



CITY OF DANA POINT

COMMUNITY DEVELOPMENT, BUILDING AND SAFETY

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PR003-T.I.

2016 CALIFORNIA CODES

CODE CYCLE

01/01/2017

EFFECTIVE DATE

TENANT IMPROVEMENT PLAN REVIEW COMMENTS

REVIEW NO.: **BLDxx-xx**

PROJECT: **TI**

PROJECT ADDRESS:

APPLICANT:

OCCUPANCY GROUP:

TYPE OF CONSTRUCTION:

SPRINKLERS:

1st REVIEW BY:

DATE:

STATUS:

ADDITIONAL REVIEW BY:

DATE:

STATUS:

ADDITIONAL REVIEW BY:

DATE:

STATUS:

INFORMATION: A plan review has been performed on the referenced project for verification of conformance with construction codes adopted by the State of California and the City of Dana Point. As a result of that review, the items listed below require additional information, inclusion within the plans or calculations or revision to the plans or calculations.

Plan review fees include the initial review and one additional re-check. Additional reviews beyond the 1st re-submittal may require additional fees.

Please provide the requested information to allow completion of the plan review process and issuance of the building permits. Please provide a written response to the items listed below with an indication as to the method of resolution and the location within the plans or calculations.

INSTRUCTIONS: Please return *ALL* checked sets and include four (4) completed and corrected sets of plans, two (2) sets of all other required documents along and *ALL* plan review comments with their respective responses. Incomplete resubmittal may result in delayed review time and additional plans check fee.

GENERAL

See the plans for additional comments and clarifications. **Please return the marked-up plans with your submittal.** The comments on the checked set are part of this correction list.

APPROVALS

- Planning Department
- Public Works
- Obtain Orange County Fire Authority Approval (a "Yes" answer to questionnaire or A-Occupancy & occupancies with existing Sprinkler system). Approval is required prior to issuance of building permit. Complete a Fire Plan Review Service Request form.
- Obtain Health Department approval. (Food Service, Gas stations, or Hair Salons)
- Obtain "Will Serve" letter from Water District. This letter needs to specify any requirements for grease trap(s) or interceptor(s).
- Provide an SDG&E service work order for proposed service location.
- Cal/OSHA (for chair lifts & elevators)

GENERAL

1. Approved Plans and Documents Requirements:

B000-NAME

- a) Final drawings and calculations shall be wet-stamped and signed by the Registered Design Professional and shall include the date of signing below the stamp. (Business & Professions Code 5536.1, 5802, & 6735)
 - b) Designer wet signature required on all sheets. (Business & Professions Code 5802).
2. The valuation will be rechecked once revised/complete plans are resubmitted for review; additional fees may be required if the valuation is increased, which is payable prior to getting the permit.
 3. The following plans are required for plan review and shall be drawn to scale with sufficient clarity:
 - a) Site plans: 1/8"=1'-0" or 1"=10'
 - b) Floor plans: 1/4"=1'-0"
 - c) Framing plans: 1/4"=1'-0"
 - d) Details: 1/2"=1'-0"
 - e) Minimum 3-sets are required for review
 - f) Minimum size: 11"x17"
 4. Submitted plans and related documents are not complete. Additional reviewing time may be necessary upon re-submittal. Please submit complete plans for review.
 5. Provide complete details (including disabled access and structural), notes, and specifications.
 6. Please provide a copy of the Accessibility, Unreasonable Hardship Request Forms on all building plan check submittals.

TITLE SHEET

7. **Project Info:**
 - a) Job address
 - b) Property Owner's name
 - c) Tenant contact information
8. **Building Info:**
 - a) Occupancy type
 - b) Construction type (s)
 - c) Total area and aggregate areas
 - d) Number of stories
 - e) Occupant Load (s)
 - f) Fire Sprinkler - type
9. **Scope-of-Work:** Call out complete scope of work and itemize square footage of new, existing, converted and remodeled areas.
10. Please clearly stipulate whether the project is a change of use from one occupancy to another.
11. **Occupant Load Analysis:** Provide an occupant load analysis using factors in CBC Table 1004.1.1.1. Include summary by each Occupancy Type with respective floor areas and Occupancy Loads.
12. **Mixed Use:** The building as shown is a mixed-occupancy building. Please comply with Section 508.2 for accessory occupancies, section 508.3 for non-separated occupancies, or section 508.4 for separated occupancies. Please make building analysis part of the construction documents.
13. **Applicable Codes:** Add a note that the applicable Codes are: *2016 CBC, 2016 CPC, 2016 CMC, 2016 CEC, 2016 Energy Code, and City of Dana Point Municipal Code*

