



CODE REVIEW COMMITTEE

SACRAMENTO VALLEY ASSOCIATION OF BUILDING OFFICIALS

Committee Chair: [Don Little](#) PH: 916-774-5336
Vice Chair: Bob Stetson PH: 916-683-3340

Code Review Committee Question/Survey for March Results and Committee Supported Responses

Subject: Energy Compliance for Cold Shell Buildings

Given an unoccupied cold shell building:

- 1a. Does your jurisdiction require the ENV-1-C form on the plans?
- | | | | |
|----|-----|----|-----|
| | YES | | NO |
| 12 | 48% | 13 | 52% |
- 1b. Does your jurisdiction require the MECH-1-C form on the plans?
- | | | | |
|---|-----|----|-----|
| | YES | | NO |
| 9 | 36% | 15 | 60% |
- 1c. Does your jurisdiction require the LTG-1-C form on the plans?
- | | | | |
|----|-----|----|-----|
| | YES | | NO |
| 11 | 44% | 14 | 56% |

Comments by Spokespersons

- We do not require a MECH-1-C or the LTG-1-C until we receive plans for the tenant improvements -- the occupancy type and the floor plan can affect both of these.
- No we don't require these, unless the systems are shown on the plans.
- We require energy calculations but they may be separate documents.
- These items would be required at tenant improvement.
- A copy of all compliance forms are kept with the permit file.

Nonjurisdictional Comments

- We do not require energy compliance documentation at the cold shell, (but required prior to any certificate of occupancy to be issued) however if they do supply energy compliance then forms ENV-1-C, MECH-1-C, LTG-1-C are required to be on the plans.
- Envelope requirements for exterior walls are usually submitted.
- When an application is made for a tenant improvement, additional energy compliance for mechanical, lighting and envelope typically results.

Code Review Committee Supported Responses

Energy Compliance for Cold Shell Buildings

According to the California Energy Commission 2005 Building Energy Efficiency Standards, Section 10-103(a)2.A, the appropriate Certificate(s) of Compliance shall be on the plans. This requirement is not dependent upon tenant improvements. Each appropriate Certificate has a place to indicate if a building is not conditioned if it is a shell.

- 1a. Yes, the ENV-1-C is required. The manual specifies that it should appear near the front of the architectural drawings.
- 1b. Yes, the MECH-1-C should appear near the beginning of the mechanical drawings when applicable. (See also Phased Construction.)
- 1c. Yes, the LTG-1-C is required. The manual specifies that it should appear near the beginning of the electrical drawings.

Subject: Certificate of Occupancy for a Shell Building

2. Does your jurisdiction issue a Certificate of Occupancy for an unoccupied single-story shell building (Type 5N Construction, Occupancy B, M, or S-1)?

YES		NO	
7	28%	17	68%

Comments by Spokespersons

- We will issue a final inspection on a shell but not a C of O. There are too many unresolved issues, especially accessibility, that need to be addressed before we can print the C of O.
- We don't issue a C of O if it's a cold shell.
- We do not issue C/O until TI received final inspection.
- A C of O almost always is an S-1 occupancy.

Code Review Committee Supported Responses

Certificate of Occupancy for a Shell Building

- 2. No, issuing a C of O is not recommended for an unoccupied shell. Each jurisdiction should develop a mechanism such as a certificate of completion, to sign off on a project before a Certificate of Occupancy is issued. An example of a Certificate of Completion and a Certificate of Occupancy are included.

Certificate of Completion

**CITY OF YUBA CITY
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
1201 Civic Center Blvd., Yuba City, CA 95993**

This certificate is for the shell building only. A Certificate of Occupancy will be issued pursuant to the requirements of Section 109 of the California Building Code under each tenant improvement permit. At the time of issuance this shell building was in compliance with the various ordinances of the City regulating shell building construction. Not for occupancy. For the following:

Building Permit Number:

Building Address:

Type of Construction:

Permit Type: Shell building

Occupancy Classification: B/M (Shell Only)

Zoning:

Owner of Building:

***Building Official: Paul Klein, C.B.O.
Date: March 19, 2007***

Certificate of Occupancy

**CITY OF YUBA CITY
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
1201 Civic Center Blvd., Yuba City, CA 95993**

This certificate issued pursuant to the requirements of Section 109 of the California Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use. For the following:

Building Permit Number:

Building Address:

Type of Construction:

Permit Type:

Occupancy Classification:

Zoning:

Owner of Building:

Building Official: Paul Klein, C.B.O.

Date:

