

The Normandy Apartments

APPENDIX E

PROJECT-BASED EXEMPTIONS UNDER APPENDIX A OF THE “PA”

Appendix E is a table outlining the activities which comprise this project and displaying their exempt status from further review under Section IV(C) Appendix A of the Programmatic Agreement By And Among The City And County Of San Francisco, The California State Historic Preservation Officer, And The Advisory Council On Historic Preservation Regarding Historic Properties Affected By Use Of Revenue From The Department Of Housing And Urban Development Part 58 Programs (the “PA”).

Table of Project-Based Exemptions Under Appendix A

APPENDIX A	
The following Undertakings require only administrative review by the CITY and not the SHPO or the ACHP pursuant to Stipulation IV of this PA.	
EXEMPTION	ASSOCIATED PROJECT ACTIVITY
2. Repair, replacement and installation of the following systems provided that such work does not affect the exterior of a property or require new duct installation throughout the interior:	See below:
a. electrical work;	Replace all main switch, panels, subpanels, unit load centers, new wiring. Remove all FPE and Stab-Lok equipment. Kitchen and bath GFCIs. AFCIs as required.
b. plumbing pipes and fixtures, including water heaters;	Electrification of Domestic Hot Water System; replacement of the circuit panels to create a feasible pathway to full building electrification later
c. heating and air conditioning system improvements;	Removal of wood burning stoves from second and third floor units; seal off at roof line
d. fire and smoke detector system installation;	Extension of fire sprinkler system into residential units and common spaces.
e. sprinkler system installation;	Upgrading of water main service for sprinkler system augmentation. Existing fire sprinkler system only covered most common areas in ground floor. Fire alarm recently updated to code; emergency lighting needed especially for egress and garage.
f. ventilation system installation;	n/a
g. interior elevator or wheelchair conveying system; and	Elevator modernization and repairs
h. bathroom improvements where work is restricted to an existing bathroom.	20% of construction costs are to go towards accessibility upgrades
3. Repair or partial replacement of porches, decks, cornices, exterior siding, doors, thresholds, balustrades, stairs, or other trim when the repair or replacement is done in-kind to closely match existing material and form;	n/a

4. Installation of new shelf space or improvement of such, and repair, replacement, and installation of cabinets, countertops, and appliances;	n/a
5. Repair or replacement of fencing, gates and freestanding exterior walls when work is done in-kind to match existing materials and form;	n/a
6. Repair, replacement or installation of windows and storm windows (exterior, interior, metal or wood) provided these match the shape, size and materials of the historic windows and provided that, for storm windows, the meeting rail coincides with that of the historic window. Color should match trim. If reproduction of damaged elements must be accomplished with new materials then any reproduction or replacement shall be in kind;	Waterproofing at skylights Replacement and/or repair of roughly 25% of windows
7. Installation of new window jambs, jamb liners, and screens;	Window and spandrel replacement, skylight mitigation
8. Caulking, weather-stripping, reglazing and repainting of windows;	Window and spandrel replacement, skylight mitigation
9. Roof repair or replacement of historic roofing with materials that closely match existing materials and forms. Cement asbestos shingles may be replaced with asphalt-based shingles;	Waterproofing at skylights Replacement and/or repair of roughly 25% of windows
10. Repair, replacement or installation of gutters and down spouts;	n/a
11. Repainting and refinishing of exterior or interior surfaces, including but not limited to walls, floors, and ceilings, provided that harmful surface preparation treatments including but not limited to water blasting, sandblasting, and chemical removal are not used and that work is done in-kind to match existing material and form;	Replace flooring and repainting corridors, common areas and all units.
12. Repair or replacement of awnings and signs when work is done in-kind to closely match the existing material and form;	Modify /repair/replace for ADA compliance: Entry doors, paths of travel, common exterior, parking modifications, signage, elevator.
13. Installation of insulation, with the exception of area formaldehyde form insulation or any other thermal insulation with a water content into wall cavities, provided that decorative interior plaster or woodwork or exterior siding is not altered by this work item;	n/a
14. Installation or replacement of security devices, including dead bolts, door locks, window latches,	n/a

security grilles, surveillance cameras and door peepholes, and electronic security systems;	
15. Installation of grab bars, handrails, guardrails and minor interior and exterior modifications for disabled accessibility;	Modify/repair /replace for ADA compliance: Entry doors, paths of travel, common exterior, parking modifications, signage, elevator.
16. Modifications of and improvements to path of travel for persons with disabilities from, to and within a building, structure, playground, or park.	Modify/repair /replace for ADA compliance: Entry doors, paths of travel, common exterior, parking modifications, signage, elevator.
17. Repair or replacement of interior stairs when work is done in-kind to match existing material and form;	n/a
18. Replacement of non-significant flat stock trim	n/a
19. Repair or replacement of existing roads, driveways, sidewalks, curbs, curb ramps, speed bumps and gutters provided that work is done in-kind to closely match existing materials and forms and provided that there are only minimal changes in the dimensions and configurations of these features;	n/a
20. Repair, replacement and installation of the following, regardless of their location within or adjacent to an historic district:	n/a
a. Park furniture, including benches, picnic tables, chairs, planter boxes, barbecue pits and trellises.	n/a
b. Outdoor yard improvements, including play structure, matting, fencing, gates, playground lighting, drinking fountain, playground equipment, path of travel and ramps.	n/a
c. Landscaping, including tree planting, tree pruning, shrub removal, play court resurfacing or sodding, irrigation, murals and painting of game lines for school play yards and grounds.	n/a
21. Repair, replacement or installation of water, gas, storm, and sewer lines when the work qualifies as an exemption pursuant to Stipulation XI.B.	Waste line repairs (the repairs will not increase the size of the sewer lines nor include any ground disturbance outside of land which has already been disturbed)
22. Acquisition of properties which is limited to the legal transfer of ownership with no physical improvements proposed;	n/a
23. Temporary bracing or shoring;	n/a

24. Anchoring of masonry walls to floor systems so long as anchors are embedded and concealed from exterior view such as in the HILTI systems;	n/a
25. Stabilization of foundations and addition of foundation bolts;	n/a
26. Rental and installation of scaffolding;	n/a
27. Installation of temporary, reversible barriers such as chain link fences and polyethylene sheeting or tarps;	n/a
28. Repair and replacement of any interior or exterior elements when the repair or replacement is done in-kind to closely match existing materials	Hazmat remediation for asbestos Replace flooring and repaint corridors and common areas.