recipient of the award Turning Red Tape into Red Carpet in 2014 - (IEEP)

APPENDIX: RESUMES

Armil Allahyarian, M.S.

Business Unit Operations Manager / Senior Plans Examiner

EDUCATION

B.S., Civil Engineering

M.S., Civil Engineering

REGISTRATIONS/CERTIFICATIONS

CA Engineer in Training

ICC Certified: Building Plans Examiner

PROFESSIONAL AFFILIATIONS

American Society of Civil
Engineers (ASCE)

Structural Engineers Association
of Southern California (SEAOSC)

International Code Council (ICC)

TOTAL YEARS OF EXPERIENCE

5+

Armil has more than 5 years of experience as a plan check engineer, ranging from new residential homes, including additions and remodels, and commercial buildings, including tenant improvements and alterations. He is proficient in examining and checking building plans for compliance with applicable California Building Codes and other ancillary codes such as the California Plumbing Code, California Mechanical Code, California Electric Code and State disabled access related codes. Armil possesses the knowledge, skills and ability to read and interpret building plans, blueprints and specifications, interpret and apply related codes, ordinances and laws, and establish and maintain effective working relationships with architects, engineers, contractors, builders and owners, the public and other employees.

SELECT PROJECT EXPERIENCE

Business Unit Manager / Senior Plans Examiner

Bureau Veritas North America, Inc.

2017 - Present

Performs plan review of fire, life, and safety components, as well as mechanical, electrical and plumbing review of residential and commercial projects with a high proficiency in local, state and federal codes. Instrumental in launching the City of Santa Rosa Fire Resilient Center to facilitate the rebuild process of over 3000 homes lost in the 2017 Tubbs-Adobe fire. In charge of quality assurance with regard to general plan review, public relations, and structural reviews, as well as managing day-to-day tasks in the office including: workflow organization, plan distribution, and over the counter plan review.

Plan Reviewer

City of Los Angeles, CA

2016

Fabrication projects at C. Erwin Piper Technical Center for both L.A. Police Department and L.A. Fire Department. Reviewed and applied safety codes and regulations for the proper construction of a Screen Room used to test police radio frequencies as part of an internship program.

APPENDIX: RESUMES

Anthony Azpeitia

Business Development Manager / Client Liaison

EDUCATION

CSI; Construction Specification
Institute trained with project
delivery methods for the
construction industry.
Attendee to Franklin Covey
seminars

TOTAL YEARS OF EXPERIENCE

12+

Highly successful, multifaceted, and motivated professional, with solid sales experience within the (AEC) architecture, engineering, construction industries. Equipped with proven adeptness in account development and client satisfaction.

Expert consulting with architects and builders on technical subjects related to IBC–International Building Code. 7+ years of history in the (AEC) Architectural, Engineering and Construction industries. Experienced researching ASTM testing standards and using standards to market product capability. Proficient consulting on codes and standards for CA Title 24; energy and efficiency and NFPA fire prevention. 5+ years' sales experience designing and manufacturing technical building components and structural safety systems. Possess understanding of structural engineering, manufacturing, and material performance characteristics. Experienced working with engineers, drafters, and production members to manufacture structural components.

SELECT PROJECT EXPERIENCE:

Business Development Manager/Client Liaison

Bureau Veritas North America, Inc.

2022 - Present

Responsible for client satisfaction and provides support to business unit managers throughout the region.

Business Development Manager

Viva Railings - Lewisville, TX

March 2021 - July 2022

Performed demand creation strategies to create sales growth for a large territory. Focused on growing sales from existing account base and developed new clients while supervising the sales performance of a territory.

- Performed marketing and training session to architects, engineers, and GC builders.
- Achieved 60% sales growth in sales territory within 1 year of position.
- Improved 2021 sales revenue by 73% resulting in (M) million dollar sales revenue.

Territory Manager / Account Manager

EMS - Claremont, CA

May 2018 - March 2021

Supervised account base and developed new clients while supervising the sales performance of a territory. Managed sales and focused on marketing to create demand for EMS services by diligently approaching new clients.

Territory Manager

Trespa - New York, NY

2014 – December 31st 2017

Marketed and assisted architects and contractors on designing building envelope systems - ventilated façade systems and waterproofing methods to use Trespa facade building systems. Responsible for selling and managing a large sales territory.

Business Development Manager

CR Laurence - Vernon, CA

2011 – 2014

APPENDIX: RESUMES

Robert Chang, P.E., C.B.O. Plan Review Engineer

EDUCATION

M.S., Civil Engineering

REGISTRATIONS/CERTIFICATIONS

Registered Civil Engineer
License: #32884, CA

Certified Plans Examiner:
I.C.B.O., #15237:

Certified Building Official:
C.A.B.O., #3029

American Society of Civil
Engineer:A.S.C.E., #244676

PROFESSIONAL AFFILIATIONS

Orange Empire Chapter of
I.C.B.O. - Past President

American Society of Civil Engineer

Certified Building Official

TOTAL YEARS OF EXPERIENCE

40+

Robert has decades of experience as a registered engineer, certified plans examiner and building official. His broad range of responsibilities have included reviewing plan checks, coordinating projects between departments, preparing annual budgets, and resolving construction issues. Robert previously served as President of the Orange Empire Chapter of I.C.B.O.

SELECT PROJECT EXPERIENCE

Building Official / Senior Plan Check Engineer / Geotechnical Reviewer Bureau Veritas North America, Inc.

2017 - present

Plans, directs, and coordinates the activities between the Engineering, Planning and Building departments. Robert performed plan checks for hundreds of residential, multi-residential, and commercial projects to meet the requirements of building and fire codes. He also sets up systems, policies, and procedures. Robert oversees and reviews daily construction issues and prepares annual budget estimate including capital projects. Capital projects include seismic retrofit and new public and school buildings. He also supervises City and contract employees.

Chief Building Official

City of Placentia

1985 - 2017

Plans, directs, and coordinates the activities between the Engineering, Planning and Building departments. Robert performed plan checks for hundreds of residential, multi-residential, and commercial projects to meet the requirements of building and fire codes. He also sets up systems, policies, and procedures. Robert oversees and reviews daily construction issues and prepares annual budget estimate including capital projects. Capital projects include seismic retrofit and new public and school buildings. He also supervises City and contract employees.

Plan Check Engineer

City of Ontario

1984 - 1985

Worked as a plan check division supervisor, responsible for all residential, commercial, and industrial building projects to comply with different state, local and other code requirements. Supervise and coordinate capital projects such as building repairs and renovations, these projects are: fire stations, library and city hall expansions.

Project Engineer

Central Consulting Engineering Services

1982 - 1984

Worked as a project engineer for residential, commercial and industrial buildings. Robert's main responsibilities were design grading and building plans, site-surveying, drainage and soil analysis, specifications' writing, on-site inspections, resolving daily construction problems, design and drafting group supervision, project computer programs writing, structural design and calculation analysis for different building design projects.

APPENDIX: RESUMES

Hassan (Henry) Hadidi, Ph.D., S.E. Senior Plan Review Engineer

EDUCATION

Ph.D. Structural Engineering

M.S., Structural Engineering

B.S., Civil Engineering

REGISTRATIONS/CERTIFICATIONS

Registered Professional Engineer: CA,
#S4078
CA, #C49136

ICC Certified: Building Plans Examiner

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)

TOTAL YEARS OF EXPERIENCE

33+

Henry is a results-oriented structural engineer with 33+ years of experience in plan review and design. He has extensive knowledge of current building codes including IBC, IRC, ACI 318, ACI 530, AISC 341, AISC 358, AISC 360, AISI, ASCE 31-03, ASCE 41-13, ASCE 5, ASCE 7, and NDS. He has strong verbal and written communication skills in meetings and communicating with clients to answer questions regarding the generated plan review comments. He is a self-starter with a strong ability to lead or work within a team and has demonstrated organizational and problem-solving skills. Recent experience includes several pedestrian walk bridges for the University of California, Los Angeles and also for the City of Roseville.

