Environmental Quality Regulations and Los Angeles Building Codes

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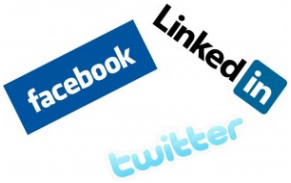

California Building Codes and **Los Angeles Building Codes** include a number of provisions that address the environmental quality of projects. These provisions must be followed, and they are an integral part of the codes that govern almost every project that is developed in Los Angeles. Unfortunately, developers cannot just follow one simple set of codes. They must adhere to the correct state building codes for their project, as well as the state's environmental codes, and Los Angeles' environmental quality codes.

These codes include directives that concern everything from water usage to alternative fuels.For instance, developers who are working on single family homes, duplexes, and town homes that are less than three stories high must adhere to the environmental quality regulations that are outlined in the CRC (California Residential Code), as well as the environmental guidelines that are outlined in other pieces of legislation. Developers who are working on all other types of structures must adhere to the CBC (California Building Code). As most contractors know, in addition to both of these codes, they must also follow the provisions that are outlined by the CGBSC (California Green Building Standards Code).

The CGBSC mandates that all homes and buildings must be built using practices that are sustainable and energy efficient. The construction practices on these projects must also strive to use water efficiently, conserve materials, and improve the quality of the environment. Architects, engineers, contractors, and other professionals who are an integral part of the project must utilize all three of these state codes. These professionals must be intimately familiar with these codes to ensure that their proposals are submitted correctly under the provisions of the state building codes. The state will not approve any plans that are not in compliance with all of the applicable building codes. When a developer, a contractor, or other professional submits plans that are not approved, they face delays in their projects.

These delays can add excessive costs and time to their project.As well as keeping track of all of these guidelines, Los Angeles developers must also keep close track of the **Los Angeles Building Codes** that are unique to their city. Keeping track of these codes can seem like a full time job. Luckily, the professionals at Burnham are available to lift this onerous burden off of their clients. They specialize in making sure that their clients' proposals are consistent with all of the relevant codes and environmental quality regulations, and they take all of the necessary steps to ensure that their clients' proposals are approved. This helps to prevent delays and save money. In addition to California building codes and Los Angeles Building Codes, developers must also adhere to the statutes that are outlined by the California Environmental Quality Act. This landmark act was passed in 1970, and other cities are still modeling their environmental guidelines after this act. The regulations outlined in this act do not directly affect developers. Rather, they regulate how state and local agencies govern the environmental impacts of projects in their area.Due to this act, many agencies are now requiring projects to meet some of the following criteria: fifteen percent of the vehicles used in projects must run on alternative fuel, fifty percent of a project's waste must be recycled, and ten percent of the building materials used in a project must be local. In some cases, these measures are also extended to cover things like car-pooling, how long equipment is idle, carbon credits, and other issues.

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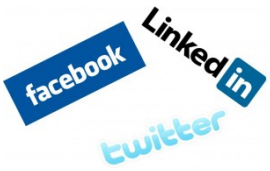

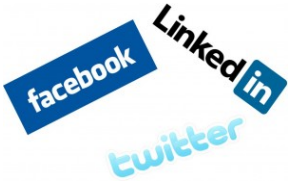

Some projects, however, are not required to follow the regulations that are outlined by CEQA. For instance, ministerial projects, projects that do not seem to have a large impact on the environment, and other ones that have a statutory exemption are not required to meet CEQA regulations. In addition, the maintenance of existing buildings is not required to meet the standards outlined in this act. Figuring out which codes your project must meet and which ones it is exempt from can be difficult.

The consultants at Burnham have been working closely with local and state officials in California for over a generation. They have connections that help them anticipate when certain codes are changing, and they know exactly which parts of the CEQA, the California Building Codes, and the **Los Angeles Building Codes** are applicable to your next project. For more information about how to make your project meet the necessary codes and environmental guidelines, you can contact the professionals at Burnham. They can ensure that your project meets the required codes, and they can help further boost the environmental integrity of your project by providing LEED consulting services to you as well.

