

Jurisdiction
Logo
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City/County of _____
LARUCP Tenant Improvement Plan Review



Plan Check No. _____ Plan Check Expiration Date _____
Job Address: _____
Square Footage _____ Use Zone _____ Fire Zone _____
Occ. Group _____ Initial Valuation \$ _____ Type of Construction _____ No. of Stories _____
Applicant _____ Phone _____ E-Mail _____
Reviewed by _____ Date _____ Telephone _____
2nd Review by _____ Date _____ Telephone _____

FIRE SPRINKLER INFORMATION:

BUILDING SPRINKLERS THROUGHOUT?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
SPRINKLER USED IN LIEU OF ONE-HOUR CONSTRUCTION?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
SPRINKLER USED FOR AREA INCREASE?	<input type="checkbox"/> YES	<input type="checkbox"/> NO

Your application for a permit, together with plans and specifications, has been examined and the issuance of a permit is withheld for the reasons set forth. The approval of plans and specifications does not permit the violation of any section of the Building Code, or other local ordinance or state law.

NOTE: Numbers in parenthesis () refer to Code sections of the 1998 edition of the California Building Code, Table (T), Plumbing Code (P.C.), Mechanical Code (M.C.) or Fire Code (F.C.) Asterisk (*) refers to local amendments. N.D.S. refers to the National Design Specifications.

INSTRUCTIONS:

- Corrections with circled item numbers apply to this plan check.
- In the left hand margin of the circled corrections, please indicate the sheet number and detail or note number on the plans where the corrections are made. Resubmit marked original plans and two corrected sets of plans, calculations and this plan review list.
- Incomplete or unreadable drawings or calculations will not be accepted.
- The plan check engineer will be available for conference and telephone calls between the hours of _____ and _____ on the following days: _____. **Appointments are recommended.**
- Incorporate all comments as marked on the checked set of plans and calculations and this correction sheet.

A APPLICATION

- 1 Provide fully dimensioned plot plan to scale, in ink, or copied to the application plot plan sheet provided. Show Building Lines, easements, lot size, street center line, alley, parking spaces, and location of all buildings. (Show type of construction, number of stories and use of all buildings.) Must agree with plot plan shown on plans.
- 2 Valuation was raised. It should be ()
The valuation was computed as follows:
_____ . A supplemental plan check fee of () is due before permit can be issued.
- 3 Prior to the issuance of a building permit, the following is required from the agent of the owner:
- 4 A notarized authorization letter from the owner to pull permit(s).
- 5 Owner's signature must be verified by notarization or personal identification, **or** the following is required from the contractor or agent:
 - a Certificate of **Workers Compensation** Insurance made out to the Contractors State License Board.
 - b Copy of a City **business license** certificate or a receipt for a newly paid one.
 - c Copy of contractors **state license** or pocket ID.
 - d Notarized letter of authorization for agent of contractor.
- 6 A separate permit is required for (electrical work) (mechanical work) (plumbing work) (fire sprinkler installation) (signs) .
- 7 PRIOR TO PERMIT ISSUANCE OBTAIN CLEARANCES/ AGREEMENTS FROM:
 - a CAL-OSHA (elevators/lifts) (____) _____ - _____
 - b City Planning (conditional use) (zone variance) (____) _____ - _____
 - c Fire Department Plan Check (M) (T) (W) (Th) (F) (____ - ____ PM), (____) _____ - _____
 - d Public counter (permits issued to the general contractor or Power Company.) (electrical service location, upgrade) (____) _____ - _____, (water) (____) _____ - _____
 - e Public Works Engineering for (refuse containers), (encroachment permits) (____) _____ - _____ , (sewer fee) (____) _____ - _____
 - f SCAQMD (demolition notification)(____) _____ - _____ , (air quality) (____) _____ - _____
- 8 _____

continue later than __ P.M.

- 5 Include legal description & owner's name and address.
- 6 _____

Area and construction requirements

- 1 The building as shown is a mixed-occupancy building. The sum of the ratios of the actual area for each separate occupancy divided by the total allowable area for each separate occupancy must not exceed one. (504.3)
- 2 Details must be provided showing _____-hour area separation walls. (504.6)
- 3 _____