SELECT PROJECT EXPERIENCE

Senior Structural Engineer

Bureau Veritas North America, Inc.

2017 - Present

Plan review of residential and commercial projects of all sizes and complexities throughout California.

Plan Review

JW Marriott Hotel

2015 - Present

Plan review for a new 12-story, four-diamond luxury hotel with two levels of subterranean parking. The hotel will have 466 guest rooms as well as meeting space for groups.

Structural Plan Review

Cahuilla Casino & Hotel Project

2018 - Present

Plan review for the Cahuilla Band of Indians new casino and hotel property which will replace the original casino facility. The project is 14,920 SF, mixed occupancy, A2 and B, construction type II-B, including a 31,997 SF hotel and 34,121 SF casino.

Additional Experience

- Senior Structural Engineer - Private Sector (Irvine, California) (2015 - 2017)
- Senior Project Engineer - Private Sector (Orange, California) (2014 - 2015)
- Senior Structural Engineer - Private Sector (Pittsburg, Pennsylvania) (2013 - 2015)
- Senior Project Engineer - Private Sector (Orange, California) (2011 - 2012)
- Senior Structural Engineer - Private Sector (Irvine, California) (2004 - 2011)
- Consultant - Private Sector (San Clemente, California) (2002 - 2003)
- Senior Engineer - Private Sector (Irvine, California) (2001 - 2002)
- Consultant - Private Sector (San Clemente, California) (1999 - 2001)
- Senior Structural Engineer - Private Sector (Los Angeles, California) (1998 - 1999)
- Principal Structural Engineer - Private Sector (Irvine, California) (1991 - 1998)
- Senior Structural Engineer - Private Sector (Mission Viejo, California) (1988 - 1991)
- Senior Structural Engineer - Private Sector (Mountain View, California) (1986 - 1988)

APPENDIX: RESUMES

Brian H. Lee, AIA, C.B.O., CASp Architect / Plans Examiner / Building Official

EDUCATION

Business Administration - Post
Graduate Studies
B.S., Urban & Regional Planning
A.A., Liberal Arts

REGISTRATIONS/ CERTIFICATIONS

Architects Board Registered
Architect: CA, # 32739
DSA Certified Access
Specialist #182

ICC Certified #0343130:
Certified Building Official
Certified Building Plans Examiner
Certified Building Inspector
(California Building Code and
International Building Code)
Certified Access Plans Examiner
and Inspector
Certified Special Inspector,
Structural Masonry

PROFESSIONAL AFFILIATIONS

American Institute of Architects
(AIA)
American Planning Association
(APA)
California Association of Building
Officials (CALBO)
Division of State Architect (DSA)
International Code Council (ICC)

TOTAL YEARS OF EXPERIENCE

37+

Brian is a Registered Architect with more than 37 years of experience in the field. He has been involved with the design and development of civic, governmental and educational facilities, Class A medical and professional office facilities, specialty retail and the custom-luxury housing market throughout California. He has had extensive experience with civic facilities for cities, counties, and the state. Brian has most recently acted as the disabled access specialist for three new/remodeled prison facilities for the State of California Department of Corrections and Rehabilitation and in 2014 was the only individual in the state to certify a State prison. Brian has been responsible for all aspects of the development process from concept to completion. His activities have included project proforma development, project budgeting, contract administration from design and environmental engineering professionals to major general construction firms to sub-contractors, plan preparation, entitlement and permit processing, bidding and negotiation, construction quality control, project commissioning and lease management on the private sector side and planning, building plan review and inspection on public sector side.

SELECT PROJECT EXPERIENCE:

Building Official/Plans Examiner

Bureau Veritas

2017 - Present

Provided contract services to AHJ's for Building Official and Plan Examiner services. Services have included managing BV's Las Vegas, NV Office. Providing services as the Chief Building Official / Chief Fire Official for the County of Lake, CA. Provided plans examining services for the City and County of Honolulu, HI and provided services to the U.S. Department of Defense with accessibility plans examining.

Principal / Architect

Brian H. Lee, Architect

1986 - Present

Provided third-party code compliance reviews as well as providing accessibility training and preparation of evaluations and transition plans for ADA title II agencies including Caltrans, California Department of Corrections (3 major prison sites) and a variety of other City and County agencies as well as private, title III organizations. Acted as sole proprietor with complete business management and supervisory responsibilities. Projects include:

- Land Planning Design 50-acre Resort Area Conference Center
- Exclusive Specialty Retail Space Planning - Lake Arrowhead Village
- Professional and Medical Office Space Planning (250,000 sq. ft.)
- Custom Luxury Housing Design (50 Homes - 3,000 to 12,000 sq. ft.)

Program & Operations Manager - Plan Review

City of Richmond, VA

2020 - 2021

APPENDIX: RESUMES

Matthew Torosian, M.S., E.I.T. Senior Plans Examiner

EDUCATION

M.S., Civil Engineering
B.S. Civil Engineering

Matthew has more than two years of experience as a building plans examiner providing plan review services on residential and commercial projects of various sizes and complexities, and is an Engineer-in-Training. He is a team player committed to the success of our clients, working diligently to provide quality plan checking strategies that result in reduced costs for applicants. Matthew possesses excellent communication skills and is fluent in both English and Armenian.

LICENSES/CERTIFICATIONS

ICC Certified:
Building Plans Examiner
Commercial Energy Plans
Examiner
CAL OES SAP
Engineer-in-Training #171331

SELECT PROJECT EXPERIENCE:

Building Plans Examiner
Bureau Veritas North America, Inc.
2021 - Present

Reviews residential and commercial projects for multiple jurisdictions, including photovoltaic, multi-dwelling structures and single-family dwelling units. Matthew collaborates with design professionals to accurately enforce code compliance on plans to ensure safety, quality of life, and sustainability, successfully complete 90% of all plan checks before the deadline. He is skilled in Bluebeam and Microsoft Office and has proficiency in the following codes:

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)
SEAOSC
CALBO

- CBC
- CRC
- CEnC
- CPC
- CEC
- CMC
- CGBSC
- ASCE 7
- AISC 15
- ACI 318
- NDS Wood Construction

TOTAL YEARS OF EXPERIENCE

2+



APPENDIX: RESUMES

Joe Medina, M.S., E.I.T. Senior Plans Examiner

EDUCATION

M.S. Structural Engineer
B.S. Civil Engineer

LICENSES/CERTIFICATIONS

Certified Engineer in Training,
CA #EIT-172115

ICC Certified #9264369:
Building Plans Examiner

Cal OES Safety Assessment
Program, Building Inspector
#91913

PROFESSIONAL AFFILIATIONS

American Society of Civil
Engineers (ASCE)

Structural Engineers Association
of Southern California (SEAOSC)

International Code Council (ICC)

TOTAL YEARS OF EXPERIENCE

5+

Joe is a plans examiner with strong technical capabilities and leadership skills helping to ensure that review of plans and specifications for the construction, alteration and repair of commercial, residential, and industrial buildings and structures meet the requirements of applicable building, mechanical, plumbing, fire, and electrical codes for clients. Joe has a profound knowledge of methods, materials and practices of construction. He is an upcoming graduate with a Master's Degree in Structural Engineering. He is also an International Code Council Certified Building Plans Examiner. He has the necessary knowledge, skills and ability to read and interpret site plans, building plans, specifications, calculations and codes to determine compliance with appropriate codes and ordinances, analyze difficult construction code situations and to comprehensively examine plans and specifications and discuss. He possesses strong judgment, is able to communicate clearly both orally and in writing and excellent human relations skills.

