



SOUND REQUIREMENTS BETWEEN UNITS

Sound-rated partitions and floor-ceiling construction

Walls and floor ceiling assemblies separating dwelling units or guest rooms from each other and from public or service areas such as interior corridors, garages, and mechanical spaces shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies. Party wall and floor designs must provide a minimum of STC (Sound Transmission Class) of 50 and an IIC (Impact insulation class) rating of 50 for floor based on lab tests.

IIC rating is not required for floor ceiling assemblies located directly above garages and other non-residential areas of buildings.

- All penetrations into sound rated partitions or floor-ceiling assemblies shall be sealed, lined or insulated with an approved permanent resilient sealants.
- All rigid conduit, ducts, plumbing pipes, appliance vents located in sound assemblies shall be isolated from the building construction by means of resilient sleeves, mounts or min. 1/4" thick approved resilient material. Vents located in sound assemblies shall be isolated from the building construction by means of resilient sleeves, mounts or min. 1/4" thick approved resilient material.
- An approved permanent, and resilient acoustical sealant shall be provided along the joint between the floor and the separation walls.
- Metal ventilating and conditioned air ducts located in sound assemblies shall be lined. (Exception: Ducts serving only exit ways, kitchen cooking facilities, and bathrooms need not be lined).
- Mineral fiber insulation shall be installed in joist spaces whenever a plumbing piping, or duct penetrates a floor-ceiling assembly or where such unit passes through the plane of the floor-ceiling assembly from within a wall. The insulation shall be installed to a point 12" beyond the pipe duct. This requirement is not applicable to fire sprinkler pipe, gas line or electrical conduit.
- Electrical outlet boxes in opposite faces of separation walls shall be separated horizontally by 24" and note that back and sides of boxes shall be sealed with 1/8" resilient sealant and backed by a min. of 2" thick mineral fiber insulation. (TV, telephone and intercom outlets must be installed in boxes accordingly.)
- No wall furnace shall be installed in sound rated partitions.
- No electric panel shall be installed in sound rated partitions.
- Wall mounted lavatories ant toilets are not permitted on sound rated partitions.

Other requirements

- Carpets or similar surface material which are part of the floor-ceiling assembly must be installed and inspected before the Certificate of Occupancy is issued and may be replaced only by other floor covering that provides the required impact sound insulation. (1208A.3)
- The entrance doors to the residential units from interior corridors are required to have a minimum STC rating of 26. (Laminated 1 3/4" solid-core doors with resilient stops and gaskets or 18 gauge insulated steel slab doors with compression seals all around, including thresholds will meet this requirement) (1208A.2).

GENERAL REQUIREMENTS

- Toilet room floors shall have a smooth, hard nonabsorbent surface such Portland cement, ceramic tile or other approved material that extends upward onto the walls at least 5 inches (127mm). (807.1.1)
- Walls within 2 feet (610 mm) of the front and sides of urinals and water closets shall have a smooth, hard non-absorbent surface of Portland cement, concrete, ceramic tiles or other smooth, hard non-absorbent surface to a height of 4 feet (1219 mm), and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (807.1.2)
- Separation is required between food preparation area (including food storage rooms) and toilet room by a tight fitting door. (302.6)
- Interior finish materials applied to wall and ceilings shall be tested as specified in Section 802.
- Interior wall and ceiling finishes shall be installed in accordance with section 803.
- "The construction shall not restrict a five-foot clear and unobstructed access to any water & power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, ect.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause delays and/or additional expenses."
- "A fire alarm system is required for apartment buildings three or more stories in height or containing more than 15 units. Plans for the fire alarm system must be submitted to the Fire Department for approval prior to installation."
- The sprinkler system to be approved by Plumbing Section prior to installation" 12.2.1a17(d), 91.506

AREA & OCCUPANCY

- An automatic sprinkler system is required in all buildings 3 stories or more in height or containing 5 or more dwelling units. This building ang garage must be equipped with an automatic fire extinguishing system".
- The garage requires an automatic fire sprinkler and stand pipe systems. (311.7, 904.2.2, 904.2.9)
- Exceptions to, or reductions in building code requirements based on the installation of automatic fire extinguishing system is not allowed when utilizing NFPA-13R type residential sprinkler system allowed for R-occupancies four stories or less in height. (904.1.3, 505.3, 506, 508)
- Envelope ceilings must satisfy the following conditions of Section 704.2.6
 - Envelope ceilings must not be used to provide fire protection for beam and girders supporting more than one floor or roof.
 - Columns must be individually fire protected.
 - The areas of openings for copper, sheet steel and ferrous plumbing pipes must be limited to 100 square inches in each 100 square feet of ceiling area. Duct openings must be protected by approved ceiling fire dampers.
 - Individual electrical outlet boxes must be of steel and not greater than 16 square inches in area.
- Combustible materials framed into a fire-resistive wall must have one half the required wall thickness as end protection. (709.2)
- Class I, II or III standpipe (dry, wet, combination) are required in this building. Hose size is respectively 2 1/2", 1 1/2" outlets for the sprinkler system. (904.5.1, thru 5, T-9-A)

