



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658
www.newportbeachca.gov | (949) 644-3275

TENANT IMPROVEMENT PLAN REVIEW COMMENTS

Project Description:

Project Address:

Plan Check No.:

Permit App. Date:

Permit App. Expires:

Use:

Occupancy:

Const. Type:

No. Stories:

Permit Valuation:

Adjusted Valuation:

Architect/Engineer:

Phone:

Applicant/Contact:

Phone:

Plan Check Engineer:

Phone:

Engineer's email:

1st Review: (date)

2nd Review:
Italic comments

3rd Review:
By Appointment

The project plans were reviewed for compliance with the following codes and standards:

2010 CBC; 2010 CPC; 2010 CEC; 2010 CMC; 2008 Building Energy Efficiency Standards (BEES) & Chapter 15 of the Newport Beach Municipal Code (NBMC).

The code section references are from the 2010 CBC, unless otherwise stated.

- *TO EXPEDITE PROJECT APPROVAL:* Please provide a written response indicating how and where each comment was resolved on the plans.
- Resubmit all previously reviewed plans, updated plans and supporting documents with each subsequent review.
- *AFTER 2nd PLAN REVIEW:* Please call the plan check engineer listed above to schedule a plan review appointment, to expedite project approval.
- For clarification of any plan review comment, please call the plan check engineer listed above.
- Plan review status is available online at www.newportbeachca.gov Project status is also available using the interactive voice response system at 949-644-3255, or by speaking with a permit technician at 949-644-3288 during business hours.

GENERAL

1. Include the following on all plan sheets in the title block:
 - a. Site address,
 - b. Plan preparer's name, address and telephone number,
 - c. Property owner's name, address and telephone number.
2. Obtain plan review approval from the following:
 - a. Building Department – EMP Plan Review,
 - b. Fire Department,
 - c. Planning Department,
 - d. Orange County Health Department.
3. Final drawings which will be approved for permit issuance shall be signed by the respective design professionals (Electronic signature is acceptable).

ARCHITECTURAL

4. Provide a complete floor plan showing location of suite, exit access and exit. Specify the use of each room.
5. Show low partitions on floor plan.
6. Provide 1-Hr. fire barrier occupancy separation per CBC Table 508.4
7. Provide ___-Hr. separation and/or fire sprinkler protection for incidental accessory occupancies per CBC Table 508.2.5. (Storage room with area exceeding 100 sq. ft. in non-sprinklered building)
8. Surgery clinic: Specify on cover sheet if tenant plans to apply for State Department of Health Services licensing and comply with OSHPD 3 code requirements. Provide a list of all OSHPD 3 requirements on architectural, electrical, mechanical and plumbing drawings and indicate which requirements apply and implement it in the design.
9. Provide 1-Hr. fire rated partition between tenants within mall (Fashion Island) CBC 402.7.2 and performance design.
10. Provide 1-Hr. fire-rated partitions between tenant spaces in high rise building (55'to top floor), constructed under the 2010 CBC, CBC 709.1
11. I 2.1 Occupancy is not permitted above the first floor in VA and not permitted in VB construction.
12. Interior partitions to be of non-combustible construction using metal studs In type I and type II construction CBC 603.1 and Table 601
13. Interior bearing walls to be -hr rated construction per CBC Table 601
14. New openings in exterior walls within ___ft. from the property line shall be protected per CBC Table 705.8
15. Two exit access doors are required from an office tenant space when the occupant load exceeds 49. CBC Table 1015.1
16. Maximum common path of travel distance which the occupants are required to traverse before two separate and distinct path of egress travel to two exits are available and shall not exceed:
 - a. 100 ft, when the occupant load is 30 or less. CBC1014.3(2)
 - b. 75 ft, when the occupant load exceeds 30. CBC 1014.3(1) (100 ft. in sprinklered building)
17. Egress from a room or space shall not pass through kitchen, storage room, closet or spaces used for similar purposes. CBC 1014.2(4) (See exception 2 for exit access through stock room in M occupancy)
18. All occupants shall have access to two exits from the floor. CBC Tables 1021.1
Exception: Occupancies shall be permitted to have a single exit if the area served by the single exit does not exceed limitation of Table 1021.2
19. For B occupancy, the maximum travel distance to at least one exit shall be:
 - b. 200 ft. in non-sprinklered building (Table 1016.1)
 - c. 300 ft. in sprinklered building (Table 1016.1)