PLOT PLAN

14. Submit fully dimensioned plot plan including:

- a) Width of front, rear, and side yards. Clear width is measured from property line to building face or edge of floor overhang or edge of overhang of usable space below roof, canopy, porch, or covered walks.
- b) Location of the tenant space within the building.

15. Please Show:

- a) Accessible parking stalls (CBC 11B-208, 11B-502)
- b) Accessible routes within the boundary of the site from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks. (CBC 11B-206)

SPECIAL HAZARD REQUIREMENTS

16. **Fire sprinklers:**

- a. **New buildings:** In addition to the requirements of section 903.2.1 through 903.2.13, approved automatic sprinkler systems in new buildings and structures shall be provided as follows (Note: For the purposes of this section, fire walls shall not define separate buildings.):
 - i) Throughout all Groups A, I, E, and H Occupancies.
 - ii) Throughout all Group B, F, M, and S Occupancies exceeding 1,000 square feet.
 - iii) Throughout all Group U Occupancies exceeding 6,000 square feet.
- b. **Existing Building - Alteration:** When the floor area of the Alteration within any two-year period exceeds 75% of area of the existing structure and the alteration includes structural modifications other than seismic upgrade.
- c. **Existing Building - Addition:** Sprinkler protection shall be provided throughout the entire building when:
 - i) Existing building less than 5,000 ft²: where 20% or more is added and the gross floor area exceeds 5,000 square feet.
 - ii) Existing building equal or greater than 5,000 ft²: where more than 1,000 ft² is added.
 - iii) The existing building has fire sprinklers installed.

TITLE 24

17. **T-bar Ceilings:** It is not allowed to insulate on T-bar ceilings. {120.7(a)(3)(C) exception}: conditioned space <2000 sf and space between ceiling and roof <12 ft.

18. Include ENV compliance forms on approved building plan.

FLOOR PLAN

- 19. Provide a fully dimensioned floor plan, drawn to scale, showing the size and use of all rooms or areas within the space being improved, modified, altered or converted to a different use/occupancy class. (CBC 107.2)
- 20. Indicate use of all adjacent suites or spaces. Show any existing area separation walls, occupancy separation walls, shafts or rated corridors. Identify and provide construction details for all new fire rated walls. (CBC 508)
- 21. **Safety glazing:** Tempered glass in all glass doors and windows in hazardous locations. (CBC 2406)
- 22. **Assembly:** Any room used that is used for an assembly purpose shall have the capacity of the room posted in a conspicuous place on an approved sign near the main exit or exit-access doorway. (CBC 1004.3)
- 23. **Occupant Loads:** Calculate the maximum occupant load per CBC Table 1004.1.2 for each dining room and for waiting areas and for patio dining area in a restaurant and list it on the floor plan.

FIRE RESISTIVE CONSTRUCTION

24. Clarify all occupancy separation walls within the unit and with the adjacent tenants (where required). Provide rated construction details on the plans. (CBC 508)
25. All fire dampered ducts and required access panels must be shown. Listing agency and report number with installation diagram must be shown/copy on the plans. Note on plans that fire damper assemblies, including sleeves, and installation procedures must be at the site for the building inspector's use. (CBC 717)
26. Floor covering materials shall comply with *ASTM Standard E 648*, and having a specific optical density smoke rating not to exceed 450 per *ASTM E 662*. CBC 804.4.2