MEANS OF EGRESS

- The path of exit travel to and within exits in this building shall be identified by exit signs conforming to the requirements of Section 1003.2.8. Exit signs shall be readily visible from any direction of approach. Exit signs shall be located as necessary to clearly indicate the direction of egress travel. No point shall be more than 100 feet (30480 mm) from the nearest visible sign. (1003.2.8.2.)
- Exit signs shall be internally or externally illuminated. When the face of an exit sign is illuminated from an external source, it shall have an intensity of not less than 5 foot candles (54 (lx)) from either of two electric lamps. Internally illuminated signs shall provide equivalent luminance and be listed for the purpose. (1003.2.8.4.)
- The exit signs shall also be connected to an emergency electrical system provided from storage batteries, unit equipment or an on-site generator set, and the system shall be installed in accordance with the Electrical code. For high-rise buildings, see Section 403. (1003.2.8.5)
- The power supply for means of egress illumination shall normally be provided by the premises of electrical supply. In the event of its failure, illuminator shall be automatically provided from an emergency system for Group I, Division 1.1, and 1.2 occupancies and for all other occupancies where the means of egress system serves an occupant load pf 100 or more. (1003.2.9.2)
- Exit doors shall be openable from the inside without the use of key, special knowledge or effort. Flush bolts or surface bolts are prohibited. "Applies also to exit gates". The unlatching of any leaf shall not require more than one operation. Show that the exit hardware on the exterior exit doors of this building satisfies the requirements of the Section. (1003.3.1.9)
- Post a sign adjacent to the required main exit door with 1" lettering stating: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS." MAIN EXIT ONLY. (1003.3.1.8.)
- Provide approved low-level exit signs in all interior exit corridors. (C.C.R. Title 24, Part 2, Chapter 10)
- Means of exit shall be illuminated at a minimum intensity of 1 foot-candle at the floor level.

TYPE V 1-HOUR CONSTRUCTION

- Continuous drywall is required behind all electrical service panels, fire hoses and medicine cabinets.
- Recessed ceiling light fixtures must be boxed around with 5/8" type "X" drywall to maintain the 1-hour ceiling assembly.
- All plumbing penetration through walls which required protected openings (occupancy separation walls, area separation walls, corridor walls and walls to close to a real or imaginary property line) are required to be galvanized or cast iron piping.
- Plumbing penetration through a horizontal occupancy separations shall be boxed out and filled with approved saffing material. Insulation is not approved.
- Plastic bathroom fans in the ceiling or laundry hook-up boxes in occupancy separation walls are not permitted unless specifically approved by a recognized testing agency. Provide a detail showing what is to be done.
- Steel beams and columns shall be protected as required for 1-hour protection.
- Plastic electrical boxes are to be clearly identified as approved for 1-hour construction.
- Penetration of the 1-hour ceiling by ducts from the FAU and the stove hood require dampers (use a ductless hood whenever possible). Attic units (including heat pumps) require dampers at all ceiling penetrations.
- Special details at all soffits are required to show the 1-hour floor/ceiling or roof/ceiling assembly. Soffits are normally shown on the plans with hash marks or shading.

FIRE PREVENTION

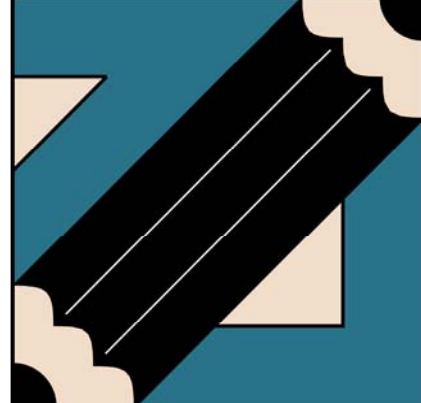
- A "Knox" key storage box shall be provided for ALL new construction. For buildings, other than high-rise, a minimum of 3 complete sets of keys shall be provided. Keys shall be provided for all exterior entry doors, fire protection equipment, control equipment rooms, mechanical and electrical rooms, elevator controls and equipment spaces, ect. For high-rise buildings, 6 complete sets are required.
- Santa Monica Municipal Code Chapter 8 Section 8.44.050, requires an approved automatic fire sprinkler system in ALL new construction and certain remodels or additions. Any building that does not have a designated occupant and use at the time fire sprinkler plans are submitted for approval, the system shall be designed and installed to deliver a minimum density of not less than that required for ordinary hazard, Group 2, with a minimum design area of not less than three thousand square feet. Plans and specifications for fire sprinkler systems shall be submitted and approved prior to system installations.
- Provide Multipurpose Dry Chemical type fire extinguishers with a minimum rating of 2A - 10B.C. Extinguishers shall be located on every floor or level. Maximum travel distance from any point in space or building not to exceed 75 feet. Extinguishers shall be mounted on wall or installed in cabinet no higher than 4 ft. above floor is plainly visible and readily accessible or signage shall be provided.
- Every building and/or business suite is required to post address numbers that are visible from the street and alley. Address numbers shall be a minimum of six (6) inches in height and contrast with their background. Suite or room numbers shall be a minimum of four (4) inches in height and contrast with their background. Santa Monica Municipal Code Chapter 8, Section 8.48.130 (I) (1).
- If there are more than 100 fire sprinkler heads, then the system shall be monitored and there shall be mini horn alarm devices in all sleeping areas.

GENERAL ARCHITECTURAL REQUIREMENTS

- Provide both airborne and impact sound wall and floor-ceiling assembly between dwelling units and from public areas such as interior corridors, garages and mechanical areas.
- Penetrations into sound rated walls or floor-ceiling assemblies shall be sealed, lined, insulated with an approved permanent sound insulation material.
- Vertical separation walls shall extend through under-floor and attic areas including areas where fire-resistive ceilings are provided. (302.2)
- Provide 1-hour construction for apartment building of more than two stories in height or having more than 3000 sq. ft. of floor area above the first story [310.2.2.].
- Provide a fire alarm system. An automatic or manually operated fire alarm system is required for every apartment building three or more stories in height or containing more than 15 units [310.14.12.1].
- Maintain fire-resistive rating of exterior wall through attic or other concealed spaces [709.3.1].
- Provide approved opening protection for through penetration of fire-resistive wall [709.6].

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SECURITY REQ.

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