FLYING GARAGE/ADU CONVERSION

This page contains information on flying garage/ADU conversions, including requirements for heating, ventilation, and energy efficiency. It also includes a table with airflow measurement requirements and a section on building and construction meeting. The text is a continuation of the previous page, providing further details on the topic.

FLYING GARAGE/ADU CONVERSION

1. Heating and Ventilation
   - Heating systems
     - New, or replacement, space heating systems serving the addition may be heat pump or gas.
     - Any length of ducts extended from existing duct system to serve the addition shall meet alterations requirements for duct sealing.
2. Energy Efficiency
   - Whole dwelling unit ventilation per ASHRAE 62.2 (except: Must be enclosed when rafter and ceiling meet per Energy Section 150, QII is not required)
   - New insulation, for walls, ceilings, and floors shall exceed the R-13, R-30, R-19 for walls, ceilings, and floors, respectively.
3. Building Envelope
   - Building and structure shall meet the requirements of Table 150.0.
   - A ventilation measurement per ASHRAE 62.2 for balanced airflow rate determination and measurement of air change rate.

SPECIALTY APPLICATIONS

- Adhesives, sealants, and caulks shall meet or exceed the standards outlined in Section 4.504.2.1 and comply with the VOC limits specified in Table 4.504.2.2.
- All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following (4.506.1):
  - The fans shall meet the requirements of ASRHAE 62.2 for whole dwelling unit ventilation.
  - The fans shall be capable of adjusting the speed to meet the ventilation requirements specified in the code.

FORMALDEHYDE LIMITS

- The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
- The specified values are based on the measurement of formaldehyde concentration in the air, as determined by a qualified laboratory.
- The values in this table are derived from those specified by the California Air Resources Board, Ar-...
1. All penetrations into sound rated partitions or floor-ceiling assemblies shall be sealed, lined, or insulated with an approved resilient sealant.

2. Architectural ducts, ducts plumbing, piping, and appliance vents located in sound rated assemblies shall be isolated from the building structure by means of resilient unions, couplings or a minimum 1/8" thick approved resilient material.

3. All approved permanent and resilient acoustical sealant shall be provided along the joint between the floor and the roof assembly.

4. Main wiring conduits and insulated ducts located in sound rated assemblies shall be taped.

5. Service pipe insulation shall be installed in joints wherever it is a conduit, piping, or duct penetrates a floor-ceiling assembly. Where service pipe insulation is not practical, the insulation shall be installed to a point 1/8" beyond the pipe or duct. This requirement is not applicable to service pipe in which electrical conductors are installed.

6. Electrical outlet boxes in opposite faces of separation walls shall be separated horizontally by 24" and note that where they are located to serve only exit ways, kitchen cooking facilities, and bathrooms need not be lined.

7. No wall furnace shall be installed in sound rated partitions.

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