MEANS OF EGRESS

27. **Egress:** Provide an egress plan showing all exit signage on approved building plans.
28. Provide a clear and dimensioned Means of Egress system that provides a continuous, unobstructed exit from any occupied point in a building to a public way. (CBC 1001.1)
29. The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inches (7.62 mm) (0.2 inches for sprinklers) per occupant for stairways and by 0.2 inches (5.08 mm) (0.15 inches for sprinklers) per occupant for other egress components. The width shall not be less than specified elsewhere in this code. Multiple means of egress shall be sized such that the loss of anyone means of egress shall not reduce the available capacity to less than 50 percent of the required capacity – section 1005.1
30. **Intervening Rooms:** Exit through intervening rooms shall comply with CBC Section 1016.2 provisions.
31. **Exit doors** must swing in the direction of egress when serving an occupant load of 50 or more. (CBC 1010.1.2.1)
32. Plans must specify exit doors are openable from the inside without the use of a key, special knowledge or effort. (CBC 1010.1.9.3)
33. 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. (CBC 1010.1.1)
34. Plans must indicate the floor or landing on each side of doors is not more than ½ inch lower than the threshold of the doorway. (CBC 1010.1.7)
35. **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 half its required width. (CBC 1020.1)
36. **Corridors:** Enclosed exit access "Corridor" shall be enclosed with 1-hr enclosure in non-sprinklerd buildings. (CBC Table 1020.1)
 - a) Enclosure walls to be one hour fire partitions and doors to be 20 min. rated with automatic closer and self-latching hardware.
 - b) Provide a section through rated corridor fire partition (and lid if tunnel corridor)
 - c) Provide a door schedule and specify hardware for each door.
 - d) Corridor door(s) to be 20 minutes rated with smoke and draft protection and automatic closer. (CBC 716.5.3)
 - e) Fixed windows in corridor fire partitions to be tested as part of CBC 716.2.
 - f) Corridors must have a minimum width of 44 inches (where it serves 50 or more persons) & 36 inches (where it serves less than 50 persons). (CBC 1020.2)

37. Except for groups A, B, F, M, S, U occupancies located in sprinklered buildings, walls and ceilings of corridors must be of one-hour fire-resistive construction. Provide architectural section through the corridor to show how this is accomplished. (Table 1020.1)
38. Except when only one exit is required provide exit signs complying with Sections 1013 for the exit sign graphics, illumination and power source.
39. **Multiple means of egress** (including stairs) shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. (CBC 1005.5)
40. Limit **dead ends** in hallways/corridors to not more than 20' (50' in sprinklered buildings) when more than one exit access is required. (CBC 1020.4)
41. All occupants shall have access to two exits from the floor. (CBC Tables 1006.3.1) Exceptions:
 - a) Single story building with maximum occupant load of 49 and less than 75 ft travel distance to exit. CBC Table 1006.3.2(2)
 - b) Two story building with maximum occupant load of 30 occupants per floor and maximum travel distance of 75 ft to exit. CBC Table 1006.3.2(2)
42. Two exit access doors are required from an office tenant space when the occupant load exceeds 49. (CBC Table 1006.3.2(2))
43. 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 1007.1.1. 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 1007.1.1 Exp. 2)
44. 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). (CBC1020.4)
45. 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 shall not exceed:
 - a) 100 ft, when the occupant load is 30 or less. (CBC1006.2.1)
 - b) 75 ft, when the occupant load exceeds 30.(CBC 1006.2.1)
46. For B occupancy, the maximum travel distance to at least one exit shall be: (CBC 1017.2)
 - a) 200 ft. in non-sprinklered building
 - b) 300 ft. in sprinklered building
47. No point in the building shall exceed the distances in Table 1017.1 from an exterior exit, horizontal exit, enclosed stairway, exit passageway, exterior exit stair or ramp measured along the path of travel. The travel distance shall include travel within unenclosed stairways. (CBC 1017.1) Note: Travel distance and common path of egress travel each share the same starting point.
48. **Means of egress lighting:**
 - a) Provide means of egress lighting with emergency power back-up supply. (CBC 1008.3)
 - b) Show location of exit signs when two exits are required. Specify an alternate power source. (CBC 1013.1 & 1013.1.6.3)
 - c) 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)

49. **Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions** or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling. Such identification shall: CBC 703.7
 - a) Be located in accessible concealed floor, floor-ceiling or attic spaces;
 - b) Be repeated at intervals not exceeding 15 feet (914 mm) measured horizontally along the wall or partition; and
 - c) Include lettering not less than 0.3 inch (12.7 mm) in height with a minimum 3/8 inch stroke, incorporating the suggested wording: "*FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS*," or other wording.
50. The required fire-resistance rating of exterior walls a fire separation distance of less than or equal to 10 feet (3048 mm) shall be rated for exposure to fire from both sides – section 705.5
51. Balconies used for egress purposes shall conform to the same requirements as corridors for width, headroom, dead ends and projections – section 1019.1

PARTITIONS

52. Identify and differentiate existing walls to be removed, existing walls to remain, new walls, bearing walls, non-bearing partitions and rated walls.
53. Provide complete interior partition wall details. Include the gauge, ICC approval numbers (for metal frame partitions), and all top and bottom attachment details.
54. Provide a hard nonabsorbent floor and wall surface such as, concrete, ceramic tile, etc., in all bathrooms. (1210) The intersections of restroom floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls at least 4 inches (102 mm).

DISABLED-ACCESS PROVISIONS

1. Please update the sections to the 2013 CBC Chapter 11B; please see:
<http://www.dgs.ca.gov/dsa/programs/progaccess/accessmanual.aspx>
http://www.documents.dgs.ca.gov/dsa/pubs/2010CBC-2013CBC_CrossReferenceMatrix.pdf
2. In existing buildings and facilities when alterations, structural repairs or additions are made the following serving the area of improvement shall comply per CBC 11B-202.4 – complete detailing shall be provided in the construction documents:
 - a) A primary entrance to the building or facility
 - b) The primary path of travel to the specific area of alteration (including structural repair or addition)
 - c) Sanitary facilities
 - d) Drinking fountains
 - e) Signs
 - f) Public telephones
3. Provide an accessible route plan showing path of travel from public rights-of-way and parking to the area(s) of improvement. (11B-206.2.1 CBC)
4. Identify all features that will be altered to bring into current compliance with (CBC 11B-202.4)
5. Have accessibility features listed on form demonstrating at least 20% of the construction valuation within the last three years is spent improving access to the facility. (CBC 11B-202.4)
6. When the total construction cost of alterations of the tenant space over the last three years (including the proposed remodel under this application) does not exceed a valuation threshold of \$150,244 (2017) access path of travel improvements and sanitary facilities, etc. need only be provided to the extent that their cost is at least 20% of the total cost of construction cost (CBC Section 11B-202.4, Exception 8). A

Completed “**Unreasonable Hardship Finding**” shall be provided. Detailed documentation of the cost of the project and each access feature to be upgraded must be attached.