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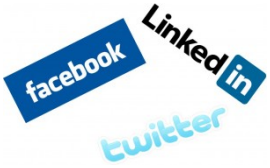
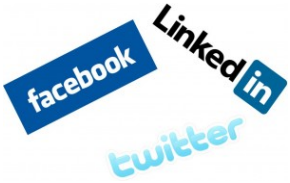
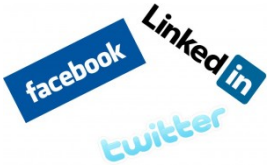


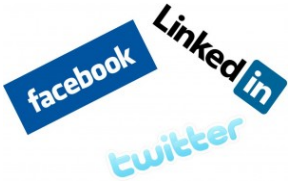


ADA Building Requirements for Wintery Climates

Meeting the **ADA building requirements** during construction is only the first step in creating a building that is accessible for everyone. Facility managers and city employees must continue to work hard to keep their facilities and walkways accessible at all times. They must ensure that their elevators, lifts, toilets, entrances, and other accessible features remain in working order at all times. Those who live in cold climates also face the unique challenge of keeping their ramps, walkways, and parking spaces free of snow and ice so that they too remain clear for the public.

ADA building requirements that cover keeping these features in accessible condition are outlined by the Americans with Disabilities Act Accessibility Guidelines (ADAAG). However, their maintenance is overseen by the Department of Justice (DOJ). The DOJ permits access or service to be interrupted for occasional maintenance and repair, but they stipulate that snow and ice must be removed as quickly as possible to ensure continued access. If access must be interrupted for an extended period of time, the facility must make amendments to help people access their facilities in different ways.In the case of interrupted access to a walkway or path, city officials can identify other routes for mobility impaired pedestrians to take. If the lift to a library is not working due to ice or other issues, the employees at that facility should help their mobility impaired patrons retrieve library materials. If snow or ice is limiting access to the programs and amenities in a certain building, the building's managers need to remove it as soon as possible. If they cannot get rid of the snow or ice quickly, they should make alternative arrangements for their patrons.Snow removal is an unavoidable part of living in a cold or snowy climate. However, it can be minimized by taking certain steps. For instance, when designing trails or walkways, developers should pay close attention to the technical provisions of the surface. They should consider the path's slope, its cross slope, its treads, the available passing space, and any obstacles that may occur on the path.The type of material that is used on the walkways is also important. **ADA building requirements** include regulations about which types of surfaces make a walkway useable for those in wheelchairs or those with other mobility impairments. These surface coverings differ depending upon whether the surface is indoors, outdoors, on a ramp, or on a walkway. The surface must have a friction coefficient that falls within an acceptable range. Some surface materials that do not provide enough resistance from slipping may be coated with other materials that make the surface more slip resistant. Developers should also closely examine the different needs of different types of walkways. For instance, the rolling resistance that is necessary on a ramp may require the ramp to be coated with a different material than a nearby flat path.Selecting the best surface materials is essential, regardless of the climate where you live. However, people who live in snowy climates also have to address snow removal in their designs. Traditionally, this task was the work of city employees or facility staff members. Now, however, certain types of technology can be implemented into these walkways to make the snow and ice melt more quickly.Project developers or contractors can integrate snow melting systems into their surfaces. These melting systems can include radiant heat, solar-thermal systems, geo-thermal heating systems, and permeable pavement options. If integrated correctly, these elements will encourage the snow and ice to melt quickly to make these areas accessible faster. Some of these options can earn a project LEED points. To discuss the best ways to integrate these elements into your project, you can discuss your options with a consultant from Burnham Nationwide. As part of the Burnham special experience, they can help you to analyze the long term cost benefits of including snow melting systems under pathways as opposed to paying excessive snow removal costs.Systems that melt snow can even be included retroactively in most projects. However, it is substantially cheaper to include these elements into the initial stages of the project. Thus, if you are in the infancy stages of your project, you should consider the benefits of including these types of systems immediately. http://www.quantity-takeoff.com/





Rooftop Solar Panels in New York City

The cost of living in New York City can be so exorbitantly high that many residents will wrack their brains trying to think of ways that they can reduce their expenses. In addition, many residents may wonder how they can decrease the size of their carbon footprint while saving money. One solution for both of these problems that many people around the world are turning to is **rooftop solar panels**. However, this solution can be a difficult one to implement for many New York City residents who live in buildings that they do not personally own.

