



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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ELECTRICAL / MECHANICAL / PLUMBING PLAN REVIEW COMMENTS FOR ADMIN 11 POLICY ONLY

Project Description:

Project Address:

Plan Check No.:

Permit App. Date:

Plan Check Expires:

Use:

Occupancy:

Const. Type:

CY Cut/Fill:

No. Stories:

Permit Valuation:

Architect/Engineer:

Phone:

Owner/Tenant:

Phone:

Applicant/Contact:

Phone:

Plan Check Engineer:

Phone:

1st Review:

2nd Review:

Italic comments

3rd Review:

By Appointment

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

2019 CRC; 2019 CPC; 2019 CEC; 2019 CMC; 2019 Building Energy Efficiency Standards (BEES);
2019 California Green Building Standards Code (CAL Green); & Chapter 15 of the Newport Beach
Municipal Code (NBMC).

The code section references are from the 2019 CRC, 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 EMP COMMENTS:

1. Provide the 2019 Newport Beach Residential minimum construction requirements on the plans.

ELECTRICAL

2. All plans and electrical calculations are to be designed by a licensed professional; provide stamp with signature and expiration date, or provide signature of licensed design building electrical contractor.
3. Provide residential load calculations on plans to determine the service and feeder sizes. CEC 220.
4. Add note to electrical plans, "All work to comply with 2019 Calif. Electric Code."
5. Provide single line diagram; show electrical panel load schedules, conduit and conductor sizes and ground electrode detail.
6. Provide electrical panel load schedules on plans.
7. Show grounding electrode system and disconnect for each separate building. CEC 230.
8. Show all required clearances in front of electrical services / panels / equipment.
9. Provide artificial lighting for areas that do not comply with natural lighting. CRC R303.1
10. Add note to plans, "Comply with City of Newport Beach amendments to 2019 CEC. Use rigid metal conduit in all areas exposed to weather. Use ground wire inside all flexible metal conduits. Metal conduit shall not be installed in contact with earth."

MECHANICAL

11. All plans and mechanical calculations are to be designed by a licensed professional. Provide stamp with signature and expiration date or provide signature of licensed design building mechanical contractor.
12. Provide outside air ventilation design for areas that do not comply with natural ventilation. R303.1.
13. Show complete distribution system of the plans. Show all size and type of ducts and sheet metal thickness and R value of insulation materials used. Note: Min R-8 insulation for un-conditioned space.
14. Show all location of HVAC equipment on plans.
15. Show roof access to HVAC equipment on roof.
16. Provide a min 30 by 30 level work platform for equipment on roofs with a slope 4 and 12 or more 304.2.
17. Show location of fan coil and condensers on plans.
18. Provide combustion air requirements and sizes for equipment located in confined spaces. Provide calculations on plans per chapter 7.
19. Provide mechanical equipment schedule identifying the equipment manufacturer and model numbers with specifications.
20. Provide mechanical Title 24, 2019 Calif. Energy Efficiency Standards forms. All required compliance forms and mandatory measures are to be on the plans.
21. All exhausts including dryer, cooking hood and toilet exhausts must be shown on plans. Clothes dryer vents exceeding 14 feet are to be engineered.
22. Provide min 100 square inch make up air grill for laundry room CMC 504.4.1.
23. Provide exhaust fan in bathroom. R303.3.1.
24. Roof details will be required for exhaust system / show location and dimensions of all terminations.

PLUMBING

25. Add note to plumbing plans, "All work to comply with 2019 California Plumbing Code."
26. All plans and plumbing calculations are to be designed by a licensed professional. Provide stamp with signature and expiration date or provide signature of licensed design build plumbing contractor.
27. Provide complete drain and vent system drawings / riser diagrams for sewage ejector system.
28. Show intended size of all sewer / waste lines / vents, for sewage ejector system.
29. Show size of all water supply lines / provide calculations, CPC 610.
30. Insulate all hot water lines. Specify on plans per CPC 609.11. Also, see Cal Energy Code, Table 120.3-A
31. Show type and location of all backflow protection. CPC 603.0
32. Show gas piping / pipe sizes and equipment, CFH requirements and total developed length of gas piping including branches per Table 1216.2. (1).
33. Show location and type of water heater / boiler.
34. Provide water heater venting detail and temperature pressure piping discharge location and exterior grade or floor sink. Safety pan to discharge to exterior observable location.
35. Provide expansion tank for hot water / water heater system.
36. Provide seismic restraint detail for water heater / boiler.
37. Provide approved permanent access to water heater / boiler.
38. Note combustion air requirements for gas fired water heater / boiler.
39. Show location and size of all sanitary waste cleanouts.
40. Note on plans that all waste lines to be minimum 2% slope.