Fire protection requirements

- 1 Vertical occupancy separations must afford a complete separation and must extend through underfloor and attic areas, including areas where fire-resistive ceilings are specified. (302.2)
- 2 Fire blocks must be provided at _____. (708.2.1)
- 3 Draft stops must be provided in wood-frame floor (construction containing concealed space), (attics) (mansards) (overhangs) (false fronts set out from walls) (similar concealed spaces) formed by combustible construction.
 - a Such draft stops must be installed so that the area of the concealed space does not exceed 1000 (3000) (9000) square feet and so that the horizontal dimension between stops does not exceed 60 (100) feet. (708.3.1.1.3, 708.3.1.2.2)
 - b Show draftstop construction on the plans. Draftstopping materials must not be less than 1/2-inch gypsum board, 3/8-inch wood structural panel, 3/8-inch Type 2-M particleboard or other materials approved by the building department. Draftstopping must be adequately supported. (708.3.1.3)
- 4 Walls and ceilings of corridors must be of one-hour fire-resistive construction. (1004.3.4.3.1) Provide architectural section through the corridor to show how this is accomplished.
- 5 Interior openings into corridors must be protected (1004.3.4.3.2) Door openings must be protected by 20-minute-rated smoke- and draft-control assemblies. (1004.3.4.3.2.1)
- 6 Windows in corridor walls shall be protected by fixed glazing listed and labeled or marked for a fire-protection rating of at least three-fourths hour. Total area of windows must not exceed 25 percent of the area of the common wall with any room. (1004.3.4.3.2.2)
- 7 Stairways must be enclosed. (1006.3.3.2), (1003.3.3.9), (1005.3.3.6)
- 8 The approved automatic sprinkler system must be provided in the _____. (904.2)
- 9 The interior wall and ceiling finishes must be specified to comply with Table No. 8-B / (804).
- 10 Envelope ceilings must satisfy the following conditions:

B ARCHITECTURAL PLANS

Cover Sheet / General Notes

- 1 Occupancy group, type of construction, sprinklered, number of stories, building height.
- 2 Note that this project shall comply with the 1998 California Codes.
- 3 Provide specifications for all construction materials. (106.3.2)
- 4 Construction activity shall not begin before __ A.M. or

- a Envelope ceilings must not be used to provide fire protection for beam and girders supporting more than one floor or roof. (704.2.6)
 - b Columns must be individually fire protected.
 - c The areas of openings for copper, sheet steel and ferrous plumbing pipes must be limited to 100 square inches in each 100 square feet of ceiling area. Duct openings must be protected by approved ceiling fire dampers. (710.3), (710.2)
 - d Individual electrical outlet boxes must be of steel and not greater than 16 square inches in area. (710.2), (710.3)
- 11 Combustible materials framed into a fire-resistive wall must have one half the required wall thickness as end protection. (709.2)
- 12 In fire-resistive exterior wall construction, the fire-resistive rating must be maintained for such walls passing through attic areas. (709.3)
- 13 Penetrations in walls requiring protected openings must be firestopped with an approved material in accordance with (709.6). Space between penetrating materials (described below) must be designed to prevent the movement of hot flame or gases.
- a Copper or ferrous pipes or conduits penetrating walls or partitions must be firestopped. (709.6.1), (709.6.3)
 - b Openings for steel electrical outlet boxes not exceeding 16 square inches are permitted provided openings do not aggregate more than 100 square inches for any 100 square feet of wall or partitions. Outlet boxes on opposite sides of walls or partitions must be separated by a horizontal distance of 24 inches. (709.7)
 - c Where walls are penetrated by other materials or where larger openings are required than permitted in (b), they must be qualified by tests conducted in accordance with (703.2).
- 14 Fire dampers must be installed in the following ducted or unducted air opening locations (713.11):
- a Penetrations of area or occupancy separation walls.
 - b Passing through horizontal exit walls or corridors serving as means of egress (see exception).
 - c Penetrating shaft enclosures (see exception).
 - d Penetrations of the ceiling of fire-resistive floor-ceiling or roof-ceiling assemblies (710.3).
 - e Penetrations of an atrium enclosure element.
 - f Penetrations of the building exterior. (503)
 - g Penetrations of areas of refuge.
- 15 Smoke dampers must be installed in the following following ducted or unducted air opening locations (713.10):
- a Penetrations of area or occupancy separation walls.
 - b Penetrations of the fire-resistive construction of horizontal exit walls or corridors serving as a means of egress.
 - c Penetrations of shaft enclosures.
 - d Penetrations of smoke barriers.
 - e Penetrations of elevator lobbies required by (3002)
 - f Penetrations of areas of refuge.
- 16 Provide smoke and heat vents. (906)
- 17 A one-hour fire-resistive occupancy separation is required between the boiler, central heating plant, or hot-water supply boilers and the rest of the building when the largest piece of fuel equipment exceeds 400,000 Btu per hour input. (302.5)
- 18 In Group (A) (E) (I) Occupancies, exterior openings for rooms containing a boiler or central heating plant must be protected with three-fourths-hour fire-resistive assemblies that are fixed, automatic or self-closing if located below openings in another story or if less than 10' from other doors or windows in the same building. (303.8), (305.8), (308.8)
- 19 _____