7. The following features and facilities shall comply with all applicable provisions of Chapter 11B:
 - a) Show an accessible route of travel from the disabled parking space and public way to an accessible primary entrance of the building. (CBC 11B-206.2.1)
 - b) A primary entrance into the building, a path of travel from the accessible building entrance to the area(s) of remodel (including an elevator), and a path of travel to sanitary facilities, public telephones and drinking fountains serving the area of remodel. (CBC 11B-202.4)
 - c) Show all access features such as existing/new ramps, steps, gates, doors, etc. along the designated accessible route of travel. Identify all steps at door landings and where applicable identify sloping door landings. (CBC 11B-206.2.4)
8. Show detailed information, including dimensions, on existing handicap parking, ramps, and toilet facilities, to verify conformance with the current requirements. (CBC 11B-502), (CBC 11B-405), (CBC 11B-603 through 11B-606.7)
9. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking space. (CBC 11B-502.3.4)
10. Callout the required minimum corridor and hallway widths and doorway strike-edge dimensions. (CBC 11B-403.5.1 & 11B-404.2.4)
11. Entrances, exits and paths of travel – entrances, limit threshold = ½” max.; level area 60” in direction of door swing, 48” opposite door swing, 24”(exterior)/18”(interior) jamb clearance; bottom 10” of door to be smooth, uninterrupted surface, etc. (CBC 11B-404.2.5), (CBC 11B-404.2.4), (CBC Table 11B-404.2.4.1), (CBC 11B-404.2.10)
12. The maximum effort to operate doors shall not exceed 5 pounds for both the exterior and interior doors. (CBC 11B-404.2.9)
13. The clearance from the sidewall in the bathroom to the centerline of the w/c shall be 17” minimum and 18” maximum. (CBC 11B-604.2)
14. Dimension on the plans – minimum aisle width of 36” (44” if serving both sides). (CBC 11B-403.5.1(4))
15. For accessible check-stands (i.e. 36” aisle, adjoining counter height = 38” maximum, top of counter lip = 40” maximum, etc.). (CBC 11B-904.3.1) (CBC 11B-403.5.1), (CBC 11B-904.3.2)
16. Where dressing rooms, fitting rooms, or locker rooms are provided, at least 5%, but no less than one, of each cluster provided shall be accessible. (CBC 11B-222.1) (i.e. entry doors, mirrors, clothing hooks, benches, etc.). (CBC 11B-803)
17. For counters and tables (i.e. knee and toe clearances), (27” high, 30” wide and 19” deep), (CBC 11B-306) tops of tables & counters = 28” to 34” and 36” long, etc.). (CBC 11B-902)
18. In existing buildings and facilities, where not all entrances are accessible. Provide a minimum of one International Symbol of Accessibility at all accessible building entrances. (CBC 11B-216.6)
19. Tactile exit signs shall be provided at locations as required per (CBC 1013.4)
20. Show detailed information, including dimensions, on existing handicap parking, ramps, and toilet facilities, to verify conformance with the current requirements.

21. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. CBC 11B-206.2.1 (See exceptions)
22. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. CBC 11B-206.2.2 (See exception)
23. The running slope of walking surfaces shall not be steeper than 1:20 (5%). The cross slope of walking surfaces shall not be steeper than 1:48 (2.083%). (CBC 11B-403.3)
24. Walks that cross or adjoin a route provided for vehicular traffic, such as in a street, driveway, or parking facility, shall be separated by detectable warnings, curbs, railings or other elements between the pedestrian areas and vehicular areas. (CBC 202, 11B-247.1.2.5, 11B-705.1.2.5)
25. Detectable warnings provided to separate walks that cross or adjoin a route provided for vehicular traffic, such as in a street, driveway, or parking facility, shall be 36 inches in width and continuous at the boundary between the pedestrian areas and vehicular areas. (CBC 202, 11B-247.1.2.5, 11B- 705.1.2.5)

ACCESSIBLE PARKING FACILITIES GENERAL

26. Based on the number of parking spaces serving the premises, show compliance with accessible stalls per CBC 11B-208.2.
27. One of every six but not less than one of the accessible parking spaces shall be designed and constructed to be van accessible. (11B-208.2.4)
28. The accessible parking stalls shall be dispersed and shall be located on the shortest route to the building entrances. (11B-208.3.2)
29. In parking garages accessible parking spaces and vehicular routes serving these parking spaces shall have at least 98 inches of headroom. (11B-502.5)
30. Vertical clearance for pull up spaces and access aisles shall be 114 inches minimum. (11B-503.5)
31. Parking spaces must be located so that the disabled are not compelled to walk or wheel behind parked cars other than their own. (11B-502.7.1)

PARKING SPACES

32. The parking spaces shall measure 216 inches long and 108 inches wide. (11B-505.2)
33. The access aisles may be located on the either side of the parking stall; van access aisles shall be located on the passenger side of the vehicle. (11B-502.3.4)
34. Access aisles shall measure 216 inches long 60 inches wide; van access aisles shall be 216 inches long and 96 inches wide. (11B-502.3)
35. Passenger drop off and loading zones shall provide a vehicle space measuring 240 inches long and 96 inches wide. (11B-503.2)
36. Passenger loading zone access aisles shall be provided parallel to and extend the full length of the vehicle space on the passenger side. (11B-503.3.2)
37. Passenger loading zone access aisles shall measure at least 60 inches in width. (11B-503.3.1)
38. Access aisles shall adjoin an accessible route. (11B-502.7)