SELECT PROJECT EXPERIENCE:

Plans Examiner

Bureau Veritas North America, Inc.

2018 - Present

Performs a variety of advanced technical, administrative, and supervisory work in directing engineering activities related to plan review for numerous municipal clients throughout the Southern California. Reviews residential, commercial, industrial and public works project plans, reports and other development and design related documents for compliance with all applicable building, mechanical, plumbing, fire, and electrical codes, and other local, state, and federal codes and guidelines. Interacts with designers, contractors and owners to review proposed projects, answered question. Provides interpretations of the codes and established policies and procedures. Researches code and product standards to determine compliance with adopted codes. Select clients include:

- City of Malibu
- County of Los Angeles
- City of Glendale
- City of Torrance (on-site)

Internship

City of Los Angeles, CA

2017

Internship with City of Los Angeles involved participating on several fabrication projects at the C. Erwin Piper Technical Center for the Los Angeles City Department. Was in charge of fabrication and proper manufacturing of radio room for signal testing.

APPENDIX: RESUMES

Tim Tran, M.C.P., C.B.O., C.A.Sp. Certified Access Specialist

EDUCATION

B.S. Civil Engineering

LICENSES/CERTIFICATIONS

ICC Master Code Professional
#5104603

ICC Certified Building Official
#5104603

Certified CASp #743

PROFESSIONAL AFFILIATIONS

National Fire Protection
Association (NFPA)

International Association of
Plumbing and Mechanical
Officials (IAPMO)

American Society of Plumbing
Engineers (ASPE)

International Association of
Electrical Inspectors (IAEI)

TOTAL YEARS OF EXPERIENCE

15+

Tim has 15+ years of experience as a certified plans examiner and building official. His broad range of responsibilities have included plan review, coordination of projects between departments, preparing annual budgets, and resolving construction issues.

SELECT PROJECT EXPERIENCE:

Certified Access Specialist Bureau Veritas North America, Inc. 2020 - Present

In addition to the performance of Building Official tasks, Tim performs complex professional architectural, plumbing, mechanical, electrical, ADA and structural engineering work in the building plan review process. He provides technical assistance to building inspectors, as well as general information and assistance to engineers, contractors, architects, and property owners regarding plan applications. Tim also reviews alternate design and method applications and recommends approval or appropriate revisions to the building official.

Building Official City of San Bernardino 2020 - 2021

Administered programs and operations of the Building and Safety and Code Enforcement.

Building Official City of Monterrey Park 2015 - 2020

Administered the programs and operations of the Building and Safety Division.

Plans Examiner City of Santa Monica 2008 - 2015

Reviewed construction drawings for code compliance.

Plans Examiner City of Anaheim 2007 - 2008

Reviewed construction drawings for code compliance.

Senior Building Inspector City of Pasadena 2006 - 2007

Reviewed construction drawings for code compliance and conducted field inspection.

Building Inspector City of Monterrey Park 2002 - 2006

Conducted field inspection of new and altered buildings.

APPENDIX: RESUMES

Martin Pasamba Plans Examiner

EDUCATION

B.S. Civil Engineer

Martin has 7+ years of experience in the building safety industry, with software experience in Microsoft Office, Excel, Risa-2D, Blubeam and AutoCAD. His coursework included hydraulics, engineering statics, structural analysis, reinforced steel design, reinforced concrete design, engineering dynamics, and land surveying.

LICENSES/CERTIFICATIONS

ICC Certified:
Building Plans Examiner

SELECT PROJECT EXPERIENCE:

Building Plans Examiner

Bureau Veritas North America, Inc.

2019 - Present

Conducts various residential and commercial plan review of structures using the latest applicable California Residential, Building, Mechanical, Electrical, Plumbing, Energy or International Building code. Performs structural, geotechnical, grading, and building code analysis to review/ discern possible risks. Represents Bureau Veritas when communicating with architects, structural engineers and/ or building officials to discuss fire/ life safety inquiries to ensure planned safety and constructability. Complies with jurisdiction ordinance requirements for LA County, San Bernardino, San Dimas, Monrovia, Santa Rosa, and Malibu for plan submittals. Coordinated projects for Santa Rosa Tubbs Fire project rebuild. Coordinates plan review with plan check engineers and/ or City agencies. Participate in SEAOC, CALBO and CASp training seminars for continuation credit.

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)
American Society of Civil
Engineers (ASCE)

TOTAL YEARS OF EXPERIENCE

7+

City Intern

Santa Clarita City Hall

2018 - 2019

Performed CIS and AutoCAD integration, site visibility analysis, signing and striping analysis, and flow of traffic observations/analysis.

Data Entry Clerk

Infinity Precision, Inc.

2016

Prepared data packages for government bids of aircraft arts. Also prepped data entries and information procurements and aircraft blueprint readings.

APPENDIX: RESUMES

Jecsan Perez Building Plans Examiner

EDUCATION

B.S. Civil Engineer

Jecsan has more than 4 years of experience providing plan check services reviewing residential and commercial projects of various sizes and complexities. He has strong interpersonal skills and takes a proactive approach to problem solving, interfacing with owners, architects and contractors. Jecsan is bilingual in English and Spanish.

LICENSES/CERTIFICATIONS

ICC Certified:
Building Plans Examiner
Engineer-in-Training

SELECT PROJECT EXPERIENCE:

Building Plans Examiner
Bureau Veritas North America, Inc.
2021 - Present

Review residential and commercial projects for multiple jurisdictions, including photovoltaic, multi-dwelling structures and single-family dwelling units, utilizing Bluebeam.

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)
National Council of Examiners for
Engineering and Surveying

M6 Consulting, Inc.
Plans Examiner
2019 - 2020

Examined plans for residential and commercial projects for the City of Calabasas. Utilized AutoCAD to draft architectural and structural details for residential design projects.

TOTAL YEARS OF EXPERIENCE

4+

APPENDIX: RESUMES

Dwayne Butz Plans Examiner / Building Inspector

EDUCATION

B.A., Architecture
B.F.A., Interior Planning/Design

REGISTRATIONS/ CERTIFICATIONS

NAHB Certificate
IRM Certificate

ICC Certifications:
Residential Plans Examiner
Residential Combination
Inspector
Residential Building Inspector
Mechanical Inspector
Residential Electrical Inspector
Residential Plumbing Inspector
Lean Six Sigma Black Belt

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)
Institute of Risk Management
(IRM)
National Green Building
Standard Certification (NAHB)

TOTAL YEARS OF EXPERIENCE

25+

Dwayne has 25 years of design and inspection experience in the building industry. He has been responsible for multiple inspections, code updates, and designing for residential and commercial projects. He has managed training of colleagues and as a result is exceptionally knowledgeable in the building codes, municipal codes and building department operations. Dwayne is able to successfully communicate with customers and explain building code sections thoroughly.

SELECT PROJECT EXPERIENCE

Plans Examiner/Building Inspector Bureau Veritas North America, Inc.

2021 - Present

Perform plan reviews for residences and commercial buildings. Highly knowledgeable on building codes and regulations. Works effectively with applicants to explain code requirements. Creates corrections, outlining areas of improvement for plans and referencing the applicable building code sections and locally adopted regulations.

Associate

Marx/Okubo Associates

2020 - 2021

ICC Certified Inspector responsible for hundreds of residential renovation inspections within a military housing development consisting of 3 (three) different communities. Created system to provide a quick snapshot of project inspection status.

