



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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FIRE SPRINKLER TENANT IMPROVEMENT PLAN REVIEW COMMENTS

Project Description:

Project Address:

Plan Check No.:

Permit App. Date:

Plan Check Expires:

Use:

Occupancy:

Const. Type:

No. Stories:

Permit Valuation:

Architect/Engineer:

Phone:

Applicant/Contact:

Phone:

Plan Check Engineer:

Phone:

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 NFPA 13

The code section references are from the 2010 NFPA 13, 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/index.aspx?page=1154. 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. Provide at least two identical plan sets for permit issuance. When multiple plan sets are submitted, or resubmitted, for departmental reviews all sets shall be identical.
3. The Fire sprinkler designer shall have a C-16 Contractor License Classification. The full name of the designer shall be listed on the plans, in addition to the company name. The designer shall stamp and sign the sprinkler drawings.
4. Specify the occupancy classification: Ch. 5 & A-5.1
 - a. Light hazard (churches, offices, restaurant seating areas)
 - b. Ordinary hazard Group I (Restaurant service areas)
 - c. Ordinary hazard Group II (Mercantile)
5. Specify if the construction is obstructed or unobstructed: 3.7.1
 - a. Smooth ceiling
 - b. Beam and Girder
 - c. Bar joist
 - d. Wood joint
 - e. Wood Truss Construction
6. Specify type of overhead pipe to be used. Table 6.3.1.1 or 6.3.6
 - a. Welded or roll-grooved:
 - i. Schedule 10, 30 , 40,
 - ii. Dynaflo, Dynathread,
 - iii. Allied Super Flo, Allied XL, Allied XL BLT,
 - iv. FIREFLOW, FIRETHREAD
 - b. Threaded:
 - i. Schedule 30, 40,
 - ii. Dynathread,
 - iii. Allied XL, Allied XL BLT,
 - iv. FIRETHREAD
7. Define the maximum spacing of pipe hangers on the plans. Table 9.2.2.1.
8. Each pipe segment or branch line shall have not less than one pipe hanger. 9.2.3.2.10
9. Maximum cantilevered pipe with end sprinkler to be:
 - a. 3ft for 1" pipe
 - b. 4ft for 1 ¼" pipe, and
 - c. 5ft for 1 1/2" pipe. 9.2.3.4.1
10. The maximum length of unsupported arm over pipe to a sprinkler shall be:
 - a. 2ft for steel pipe,
 - b. 1ft for copper pipe. 9.2.3.5
11. Provide copy of cut sheet from manufacturer for all hangers on the plan, showing the type of fastener required and installation detail.
12. Provide lateral and vertical restraint for the end sprinkler for branch lines. 9.3.6.1
Exceptions:
 - a. Branch lines supported by rods less than 6" long measured between the top of the pipe and the point of attachment.
 - b. Drops and arm overs.

13. Provide a sprinkler symbol legend on the plan. The legend shall include each symbol used, head count, type, finish, temperature, K-factor, manufacturer, model and sprinkler identification number (S.I.N.).
14. Sprinklers to be spaced as follows: Table 8.6.2.2.1 (a) & (b)
 - a. Light hazard:
 - i. Maximum protection area 225 sf, and
 - ii. Maximum spacing between sprinklers 15 ft.
 - b. Ordinary hazard:
 - i. Maximum protection area 130 sf, and
 - ii. Maximum spacing between sprinklers 15 ft.
15. Minimum distance between sprinklers shall be 6 feet. 8.6.3.4.1
16. For Light Hazard only, sprinkler heads shall be at 7.5 ft. from wall and not more than 9ft from a single wall in small rooms. 8.6.3.2.4, & 'Small Room' 3.3.17
17. Provide sprinklers under exterior roofs and canopies wider than 4 ft. 8.15.7.1
18. Sprinklers adjoining ceiling mounted obstructions must comply with Table 8.6.5.1.2, Figures 8.6.5.1.2 (a), (b), (c) and/or Table 8.6.5.2.2 Figure 8.6.5.2.2 for floor mounted obstructions
19. Dimension the sprinkler deflector distance below ceilings and other members, and the clearance below sprinkler to obstructions. Required deflector separation distances:
 - a. 1" to 12" below smooth ceiling.
 - b. 1" to 6" below structural members.
 - c. 22" maximum below deck for obstructed condition. 8.6.4.1.1 & 8.6.4.1.2
 - d. 18" minimum clearance below sprinkler. 8.5.6.1
20. Intermediate temperature sprinklers (175°-225°) shall be provided in the following locations:
 - a. Under glass or plastic skylights exposed to direct rays of the sun.
 - b. unventilated concealed spaces,
 - c. under uninsulated roofs,
 - d. unventilated attics, 8.3.2.5 & 8.5.7
 - e. unventilated show windows having high powered electric lights near the ceiling.
21. Quick response sprinklers shall be used in light hazard occupancies. Standard Response sprinklers may be used where existing standard response are installed, provided the sprinklers are the same type in each compartment. 8.3.3.1