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ADSA
DIVISION OF THE STATE ARCHITECT
DEPARTMENT OF GENERAL SERVICES

DSA UPDATES

Central Valley
Facility Planners Meeting
October 24, 2023

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INTRODUCTION

- 1933 Long Beach Earthquake
- The Field Act of 1933 established the Office of the State Architect – now the Division of the State Architect – which is charged with developing design standards, quality control procedures, and requires that all school buildings within the State of California be designed by registered architects or structural engineers.
- DSA provides plan review and construction oversight services to ensure that public school facilities meet minimum standards for structural safety, fire and life safety and access compliance
- DSA works with the Building Standards Commission on ongoing development of building codes and standards
- DSA has authority over Implementation of 2022 California Building Standards Code/Title 24

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ADSA
DIVISION OF THE STATE ARCHITECT
DEPARTMENT OF GENERAL SERVICES

DSA Regional Offices

- Oakland Office
- Sacramento Office
- Sacramento Headquarters
- Los Angeles Office
- San Diego Office

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DSA CULTURE

- DSA Regional Offices:
 - ✓ Plan review and Construction Oversight
 - ✓ Licensed Architects
 - ✓ Licensed Structural Engineers for Plan Review and Construction Oversight
 - ✓ Career Professionals
 - ✓ Administrative Support Staff
- DSA Headquarters:
 - ✓ Executive Office
 - ✓ Administrative Functions – Accounting, Human Resources, Communications
 - ✓ Codes and Standards
 - ✓ Laboratory and Project Inspector Certification

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DSA UPDATES

- DSA Office Schedules
- By the Numbers
- Document Updates
- Disaster Recovery

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Staff in office:

- ✓ Tuesday
- ✓ Wednesday
- ✓ Thursday

Staff telework:

- ✓ Monday
- ✓ Friday



Photo by Tim Mossholder on Unsplash

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IN-PERSON MEETINGS

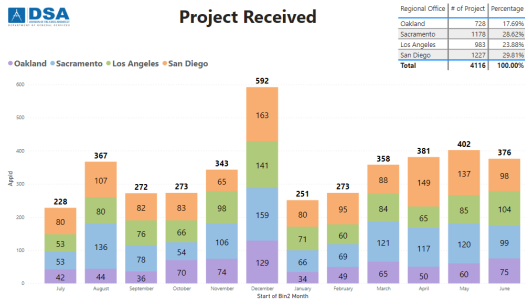
- Pre-application - As your group gets closer to submitting to DSA, please take advantage of a pre-application meeting. You would be meeting with supervisors of all DSA disciplines. There are many times that issues are raised in these meetings that left unattended could pose as stumbling blocks during the plan review phase. The meetings are at no cost to the design/district team and can be held in person at the DSA regional office or virtually via Microsoft Teams.
- Back Check
- Over-the-Counter plan review
- Advance notice is required for scheduling

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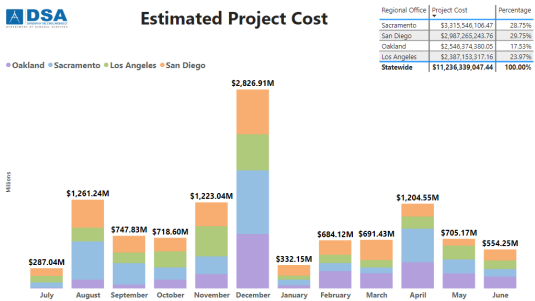
Fiscal Year 2022-2023 Project Received



Regional Office	# of Project	Percentage
Oakland	728	17.69%
Sacramento	1178	28.62%
Los Angeles	983	23.88%
San Diego	1227	29.81%
Total	4116	100.00%

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Fiscal Year 2022-2023 Estimated Project Cost



Regional Office	Project Cost	Percentage
Sacramento	\$1,315,546,106.47	28.79%
San Diego	\$1,087,955,843.56	29.59%
Oakland	\$1,546,174,380.00	17.53%
Los Angeles	\$879,125,517.98	20.97%
Statewide	\$1,236,339,947.44	100.00%