- Means of Egress
- 1 Conforming exits must be provided from the following areas:
_____ (1003.1)
 - 2 In determining the occupant load, all portions of a building shall be presumed to be occupied at the same time except for accessory use areas that ordinarily are used only by persons who occupy the main area. (1003.2.2.2.1)
 - 3 Exits must have a minimum separation of one half the maximum overall diagonal of the building or area served measured in a straight line between exits. (1004.2.4)
 - 4 The maximum distance of travel from any point in _____ to an exterior exit door, horizontal exit, enclosed stairway or exit passageway must not exceed 150 (200) feet. (1004.2.5)
 - 5 _____ must not exit through more than one intervening room. (1004.2.2)
 - 6 _____ must not have more than one of its required exits through an adjoining or intervening room. (1004.2.2)
 - 7 Exits from _____ must not pass through kitchens, store rooms, rest rooms, closets or spaces used for similar purposes. (1004.2.2)
 - 8 Double-acting doors must not be used as exits where serving an occupant load of more than 100 (the door is part of a fire assembly) (the door is a part of a smoke- and draft-control assembly) (panic hardware is required or provided). (1003.3.1.5)
 - 9 Double-acting doors must have a view panel of not less than 200 square inches. (1003.3.1.5)
 - 10 Exit doors must swing in the direction of egress. (1003.3.1.5)
 - 11 Plans must specify exit doors are openable from the inside without the use of a key, special knowledge or effort. See exception for allowing key-locking hardware on the main exit of Group B, F, M and S Occupancies. Surface-mounted flush or surface bolts are prohibited. Automatic flush bolts are allowed on pairs of doors, provided the door with the flush bolt has no knobs or surface-mounted hardware and the unlatching of any leaf requires only a single operation. (1003.3.1.8)
 - 12 Every required exit doorway must be of a size to permit the installation of a 3'-0" by 6'-8" door. A minimum clear width of 32 inches must be provided. (1003.3.1.3)
 - 13 The net dimension (clear width) at doorways must be used in

determining required exit widths (1003.3.1.3), (1003.2.3). In consideration of door thicknesses, panic hardware, door swing, etc., the required exit widths have not been furnished at doors _____.

- 14 Plans must indicate the floor or landing on each side of doors is not more than 1/2 (1) inch lower than the threshold of the doorway. (1003.3.1.6)
- 15 Landings must have a width not less than the width of the stairway or the width of the door, whichever is greater. Doors in the fully open position must not reduce a required dimension by more than 7 inches. With an occupant load of 50 or more, doors in any position must not reduce the landing dimension to less than one half its required width. (1003.3.1.7)
- 16 Show length of landing measured in the direction of travel not be less than 44" (36"). (1003.3.1.7)
- 17 Exiting through more than one intervening room is not permitted for a cumulative occupant load of more than 10. (1004.2.2)
- 18 Corridors must have a minimum width of 44 (36) inches. (1004.3.4.2)
- 19 Dead end corridors (exit balconies) serving _____ must not exceed 20 feet. (1004.2.6)
- 20 Details of the _____ stairway are required (1003.3.3) showing:
 - a Stairways must have a minimum width of 44 (36) inches. (1003.3.3.2)
 - b Handrails must not project more than 3-1/2 inches into each side of the required width. Stringers and other projections such as trim are limited to 1-1/2 inches on each side. (1003.3.3.6)
 - c Stairways risers must not be less than 4" nor exceed 7"; runs not be less than 11". (1003.3.3.3)
 - d A minimum headroom over the stairs of 6'-8". (1003.3.3.4)
 - e Stairway landings must have a dimension in the direction of travel not less than the width of the stairway but need not exceed 44 inches when the stair has a straight run. (1003.3.3.5)
 - f The top of handrails must be placed not less than 34 inches nor more than 38 inches above the nosing of treads. (1003.3.3.6)
 - g The handgrip portion of handrails must not be less than 1-1/4 inches nor more than 2 inches in cross-sectional dimension or the shape must provide an equivalent gripping surface. The handgrip portion must have a smooth surface with no sharp corners. (1003.3.3.6)
 - h Handrails must have ends returned or terminate in newel posts or safety terminals. (1003.3.3.6)
 - i At least one handrail must extend at least 12 inches beyond the top and bottom risers. (1003.3.3.6)
- 21 Guardrails for stairs, balconies and landings must conform with (509.1). Maximum clearance between intermediate rails must be 4" and guardrail at least 42 "(36") high. (509.2, 509.3)
- 22 For glass handrails and guardrails, without vertical supports,

submit a test report from a recognized testing agency showing that the glass and base connections shown on the plan are adequate for the required (20) (50) lbs./ft lateral load. (Table-16-B)