If a resident does not own their roof, they may not be able to simply walk onto it and install their own panels. However, they can work with the building's other residents to petition the owner or manager to add solar panels to the structure. This process has been made even easier by the recent research that has been conducted by the Office of Long Term Planning and Sustainability.According to David Bragdon who is the director of that office, New York City could easily add thousands of megawatts of solar power. He also claims that the city has been working on making the permit process easier for residents and easing certain regulations to make adding panels more feasible for all sorts of structures.His comments were made after the city paid $450,000 to the Lidar Company to perform a series of investigative flights over the city. During these flights, they took a number of pictures and collected a lot of data about the million plus buildings in the city to create a detailed map. The information that was collected shows details about the shapes, angles, and sizes of all of the rooftops in the city. Based on this map, over two-thirds of the roofs in this city are well suited to the addition of **rooftop solar panels**.If panels were added to all of the roofs where they could possibly be added, they would generate enough power to create half of the city's electricity needs during peak hours! The professionals who conducted these studies claim that they analyzed not only the rooftops themselves but also how the shading in each area would affect how well the panels would work if they were added.When residents of New York City are interested in finding out about the specific nature of their building in regards to its potential for housing rooftop panels, they can visit an interactive version of the map that was created by the information collected by the Lidar Company. The map was paid for by the federal Department of Energy under their Solar America Cities Program and cost the city $210,000.The map allows residents to view their building and analyze its potential to go solar. Interested residents can look at information about their offices, their homes, or even their friends' homes. When they enter their address, they can discover a lot of relevant information on how that address would respond to the implementation of solar collecting panels.For instance, they will discover how much solar energy could be produced on that particular roof. The estimates are based upon how much light the roof receives, how large it is, its angle, and other factors. They can also find out information on government programs including tax breaks and financial incentives. If they are gathering information to present to the building's owner or manager, they may also be interested in looking at the section of the interactive map that includes detailed data on how much the solar panels would cost to install and how many years it would take the buildings' owners to get that initial cost back through energy savings.People who are curious about the environment may enjoy exploring other features of the interactive map. For instance, they can look at how much carbon dioxide they could avoid if their building implemented panels. They can also look at how many trees it would take to absorb that same amount of carbon dioxide.One reason that some building owners shy away from installing panels is the regulations that surround such additions. However, the U.S. Department of Energy has recently eased many of these regulations.

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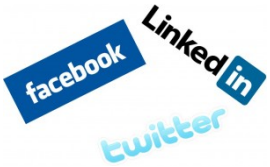

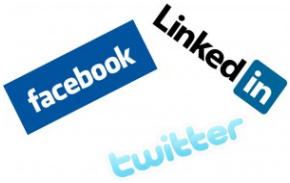

Google offers SC small businesses free websites

Google is offering South Carolina businesses a free website.he internet search engine says it is offering free tools and training to get a small business online for a year as part of the company's "Get Your Business Online" program. Google says most Americans look online for products and services, but less than half of South Carolina's businesses are online.The offer includes a customized domain name and web hosting for that year. Click here Registration

Google says businesses can sign up for the program at http
http:www.southcarolinagetonline.com.

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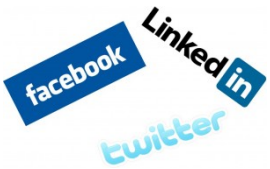

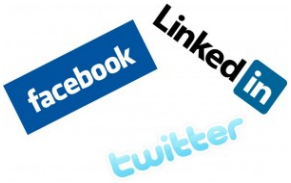
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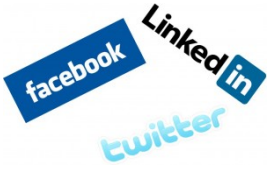
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