Designer

KB Home

2016 - 2020

Created hundreds of hand sketched Design Drawings for KB Home Arizona, California, Colorado, Florida, Nevada, North Carolina, Texas and/a Washington Divisions Pro-Actively addressed Design Guideline, Marketing, Purchasing, and Construction opportunities and constraints. Responsible for New Plan Series within KB Home Texas Divisions. Completed over 200 KB University online courses. Assisted with the creation of Colorado Division's popular Mid-Century Modern Starlight Collection

Project Manager

CJ Light Associates

2014 to 2016

Provided several clients with the personalized care needed to effectively translate their custom home wishes into reality within the Coastal Cities of Seal Beach, Newport Beach, Laguna Beach and Dana Point California. Identified and addressed possible conflicts prior to construction. Increased Junior Project Managers knowledge of construction and building code through one on one discussion. Reduced overall costs without sacrificing design intent.

APPENDIX: RESUMES

Michael Wiener Senior Building Inspector

EDUCATION

A.S., Construction Management

Journeyman's Certificate

LICENSES/CERTIFICATIONS

ICC Certified:

Residential Building Inspector

Residential Electrical Inspector

Residential Mechanical Inspector

Residential Plumbing Inspector

Commercial Building Inspector

ICBO Certified:

UBC Building Inspector

TOTAL YEARS OF EXPERIENCE

22+

Michael has 22+ years of experience in building inspection and plan review services. He is well versed in computer operating systems, including Microsoft Windows and computer programs including Primavera, Tidemark, Atlas, Microsoft Projects, Excel, Word and various others. His project experience expands throughout the Southern California region and the state of Arizona. Inspections including residential and commercial buildings.

SELECT PROJECT EXPERIENCE:

Senior Building Inspector

Bureau Veritas North America, Inc.

2022 - Present

Performs residential and commercial building inspections for a variety of projects, bringing a high-level knowledge and expertise as a senior inspector.

Plans Examiner / Building Inspector II

City of Maricopa, AZ

2019 - 2022

Performed combination inspections for both commercial and residential construction. Other duties include performing plan checks, working with citizens, developers, superintendents, engineers and architects to ensure compliance with building codes, planning and zoning ordinances and timely completion of project.

Building Inspections Supervisor

City of Irvine, CA

2015 - 2021

Supervised 15 full time employees for the New Residential and formally 6 full time employees for the Remodel Residential Inspection Teams. Assigned daily work tasks; manage daily inspection requests from developers. Assisted during emergency conditions and work with the City's Emergency Operations Center; performed emergency reviews, inspections and post buildings according to the State guidelines. Perform employee reviews, coordinated training and certifications for all inspectors, managed and trained all contract staff, review contracts from third party consultants for inspection staffing. Coordinated with Code Enforcement for all municipal code violations. Assessed future projects for planning staff, plan check staff, including permit fees, inspection sequence and phasing.

Contract and Senior Building Inspector

City of Irvine, CA

2013 - 2015

Performed daily inspections for the New Residential Team, including multi-story apartments, tract homes and high rise apartments. Inspected all building types including fire-rated apartments and affordable housing units. Spent 1 year as a contract inspector and 1 year as a Senior Inspector before being promoted to Inspections Supervisor.

APPENDIX: RESUMES

Luis Mota

Building Inspector

LICENSES/CERTIFICATIONS

ICC Certified Residential
Building Inspector

TOTAL YEARS OF EXPERIENCE

35+

Luis is a seasoned construction professional with multiple areas of expertise. He has over 35 years of experience within the construction industry. Throughout his career he has exhibited his ability to handle multiple projects simultaneously and has a proven track record of excellent follow-through on assignments as well as a demonstrated commitment to successful project completion. Furthermore, he has the ability to acquire and apply knowledge rapidly and is an excellent communicator with the ability to effectively and professionally interface with clients and business associates. Luis is fluent in both English and Spanish.

SELECT PROJECT EXPERIENCE:

Building Inspector

Bureau Veritas North America, Inc.

2022 - Present

Conducts inspections to ensure building construction is in compliance with the applicable municipal, state, and federal codes and ordinances. Reads and studies project specifications, plans, and drawings to become familiar with the project prior to inspection, confirming structural or architectural changes have been stamped as approved by the relevant authority. Documents inspections on construction projects to determine all aspects of the project such as foundations, building, electrical, plumbing, and mechanical systems conform to the applicable building codes, zoning ordinances, energy conservation, and disabled access requirements. Select clients and projects to which services have been delivered include:

- City of South El Monte
- City of La Mesa

Various Positions

All Pro Designs

1987 - Present

CONSTRUCTION PROJECT MANAGEMENT: Managing and hands on workmanship throughout all phases of construction projects. Estimated time and material costs. Maintained quality and cost control. Knowledge on all aspects of construction. Vast experience throughout the last 35 Years.

DEPUTY INSPECTOR: 4 Years of experience

PLANS DESIGNER: 18 Years of experience designing custom homes, room additions, and health department plans.

ADMINISTRATION: Oversaw expenditures and payroll. Developed and implemented policies and procedures. Ensured compliance with government regulations. Prepared all project documentation.

SUPERVISION/TRAINING: Supervised Foremen and Laborers. Hired and scheduled subcontractors. Trained and evaluated all team members.

KNOWLEDGE OF FOUNDATION RELATED PROJECTS: Rebar, stem walls, cement, slabs, curb and gutter, side walks and flat work. Installation of required anchor bolts.

APPENDIX: RESUMES

Kirk Zimmerman

Building Inspector

Kirk brings 17+ years of experience in the construction industry in a variety of capacities and is an ICC certified commercial building and residential building inspector. He has broad project and managerial experience and is adept at communication and problem solving.

EDUCATION

A.S., Power Plant Operations

LICENSES/CERTIFICATIONS

ICC Certified:

Residential Building Inspector
Commercial Building Inspector

OSHA 30 Construction Certified
HVAC/EPA Certification

TOTAL YEARS OF EXPERIENCE

17+

SELECT PROJECT EXPERIENCE:

Building Inspector

Bureau Veritas North America, Inc.

2022 - Present

Conducts inspections to ensure building construction is in compliance with the applicable municipal, state, and federal codes and ordinances. Reads and studies project specifications, plans, and drawings to become familiar with the project prior to inspection, confirming structural or architectural changes have been stamped as approved by the relevant authority. Documents inspections on construction projects to determine all aspects of the project such as foundations, building, electrical, plumbing, and mechanical systems conform to the applicable building codes, zoning ordinances, energy conservation, and disabled access requirements.

QA/QC Inspector

Private Sector

2021 - 2022

- Technical audits of small business customers
- Verified salesperson's assessment of lighting and refrigeration measures.
- Performed replacement installations of lighting and refrigeration fan motors
- Trained subcontractors on motor installations
- Performed post-installation inspections with SCE representatives

Maintenance Manager

Tarzana Treatment Centers

2020

Assistant Operations Manager

Good Eggs, Inc.

2018 - 2020

Maintenance Manager

Lakeshore Pearl Apartments

2015 - 2018

APPENDIX:

**PLAN CORRECTION
COMMENT LETTERS**

B U R E A U

V E R I T A

APPENDIX: COMMENT LETTERS

COMMENT LETTER #1

County of Riverside
July 11, 2023



Permit #BNR2300040
BVNA #

Project Description: New pre-manufactured metal
building housing an emergency
shelter building

Project Address: 66-101 Hammond Rd., Mecca

Application/Permit #: BNR2300040

Occupancy: A-3/S-1
Type of Construction: V-B
Sprinklers: Yes
Stories: 1
Floor Area (s.f.): 19,280
Fire Hazard Severity Zone/ WUI: No
Fire Alarm: Choose an item.

Bureau Veritas has completed the first plan review of the below listed documents on behalf of the County of Riverside Building & Safety Department:

GENERAL INSTRUCTIONS

1. This plan review has been made to verify conformance to minimum requirements of codes and ordinances adopted by the County of Riverside. Codes in effect for this project include the 2019 editions of the California Building Code (CBC), California Residential Code (CRC), California Green Building Code (CGBC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Electrical Code (CEC), and California Energy Code (CEnC). The CBC is based on the 2018 editions of the *International Building Code*, which was published by the *International Code Council*. The CPC and CMC are based on the 2018 edition of the *Uniform Plumbing and Mechanical Codes*, respectively, which were published by IAPMO. The CEC is based on the 2017 edition of the *National Electrical Code* published by the National Fire Protection Association (NFPA). Applicable code sections are referenced after each item in this list.
2. These plans and documents have been reviewed for compliance with the applicable code requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of a violation of any applicable codes and/or standards nor relieve the owner, design professional of record or contractor of compliance with any applicable codes and/or standards. Plan review of documents does not authorize construction to proceed in violation of any federal, state, nor local regulation.
3. The review does not necessarily include errors and omissions. Complete compliance is the responsibility of the designer.
4. All comments shall be resolved on the plans prior to the recommendation to the governing body for approval.
5. The comments identified in other sections of this review require clarifications/corrections before this plan check can be completed.
6. For reference for explanations in the examiner's comment sections, *italic* text refers to the initial submittals, **bold** text on second submittals, and underlined text on third submittals.
7. Please annotate your response in the areas on each comment, please see the comment section,

APPENDIX: COMMENT LETTERS

COMMENT LETTER #1

County of Riverside
July 11, 2023



Permit #BNR2300040
BVNA #

8. Submit a list **showing any changes to the plan** or previously submitted documents that are not the result of the plan check comments. Please “cloud” and/or “delta” all revisions made on plans due to this comment list as well as any other design changes.

IN ORDER TO PROCESS THIS PLAN REVIEW PLEASE PROVIDE THE NAME AND PHONE NUMBER OF THE INDIVIDUAL WHO PREPARED THESE PLAN REVIEW RESPONSES

NAME: _____ **PHONE:** _____

Please provide ONE full COMPLETE electronic submittal, with supporting documentation, and answers to ALL comments listed in the comment section and submit to:

County of Riverside, 4080 Lemon Street, Riverside, CA 92501

Respectfully Submitted,

Arch, Access, Green, & Energy reviewed by:
Tim Tran, CBO, MCP, CASp
tim.tran668@gmail.com
220 Technology Drive, Suite 100
Irvine, CA 92618
Phone (714) 431-4149

MEP reviewed by:
Morteza Beheshti, P.E.
morteza.beheshti@bureauveritas.com
220 Technology Drive, Suite 100
Irvine, CA 92618
Phone: (858) 208-6802

Structural reviewed by:
Henry Hadidi, S.E., Ph.D
hassan.hadiditamjed@bureauveritas.com
220 Technology Drive, Suite 100
Irvine, CA 92618
Phone: (858) 208-6802

*Please write the sheet number, detail number, and/or location indicating where the comment is located. **Please be specific as to where comment items have been addressed so that recheck may be expedited.** To aid in the plan review process—please indicate in the space adjacent to each comment or on a separate sheet, the sheet and the exact location on the sheet where corrections have been made (e.g., Detail S of Sheet 3). Please “cloud” and/or “delta” all revisions made on plans due to this comment list as well as any other design changes.*

Please note the plans will be routed back to Riverside County for quality control review after Bureau Veritas approves. There may be other comments generated by the Building and Safety Department that will also require your attention and response. This attached list of comments, then, is only a portion of the plan review. Contact the County for other items if applicable.

APPENDIX: COMMENT LETTERS

COMMENT LETTER #1

County of Riverside
July 11, 2023



Permit #BNR2300040
BVNA #

JURISDICTIONAL COMMENTS-NAME & EMAIL ADDRESS OF PLAN REVIEWER

- J1. It appears that there are grading permits for this lot. Please be advised that a foundation certificate by the structural designer and a soils report is required for grading permits.
- a. Projects requiring a grading permit are required by Riverside County to provide a soils investigation (Grading Report) after completion of rough grading. This soils investigation may reveal soil properties that vary from structural designer's original design assumptions. Soils may prove to be considered expansive, corrosive, or may have other properties that would alter the original foundation design. Because of this, the structural designer must be made aware of the findings within the Grading Report.
 - b. The intention of this letter is to verify that the structural designer (Design Professional in Responsible Charge per CBC 107.3.4) has evaluated the findings within the approved Grading Report. In addition, any alterations necessary under the applicable Codes have been made to the project plan set provided prior to final approval. Please fill out the attached certification and print it on the foundation sheet. If the information is not available now, department clearance will be created to provide the foundation cert. prior to the issuance of this permit.
- J2. Based on County records, this project appears to be located in an area with potential for soil liquefaction. Per Section CBC Section 1803.5, a geotechnical assessment of this condition is required and, according to Section 1803, the assessment must be conducted by a licensed design professional. If the assessment indicates that the condition, if not corrected, would lead to structural defects, the assessment shall recommend corrective action which is likely to prevent structural damage.
- a. Note: Per Section 1803.2, this assessment does not necessarily have to take the form of a full Soil Report. It can take the form of a letter stating that the design professional of record for this project has assessed the site and has either provided corrective actions or that the specific site conditions do not warrant corrective action.
- OR
- b. Engineer of Record can provide the following note on the plans:
"CERTIFICATION: I, _____ (NAME OF ENGINEER) OF
_____ (NAME OF COMPANY), A REGISTERED CIVIL ENGINEER
of record for this project has assessed the site and has determined that the specific site
conditions do not warrant corrective action"

ARCHITECTURAL COMMENTS

- A1. The construction documents submitted with the application for permit must be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades, and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it must be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan must show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. [107.2.6]

APPENDIX: COMMENT LETTERS

COMMENT LETTER #1

County of Riverside
July 11, 2023



Permit #BNR2300040
BVNA #

- A2. G-000:
- The allowable area of each story of a mixed-occupancy building must be determined in accordance with the applicable provisions of, Section 508.3.2 for nonseparated occupancies and Section 508.4.2 for separated occupancies. [506.2.2] (Provide building area analysis.)
 - Structures must be classified into one or more of the occupancy groups specified in this section based on the nature of the hazards and risks to building occupants generally associated with the intended purpose of the building or structure. An area, room or space that is intended to be occupied at different times for different purposes must comply with all applicable requirements associated with such potential multipurpose. Structures containing multiple occupancy groups must comply with Section 508. Where a structure is proposed for a purpose that is not specified in this section, such structure must be classified in the occupancy it most nearly resembles based on the fire safety and relative hazard. Occupied roofs must be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard, and must comply with Section 503.1.4. [302.1] *Please clearly indicate on the floor plans and egress plan the use of the "multi-purpose" rooms so a thorough review can be conducted.*
- A3. G-100:
- Each portion of a building must be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof must comply with the applicable provisions of Section 508.2, 508.3, 508.4 or 508.5, or a combination of these sections. [508.1] (Please indicate occupancy classification A-3 and S-1 space and indicate fire-resistant rating of occupancy separation walls where required and demising walls where required.)
- A4. Sheet G-101:
- Exit access travel distance must be measured from the most remote point of each room, area or space along the natural and unobstructed path of horizontal and vertical egress travel to the entrance to an exit. Where more than one exit is required, exit access travel distance must be measured to the nearest exit. [1017.3]
- A5. Sheet G-103:
- Please update reference to signage to include detail ID.
- A6. Sheet A-100:
- Please provide at least two building section and at least one in each direction.
 - Wall W-1 appears to not exist. Please clarify on wall legend or provide verification that this wall was constructed with a building permit.
- A7. Sheet A-102:
- Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface is considered to be a hazardous location. [2406.4.2]
- A8. Sheet A-120:
- Please provide cross reference to applicable details on sheet A-520.
- A9. Sheet A-130:

APPENDIX: COMMENT LETTERS

COMMENT LETTER #1

County of Riverside
July 11, 2023



Permit #BNR2300040
BVNA #

- a. Flashing must be installed at wall and roof intersections, at gutters, wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal, the metal must be corrosion resistant with a thickness of not less than 0.019 inch (No. 26 galvanized sheet). [1503.2.1]
 - b. The minimum roof coverings installed on buildings must be Class A. [1505.1]
 - c. Please indicate roof slope.
- A10. Sheet A-200:
- a. Flashing must be installed in such a manner so as to prevent moisture from entering the wall or to redirect that moisture from entering the wall or to redirect that moisture to the surface of the exterior finish or to a water-resistive barrier complying with Section 1403.2 and that is part of a means of drainage complying with Section 1402.2. Flashing must be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projecting flanges must be installed on both sides and the ends of copings, under sills and continuously above projecting trim. Where self-adhered membranes are used as flashings of fenestration in wall assemblies, those self-adhered flashings must comply with AAMA 711. Where fluid applied membranes are used as flashing for exterior wall openings, those fluid applied membrane flashings must comply with AAMA 714. [1404.4]
- A11. Sheet A-500:
- a. A fire-resistance rating of building elements, components or assemblies must be determined by the test procedures set forth in ASTM E119 or UL 263. The fire-resistance rating of penetrations and fire-resistant joint systems must be determined in accordance with Sections 714 and 715, respectively. [703.2.1] (Provide listing and listing detail on plans.)
- A12. Architectural plans must be sealed and signed by a licensed and registered architect. Business and Professional Code, §5536, 5536.1 & 5536.2.

ACCESSIBILITY COMMENTS

- ACC1. Sheets D-101 and 1-4:
- a. At least one accessible route must be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. [11B-206.2.1]
 - b. At least one accessible route must connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. [11B-206.2.2]
 - c. All areas of newly designed and newly constructed buildings and facilities and altered portions of existing buildings and facilities must comply with these requirements. [11B-201.1] (Show all accessible elements.)
 - d. Accessible means of egress must be provided. Where more than one means of egress is required from rooms, areas, or spaces, or from story or occupied roof, each accessible portion of the space must be served by accessible means of egress in at least the same number as required by those spaces. [11B-207.1 & 1009.1]
 - e. Each accessible means of egress must be continuous to a public way. [11B-207.1 & 1009.1]

APPENDIX: COMMENT LETTERS

COMMENT LETTER #1

County of Riverside
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Permit #BNR2300040
BVNA #

GREEN BUILDINGS COMMENTS

- GB1. Sheets G-104A through G-104C:
- Please update the CalGreen provisions in the construction document to show compliance with the 2022 California Green Building Standards Code. [101.3]
- GB2. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack. [5.106.4.1.1]
- GB3. EV capable spaces must be provided in accordance with Table 5.106.5.3.1 and the following requirements:
- Raceways complying with the California Electrical Code and no less than 1-inch diameter must be provided and must originate at a service panel or a subpanel(s) serving the area, and must terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces.
 - A service panel or subpanel(s) must be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
 - The electrical system and any on-site distribution transformers must have sufficient capacity to supply full rated amperage at each EV capable space.
 - The service panel or subpanel circuit directory must identify the reserved overcurrent protective device space(s) as "EV CAPABLE". The raceway termination location must be permanently and visibly marked as "EV CAPABLE."
- [5.106.5.3.1]
- GB4. EV capable spaces must be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE must be provided. [5.106.5.3.2]
- GB5. Primary exterior entries must be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:
- An installed awning at least 4 feet in depth.
 - The door is protected by a roof overhang at least 4 feet in depth.
 - The door is recessed at least 4 feet.
 - Other methods which provide equivalent protection.
- [5.407.2.2.1]

ELECTRICAL COMMENTS

- E1. Please provide a response letter indicating location of corrected or existing design on the plans for an expeditious review.
- E2. For buildings that require two or more exits, emergency illumination is required to be installed at *exterior* exit door landings and/or vestibules. Please provide. CBC 1008.3.2

APPENDIX: COMMENT LETTERS

COMMENT LETTER #1

County of Riverside
July 11, 2023



Permit #BNR2300040
BVNA #

- E3. Different lighting systems (general, display, track, etc.). Shall be separately controlled from one another.
- E4. Generally, automatic daylighting control with multilevel lighting ability is required for general lighting in daylight zones. Please provide the locations and control design. ES 130.1(d)
- E5. Electrical outlets are required to be installed within 25' of mechanical equipment. Please include outlet locations, the receptacle specifications (GFCI & weather-resistant), and the extra duty cover specification. CMC 303.8.5 & CEC 210.63
- E6. Provide GFI receptacle for the EWC.
- E7. Please size all conduit and feeders including EG wire for HVAC units.
- E8. In all buildings, controlled receptacles are required in private offices, open office areas, reception lobby, conference room, kitchenette in office spaces, and the copy room per Energy Manual 130.5(d). Please include the control design and receptacle locations on the electrical plans.

MECHANICAL COMMENTS

- M1. Please provide a response letter indicating location of corrected or existing design on the plans for an expeditious review.
- M2. Please provide completed Mechanical plans for review. Comments are based on the information provided on the Architectural drawings. More comments may follow.
- M3. Please make sure equipment Tags are correct and consistent. AC-1-9 shown on floor plans inside and outside. Details call for FC-1 and FC-2.
- M4. The ventilation air supply shall be sufficient to provide make-up air for exhaust systems. Provide an air balance schedule and specify all exhaust and make-up air systems that are required to be electrically interlocked. CMC 505.3
- M5. Environmental exhaust duct terminations may be no closer than 3' from a property line or 3' from openings back into the building. Revise the duct layout or clearly note on the plans that the exhaust termination will be no closer than 3' to the window. CMC 502.2.1
- M6. Please match the energy forms entries with the submitted plans. I.e., gas boiler water heater indicated does not match insta hot electric detailed on plans.

PLUMBING COMMENTS

- P1. Please provide a response letter indicating location of corrected or existing design on the plans for an expeditious review.
- P2. Please provide plumbing plans to accommodate the Architectural plans for review. The following comments are provided based on the material provided. More comments may follow.