20. Exit access doorways and exits from floor shall be separated by a distance equal to or greater than 1/2 the diagonal of the suite or floor respectively in non-sprinklered building CBC 1015.2.1. The minimum separation between required exit access doors or exits shall be equal or greater than 1/3 of the diagonal of the space or floor it serves in sprinklered buildings. CBC 1015.2.1 Exp. 2
21. Provide a door schedule and specify hardware for each door.
22. Enclosed exit access "Corridor" shall be enclosed with 1 hr enclosure in non-sprinklered buildings. CBC Table 1018.1
 - a. Enclosure walls to be one-hour fire partition
 - b. Provide a section through rated corridor fire partition (And lid if tunnel corridor)
 - c. Corridor door(s) # to be 20 minutes rated with smoke and draft protection and automatic closer CBC 715.4.3
 - d. Fixed windows in corridor fire partitions to be ¾-hr. rated assembly (CBC Table 715.5)
23. Corridor width shall be:
 - a. 44", where it serves 50 or more persons. CBC 1018.2
 - b. 36" where it serves less than 50 persons. CBC 1018.2 Exp. 2
24. When more than one exit or exit access doorway is required, exit access shall be arranged such that there is no dead end in a corridor exceeding 20 ft. (50 ft in sprinklered building). CBC1018.4
25. Elevator lobby to be separated from rated corridors with 1-hr. enclosure and 20 min. rated doors CBC 708.14.1
 Elevator lobby is not required in a sprinklered B occupancy building, less than 55' to the top floor (high rise).
26. Calculate the maximum occupant load per CBC Table 1004.1.1 for each dining room and for waiting areas and for patio dining area in a restaurant and list it on the floor plan.
27. Write a note on drawings that the maximum occupant load shall be posted in each dining and waiting area. CBC 1004.3
28. Exit access doors to swing in direction of travel when occupant load exceeds 50 occupants. CBC 1008.1.2
29. Exit access doors to have panic hardware in A occupancy with occupant load >50. CBC1008.1.10
30. Exit access doors to have lever hardware, which retracts both locks with a single operation. CBC 1008.1.9.5
31. Exit access door has two leafs; only automatic flush bolt are permitted. Leaf containing flush bolt shall not have hardware unless it is the main entrance door and remains open during business hours. CBC 1008.1.9.3 (3)
32. Provide safety glazing in the following hazardous locations:
 Each pane to be etch-marked. CBC 2403.1
33. Only exit access doorways may open into rated exit enclosure. CBC 1022.3
34. Penetrations into exit enclosures are not permitted except for mechanical, electrical and sprinkler systems serving the exit enclosure. Specify smoke and fire dampers at duct penetrations through rated exit enclosure walls. Damper to be activated by smoke detector and installed per its listing. CBC 1022.4
35. Provide construction details for membrane penetrations and through penetrations of: CBC 713
 - a. Fire rated walls where openings are required to be protected
 - b. Floor/ceiling assembly, roof/ceiling assembly
 - c. Roof/ceiling assembly
36. Provide means of egress lighting with emergency power back-up supply. CBC 1006.3

37. Show location of exit signs when two exits are required. Specify an alternate power source. CBC 1011.1 & 1011.5.3
38. Provide low level exit signs and exit path marking in corridors serving assembly occupancy and in hotels. Sign to be 6 to 8 inches above the floor and 4 inches from the door frame. CBC1011.6 & 1011.7
39. Provide separate toilet facilities for each sex. Unisex sanitary facilities are permitted for occupancies with 10 or less occupants (calculated CPC Table 4-2), and in business or merchantile occupancies with 1,500 sq.ft. or less. CPC 412.3
40. Verify that the number of plumbing fixtures provided complies with either CPC Table 4-1. Provide number of fixtures calculations on plan.
41. Specify finishes on bathroom walls and floors. Bathroom floors and walls to have hard, smooth, nonabsorbent finish to a height of 48" above floor.
42. Show location of fire extinguishers (2-A.10-B, C) on plan. Maximum distance to fire extinguisher to be 75 feet. Minimum one extinguisher per suite.
43. Full height butt joined glass to be 1/2" thick minimum safety glazing or provide deflection calculation.

FIRE SPRINKLER CORRECTIONS

44. Provide sprinkler drawings, or architect to write the following notes on cover sheet:
 - a. Sprinkler drawings to be submitted and permit issued within two weeks from building permit issuance.

FIRE ALARM

45. Provide fire alarm drawings or architect to write the following notes on cover sheet:
 - a. "Fire alarm drawings to be submitted and permit issued within two weeks from building permit issuance."

ADDITONAL COMMENTS

- 46.