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FRESNO COUNTY

- 229 Applications
- \$ 773,904,464.01

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**DOCUMENT UPDATES
2022 CALIFORNIA BUILDING STANDARDS CODES**

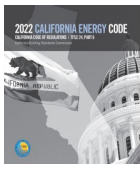
- All Projects being submitted must comply with 2022 CBC.
- Please make sure that you register your email address with our library to receive updated documents as they are posted.
- IR-A-23 Construction Projects and Items Exempt from DSA Review - New valuation thresholds
- IR-N-4 Modular Battery Energy Storage Systems
- PR-18-04 Electronic Plan Review for Design Professionals
- IR-N-3 Energy Code Requirements for Photovoltaic and Battery Systems
- PR-18-02 Pre-Check (PC) Building Design CALGreen/Energy Code Compliance Review
- DSA-15 Outdoor Water Use Self-Certification of Landscaping and Irrigation Design and Documentation Compliance
- IR-EB-1 Existing Building Regulations Overview 2022 CAC
- IR-EB-3 Evaluation and Design Criteria Report 2022 CAC
- IR-EB-4 Rehabilitation Required by Code 2022 CAC
- IR-EB-5 Rehabilitation Required by Scope 2022 CAC
- IR-16-1 Retainable Buildings and Modular Elevator Towers 2022 CBC
- DSA-18B Change in Designation of Reusability
- IR-14-1 Seismic Out-Of-Plane Forces for Non-Bearing Non-Shear Concrete and Masonry Walls 2022 CBC
- IR-31-1 Non-Bearing Non-Shear Masonry Walls 2022 CBC
- Internal DSA Backcheck Procedure
- OTC Procedure PL-07-02

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2022 CBC REQUIRES SOLAR PANELS AND BATTERY STORAGE

2022 California Energy Code
Title 24 Part 6
Section 410-10



- Solar Panels (PV) and companion Battery Storage is required for newly constructed buildings
- There are some exceptions (most straight forward is building size)
- California Energy Commission website has Nonresidential Compliance Manual (chapter 9) that is helpful
- DSA will check projects for general compliance. If solar/battery is required and not included in the initial submittal, the project will be considered incomplete for plan review

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SOLAR REQUIREMENTS FOR 2022 CBC PROJECTS:

- This is applicable to new buildings only
• Not applicable to unconditioned space buildings
• Not applicable to relocation of existing buildings
• Not applicable to alteration projects
• Not applicable to additions

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SOLAR REQUIREMENTS FOR 2022 CBC PROJECTS EXCEPTIONS:

- New buildings less than 1600sf regardless of climate zone
• New buildings 3100sf and less in climate zones 1,3,5,16
• New buildings 2400sf and less in climate zones 2,4,6-14
• Newly constructed temporary use buildings since those cannot be greater than 2100 sf and they are only on a site for 3 years or less (need to discuss if in climate zone 15)
• Campuses that have previously installed large solar arrays in anticipation of constructing future buildings will be allowed to consider that capacity towards meeting the new requirements. Please refer to PR 23-04 and DSA 1-AMM

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DISASTER RESPONSE



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DISASTER RESPONSE

- Earthquakes, Floods, Wind Damage, Snow Loading, Wildfires
- All DSA technical staff – licensed architects and structural engineers – are trained and certified in the SAP program (Safety Assessment Program)
- DSA partners with the Governor’s Office of Emergency Services, CDE, OPSC, School Districts and Design Professionals to aid in temporary housing and recovery efforts
- IR A-1: Approval for Temporary Use of DSA Approved Relocatable Classrooms. This IR allows for the rapid deployment of relocatable buildings to house students during recovery and rebuilding efforts
- In response to these disasters, DSA will expedite review to aid in returning students to safe classrooms as quickly as possible

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STAY INFORMED

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