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APPENDIX: COMMENT LETTERS

COMMENT LETTER #1

County of Riverside
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Permit #BNR2300040
BVNA #

- P3. Add note: "Each vent shall rise vertically to a point not less than six (6) inches above the flood-level rim of the fixture served before offsetting horizontally or before being connected to any other vent."
- P4. Show the required floor drains in the following locations, as per CPC. Section 418.3:
- P5. Toilet rooms containing 2 or more water closets or a combination of 1 water closet and 1 urinal.
- P6. Detail how the floor drain trap seal is to be maintained. CPC 1007.0
- P7. Floors shall slope to the floor drain(s) location(s). Please detail on the architectural floor plans. CPC 418.5
- P8. Urinals require a cleanout to be installed per CPC 707.4 (above the fixture connection location)
- P9. Domestic hot water piping shall be insulated per section 609.11 CPC. Show insulation and its thickness on plumbing plans.
- P10. Please provide completed Hot and Cold water plans for review.
- P11. A Certification of Compliance is necessary when installing CPVC/PEX water piping materials prior to building permit issuance. CPC 604.1.1 (CPVC)/CPC 604.1.2(PEX)
- P12. For backwater valve review, please show the upstream sewer manhole rim and finished floor elevations. CPC 710.0
- P13. Provide complete water line sizing calculations: Include the water pressure, pressure loss calculations, water demands, and the developed pipe lengths. CPC 610.0 or Appendix 'A'.
- P14. Show the required self closing or self closing metering faucets for the lavatories intended to serve the public. CPC, Section 407.4.
- P15. For the instantaneous water heater provide expansion tank or other approved method of relieving pressure per Section 608.3 CPC and show routing and termination of pressure and temperature relief drain for water heater.
- P16. Add note on plans: "Lavatory faucets in restrooms shall be the self-closing type and shall not exceed a water flow of 0.20 gal/use."
- P17. Add note on plans: "Each faucet shall not exceed a water flow of 1.8GPM."

STRUCTURAL COMMENTS

- STR1. Structural drawing 5/5: Provide Design Criteria in accordance with CBC 2022 requirements.
- STR2. Structural drawing 5/5: Provide Structural Observation and Special Inspection General Notes per Chapter 17 of CBC 2022.

APPENDIX: COMMENT LETTERS

COMMENT LETTER #1

County of Riverside
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Permit #BNR2300040
BVNA #

- STR3. Structural Detail A/4: Submit calculations for the roof to wall connection as shown on this detail.
- STR4. Structural drawing 4/5: Provide calculations for the horizontal roof diaphragm bracing as shown on this sheet. Check the connection of the horizontal bracing to the roof framing.
- STR5. Structural drawing 4/5: Provide diaphragm design calculations including drag/chord design.
- STR6. Structural drawing 2/5: Provide calculations for the shear transfer from the roof diaphragm to the braced frames.
- STR7. Structural drawing 1/5: Submit calculations for the shear transfer from the braced frames to the foundation.
- STR8. Calculations page 39/41: Anchor bolt design is per ACI 318-14. Revise calculations to comply with ACI 318-19.
- STR9. Calculations page 41/41: Provide detailed calculations for the screw capacities listed on this page. List the equations used, define the terms used in the equations and provide reference for the values of the parameters used.
- STR10. Calculations page 40/41: The vendor construction documents from which this page is taken from was not signed by Civil/Structural Engineer registered in California. SEOR shall verify the accuracy of the data listed on this page.
- STR11. Calculations page 25/41: Identify the calculation page numbers where the knee brace force and the apex brace force values can be found.
- STR12. Calculations page 25/41: Identify the details on the plans that correspond to the calculations on this page.
- STR13. Calculations page 26/41: Identify the calculations page numbers where the shear forces listed on this page can be found.
- STR14. Calculations page 27/41: Identify the calculations page numbers upward load of 129 LB/FT can be found.
- STR15. Calculations page 28/41: Identify the calculations page numbers where inward load of 95 LB/FT and outward load of 104 LB/FT can be found. Do same for all inward and outward loads listed on this page.
- STR16. Calculations page 29/41: Provide detailed calculations for the column overturning capacity listed on this page.
- STR17. Calculations page 29/41: Check the columns for the axial load plus overturning moment interaction per AISI S100 requirements.
- STR18. Calculations page 33/41: Identify the calculations page numbers where the inward load of 71 LB/FT and outward load of 77 LB/FT can be found.

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APPENDIX: COMMENT LETTERS

COMMENT LETTER #1

County of Riverside
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Permit #BNR2300040
BVNA #

STR19. Calculations page 34/41: Justify the use of the uncracked concrete in the anchor bolt design.

STR20. Calculations page 37/41: Revise the anchor bolt design to comply with the ACI 318-19 requirements.

END OF COMMENTS

APPENDIX: COMMENT LETTERS

COMMENT LETTER #2



CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

RESIDENTIAL PLAN REVIEW COMMENTS & CORRECTIONS

Project Description: New accessory dwelling unit

Project Address: 2200 Bayside Dr

Plan Check No.: PC22-2563

Permit App. Date: 05/20/2022

Plan Check. Expires: 11/03/2022

Use: For viewing Occupancy: R-3

Const. Type: V-B

No. Stories: 2 Permit Valuation: 2,165.43

Adjusted Valuation:

Architect/Engineer: Tim Doudna

Phone: 649.666.2555

Applicant/Contact: Tim Doudna

Phone: 649.666.2555

Plan Reviewer: Jecsán Perez

Phone: 714.431.4119

QC:Plan Check Engineer: Trang Huynh, P.E

Engineer email: jecsán.perez@bureauveritas.com

☒

1st Review: (date)

☐

2nd Review: (date)
Italic comments

☐

3rd Review: (date)
By Appointment

The project plans were reviewed for compliance with the following codes and standards:

2019 CRC; 2019 CBC; 2019 CPC; 2019 CEC; 2019 CMC; 2019 California Energy Code; 2019 California Green Building Standards Code (CG); & Chapter 15 of the Newport Beach Municipal Code (NBMC).

The code section references are from the 2019 CRC, unless otherwise stated.

- **TO EXPEDITE PROJECT APPROVAL:** Please provide a written response indicating how and where each comment was resolved on the plans.
- Resubmit all previously reviewed plans, updated plans and supporting documents with each subsequent review.
- **AFTER 2nd PLAN REVIEW:** Please call or email the plan check engineer listed above to schedule a plan review appointment, to expedite project approval.
- For clarification of any plan review comment, please call the plan check engineer listed above.
- Plan review status is available online at www.newportbeachca.gov/government/departments/community-development/building-division/plan-check-status. Project status is also available by speaking with a permit technician at 949-718-1888 during business hours.

APPENDIX: COMMENT LETTERS

COMMENT LETTER #2

GENERAL

1. Obtain plan review approval from the following:
 - a. Building Division
 - b. Fire Department
 - c. Planning Division
 - d. Public Works Department
2. Final drawings which will be approved for permit issuance shall be signed by the respective design professional on each sheet (electronic signature is acceptable). Remains until final approval
3. Write a note on plans:
 - a. "A Cal-OSHA permit is required for excavations deeper than 5' and for shoring and underpinning."
 - b. The maximum time to complete construction on a project is limited to three years from the date of the permit for all permits issued after August 21, 2019 as required by NBMC Section 15.02.095.
4. Provide a project information sign for projects requiring fencing (new structure or addition and remodel to an existing structure with a combined floor area exceeding seventy-five (75) percent of the floor area of the proposed structure) in designated "High Density Areas". Project sign shall comply with NBMC Section 15.60.030.
5. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. The finish grade around the structures shall be graded to drain surface water away. The grade shall fall not fewer than 6 inches within the first 10 feet. [R401.3 CRC]
6. Please clarify if this "viewing room" is an inhabitable space. If so, please revise scope of work to specify unconditioned and inhabitable space. Or otherwise, revise the occupancy to a "U".
 - Habitable Space: [RB] A space in a building intended for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces. Definition per Chapter of the CRC.

LIGHT & VENTILATION

7. Sheet A2: Provide the illustration (drawing) for window type E on the plans

EXTERIOR WALLS

8. Exterior walls of accessory structures closer than 5 ft. to adjacent structures on the same lot shall be 1-hour fire-resistance-rated construction. Table R302.1(1) and (2). Fire-rated assemblies shall be one of the following: [R302.1 CRC]
 - a. Listed in GA-600 (Gypsum Association Fire Resistance Design Manual)
 - b. Per 2019 CBC, Table 721.1(2)
 - c. Other tested and listed assembly by an approved listing agencyProvide approved assembly (including attachments) detail on plans.