- 23 Ramps serving as part of the exit (enclosure) (discharge) must comply with (1005.3.3) (1006.3.4).
- 24 Horizontal exits used as a required exit must comply with (1005.3.5).
- 25 In occupancies where the exiting system serves an occupant load of 100 or more, an emergency power supply for exit illumination must be provided. (1003.2.9.2)
- 26 Exit signs must be provided. (1003.2.8)
- 27 _____

Occupancy-specific requirements

- 1 Group A, Division 3 Occupancies located in the basement or above the first story must be of not less than one-hour fire-resistive construction. (303.2.2.2)
- 2 Panic hardware must be provided on exit doors serving the Group A, Division 1 (2) (2.1) (3) Occupancies. (1016.4). In lieu of this, doors may have no locks or latches.
- 3 Storage areas in excess of 1,000 square feet in connection with wholesale or retail sales in Group M Occupancies must be separated from the public area by a one-hour fire-resistive occupancy separation. (309.2.2)
- 4 _____

Materials and construction requirements

- 1 Type and thickness of glass must be specified. (2406).
- 2 When the space beneath the permanent platform is not used for any purpose other than wiring or plumbing, the floor construction must not be less than 1-hour fire-resistive construction. (405.2)
- 3 _____

C STRUCTURAL CALCULATIONS AND PLANS

- 1 Exit facilities must be designed for a 100 psf live load. Table 16-A.
- 2 The following uniform (concentrated, special) loads must be used in accordance with Table 16-A (16-B): _____
- 3 Ceiling framing must be designed for a live load of not less than (10) (_____) psf. Table 16-B.
- 4 Live load signs must be provided. (1607.3.5)
- 5 Interior partitions must be analyzed for the strength and deflection criteria set forth in Table 16-B.
- 6 Corrected plans and calculations to be stamped and wet signed by a State licensed Architect and/or Engineer, with the license expiration date shown.
- 7 Design balcony railing / handrails / guardrails and detail connection capable of withstanding the required (20) (50)

lbs./ft lateral load (25 psf lateral load for components).
Table -16-B.

8 _____

D ELECTRICAL [Architectural plans related]

- 1 Specify transformer, service and panel location and working clearances. (California Electrical Code Article 110)
- 2 Show how service feed will be run to the local utility's electrical source. If feed is to cross another property, obtain recorded easement as necessary prior to permit issuance.
- 3 Note required on plans that work to comply with the 1998 California Electrical Code and California Energy Code requirements. Provide illumination form.
- 4 Smoke detectors shall be provided in conjunction with elevator(s). (3003.2)
- 5 Show sq. ft. of area(s) served by lighting or dimensions of areas.
- 6 Submit a copy of Title 24 energy calculations. Include completed and signed forms on plans.
- 7 _____

E MECHANICAL [Architectural plans related]

- 1 Show all mechanical equipment and plenum locations on floor plans.
- 2 Provide natural ventilation or mechanically operated system supplying 15 cfm (1202.2.1).
- 3 Toilet rooms shall be provided with fully openable windows [3 sq. ft. min.], vertical duct [100 sq. in. min.], or mechanically operated exhaust system capable of providing a complete change of air every 15 minutes. Such exhaust system shall be connected directly to the outside, at least 3' from any opening. (1202.2.1)
- 4 Specify required (smoke) (fire) dampers on plans. (713.10, 713.11)
- 5 _____

F PLUMBING / SANITATION [Architectural plans related]

- 1 Show that proper number of plumbing fixtures are provided for this occupancy meeting the requirements of Chapter 4 of the California Plumbing Code (CPC), Tables 4-1, 4-2, 4-3, and 4-4. See LARUCP Plumbing Fixture Guidelines for further information.
- 2 Water closets / flushometer valves-1.6 gallons/flush.
- 3 Urinals / flushometer valves-1.0 gallons/flush. (HSC17921.3)
- 4 A room in which a water closet is located must be separated from food preparation storage rooms by a tight-fitting door. (302.6)
- 5 Nonabsorbent finish and backing for toilet room floors, walls of toilet compartments and walls around urinals must conform with (807.1).

- 6 In Group B, F, H, M and S Occupancies, every building or portion thereof where persons are employed must be provided with at least one water closet. Separate facilities must be provided for each sex when the number of employees exceeds four and both sexes are employed. (2902.3)
- 7 Seismic straps to resist horizontal displacement. (510.5 CPC)
- 8 Show T and P valve on water heater and show route of discharge line to exterior or approved location. (608.5 CPC)
- 9 Specify on plans "Plans will be submitted for a fire sprinkler system on a separate permit."
- 10 _____

G ADDITIONAL CORRECTION LISTS

Comply with items on additional correction lists enclosed:

- 1 CA Title 24 disabled access
- 2 _____

THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATIONS OF ANY (OF THE BUILDING CODE OR OTHER CITY ORDINANCE, STATE OR FEDERAL LAW.