MEANS OF EGRESS

9. Sheet A2: Please show compliance on plans, that the bottom and top landings for the metal stairway have a length in the direction of travel at least 36" in length. [R311.7.6 CRC]
10. Sheet A4: Provide a luminaire at the bottom landing of the stairway. [R303.8 CRC]
11. Please Note: Landings or finished floors at the required egress door shall not be more than 1½" lower than the top of the threshold. The exterior landing or finished floor shall not be more than 7¾" below the top of the threshold provided the door does not swing over the lower landing or floor. [R311.3.1 CRC]
12. Please Note: Spiral stairways shall comply with the following requirements: [R311.7.10.1 CRC]
 - a. Maximum rise of 9½" and minimum run (tread) of 6.75" at 12" from narrow edge
 - b. Minimum clear width of 26"
 - c. Minimum headroom of 6'-6"
 - d. Provide spiral stairway column connections and footing details on plans.

APPENDIX: COMMENT LETTERS

COMMENT LETTER #2

CONSTRUCTION

13. Unvented enclosed rafters shall comply with CRC Section R806.5. Provide construction detail showing compliance with this requirement.
14. Show decking material. Provide ICC listed number for light weight concrete material.

MECHANICAL, PLUMBING & ELECTRICAL

15. Sheet A4: Provide a GFCI and weather proof receptacle outlet at the balcony area. The receptacle outlet shall not be located more than 6.5 ft. above the balcony. Please see red mark for reference. [210.52(E)(3) CEC]
16. Sheet A4: Please provide the AFCI verbiage/symbol for all the receptacles inside the viewing room. Please see red mark for reference.

ENERGY EFFICIENCY

17. By CRC definition of a habitable space and a dwelling unit, for an R-3 occupancy, solar would be require per Energy Code, *refer to comment #6 explaining habitable space*. If space is unconditioned and inhabitable by definition no solar would be require, please be aware.

ADDITIONAL REGULATIONS

18. Write the following note on the cover sheet for deferral submittals: "Deferred submittals to be reviewed by project architect or engineer of record and certified prior to submittal for plan check or approval by the City."
19. On flat and sloped sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device not less than twelve (12) inches plus two (2) percent except for garage and carport space. Alternate elevations are permitted subject to the approval of the Building Official, provided that it can be demonstrated that, required drainage to the point of discharged and away from the structures is provided at all locations on the site. (NMBC 15.10.060 (9))

STRUCTURAL

20. Sheet A3: Provide connection calculations for the glass guardrails. Shall be able to withstand a 200-lb force at top of the railing acting in any direction, and min 50-lb per linear foot for intermediate guard components. The loads are not required to be cumulative.
21. Provide connection details and calculations for the metal stairway connection to the ground and the floor level.

FRAMING

22. Sheet S2: Provide the angle of curvature for the proposed "curved LVL roof rafters".
 - a. Clarify how the engineered angle of curvature was determined: By the manufacturer or the licensed structural designer. Provide manufacturer specification if applicable.
23. Sheet S2: Detail 2/SD1 does not apply to this scope of work. Detail shows ceiling joists however, no ceiling joists are proposed. Provide a more specific detail to this scope of work.
24. Sheet S2: Provide a connection detail for the support below steel beam "#B3". Demonstrating how the load is transfer from beam "B3" to foundation. It is unclear, please refer to red mark for location.
25. Sheet S2: Specify the cantilevered lengths for beams "#B2 and #B1" in accordance with structural calculations, respectively. For beam, B-1, the design should consider the loads of the stair landing at the cantilevered portion.
26. Detail 8/SD1: Please clarify if the steel beam not call out is steel beam "#B3"? Please see red mark for reference.
27. Page 21/Calculations: Provide an additional calculation for "beam B2 on line 1". The point load from the shear walls is at two different locations for both beams "B2". Show upward camber for the cantilevered ends of B2 due to the end deflection.

APPENDIX: COMMENT LETTERS

COMMENT LETTER #2

28. Provide a calculation for steel beam #B3 take in consideration of the uplift forces from shear wall above.
29. Provide and cross-reference the detail of connection for LVL beam and B2 at the deck area.
30. In addition to what has mentioned in item 26 above, calculations of beam B2 need to be designed for point loads from beam B3.
31. Provide and cross-reference the detail of connection between header 4x12 and HF shear wall (roof framing on sheet S2).
32. Detail 7/SD1, show the type of connection for beam B2 to B1, welding or bolting connection? Stiffener?
33. Detail 5/SD1, clarify the correct size of the beam B3 between the detail and floor framing plan on sheet S2.
34. Detail 2/SD2, retaining wall design:
 - Check calculations for the correct size of wall's thickness.
 - Show distance to day light for the wall's footings per the soil report's requirements.
 - Design the wall for Key and sliding resistance due to the condition that the retaining wall is on a slope and the concrete slab is not enough to resist sliding force.
35. Sheet S2: Revise the holdowns call out for the shear wall on line 2 to "HDQ8" as page 10 of the structural calculations indicated so. See red marks for reference.

LATERAL

36. Detail 17/SD1, provide calculations for the holdown and its welding to resist uplift forces at HF walls.
37. Sheet S2: Detail 10/SD1 shows the holdown anchorage for shear walls. Detail appears to reference the holdown schedule on sheet S1, the holdown anchors listed are SSTB. However, SSTB anchor bolts cannot be use for this application. Provide a specific model # for the anchor use to holdown the shear wall to the sandwich double sill plate and provide calculations for its welding to resist the uplift force.
 - a. Load shall be transfer from shear wall to sill plate(s) to steel beam below, for this application. Please demonstrate how this is achieved.

FOUNDATION

38. Section A-A/Sheet A2: Buildings shall be setback from slopes steeper than 3:1 in accordance with CRC R403.1.7. Show building setbacks from slopes on the section view in accordance with the site plan where required. Please coordinate setbacks with page 17 from soils report. [Figure R403.1.7.1 CRC]
 - a. Show the setback distances from the toe of all slopes and the elevations of adjacent lots. Specify the height of the slope.
 - b. Building foundations shall be located clear of the toe of all slopes by a minimum distance of ½ the height of the slope, but need not exceed 15 feet maximum.
39. Page 28/Calculations: Revise the allowable soil bearing pressure to 1,500 psf. Reanalyze the retaining wall design as necessary.
 - a. Please update to 2019 CBC code, not 2016.
40. Provide a letter from the Soil Engineer indicating that the designs of foundation system have met the requirements as recommended in the Soil report dated 10/12/2021 (page 23 of the Soil Report).
41. Revise Special Insection Table on sheet GN and Foundation plan on sheet S-1 for the required inspections from the Soil engineer for the caisson footings' excavations to bedrock and proper soil bearing values.
42. Detail 1/SD2, show footing to be extended at least 5 ft into bedrock per the requirement as specified on page 15 of the Soil report.
43. The design of the cantilevered steel column must be checked for \$ of Response modification of 1.5 per table 12-14-1 of ASCE-7.

APPENDIX: COMMENT LETTERS

COMMENT LETTER #2

- 44. Detail 8/SD1, show how the holdown strap of the shear wall is connected to the steel beam.
- 45. Detail 5/SD1, show detail for the front view of the column to the steel beam to justify the "moment connection" as called-out.
- 46. Detail 1/SD2, in addition to item 42 above, check with the foundation plan on S-1 for the correct size of footing, depth of footing etc.. Also, see sheet A2 for the wrong size of caisson called-out. Please clarify.

ADDITIONAL CORRECTIONS

- 47. See red marks on plans for additional comments and clarifications.



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