39. Wheel stops shall be provided to prevent vehicles from encroaching into the required width of walkways. (11B-502.7.2)
40. Parking spaces pull up spaces, and access aisles shall be generally level with slopes not exceeding 1:48. (11B-502.4, 11B-503.4)
41. The parking spaces shall be outlined in federal blue. (11B-502.2)

PARKING SPACE MARKINGS

42. The parking spaces shall be marked in white on blue background with a 36-inch X 36-inch International Symbol of Accessibility (ISA) located at the end and center of the parking space. (11B-502.6.4.1)
43. The access aisle shall be outlined in blue and have hatched lines spaced a maximum of 36 inches on center. (11B-502.3.3)
44. The words “**NO PARKING**” in 12-inch white letters shall be painted at the end of the access aisle. (*Except for passenger loading zones*) (11B-502.3.3)

PARKING SIGNS

45. Reflectorized signs including the ISA measuring 70 square inches and positioned at 80 inches above the ground surface as measured to the bottom of the sign shall be installed at the front of each accessible parking space. (11B-502.6)
46. The verbiage “VAN ACCESSIBLE” shall be included at the van accessible stalls. (11B-502.6)
47. The signs shall state “minimum fine \$250.” (11B-502.6.2)
48. Passenger loading zones shall be identified with reflectorized sign with the ISA and stating “Passenger Loading Zone.” (11B- 503.6)
49. Additional signage measuring 17” x 22” shall be installed at the parking lot entrances. The sign shall state in 1” high letters “*Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner’s expense. Towed vehicles may be reclaimed at: _____ or by telephoning _____.*” (11B-502.8)

Multiple Accommodation Toilet Facilities

50. A clear space measured from the floor to a height of 27 inches (686 mm) above the floor, within the sanitary facility room, of sufficient size to inscribe a circle with a diameter not less than 60 inches (1524 mm in size. Other than the door to the accessible water closet compartment, a door, in any position, may encroach into this space by not more than 12 inches (305 mm). (11B-603.2.1, 11B-603.2.3)
51. Doors shall not swing into the clear floor space required for any fixture. (11B-603.2.3)
52. Accessible water closet compartments shall comply with the following: (11B-604.8))
 - a. The compartment shall be a minimum of 60 inches (1524 mm) wide.(11B-604.8.1.1)
 - b. If the compartment has a side-opening door, a minimum 60-inches-wide (1524 mm) and 60 inches-deep (1524 mm) clear floor space shall be provided in front of the water closet. (11B-604.8.1.1.2)
 - c. If the compartment has an end-opening door (facing the water closet), a minimum 60-inches-wide (1524 mm) and 48- inches-deep (1219 mm) clear floor space shall be provided in front of the

water closet. The door shall be located in front of the clear floor space and diagonal to the water closet, with a maximum stile width of 4 inches (102 mm). (11B-604.8.1.1.2, 11B-604.8.1.2)

- d. The water closet compartment shall be equipped with a door that has an automatic-closing device, and shall have a clear, unobstructed opening width of 32 inches (813 mm) when located at the end and 34 inches (864 mm) when located at the end and 34 inches (864 mm) when located at the side with the door positioned at an angle of 90 degrees from its closed position. (11B-604.8.1.2, 11B604.8.1.1.1, 11B-604.8.1.1.2, 11B-608.1.1.3)
 - e. Maneuvering space at the compartment door shall comply with Sections 1133B.2.4.2 and 1133B.2.4.3, except that the space immediately in front of a water closet compartment shall not be less than 48 inches (1219 mm) as measured at right angles to the compartment door in its closed position. (11B-604.8.1.2)
53. Where six or more compartments are provided within a multiple-accommodations toilet room, at least one compartment shall comply with CBC 11B604.8.2. The additional ambulatory accessible compartment shall be 35-37 inches (914 mm) wide with an outward swinging self-closing door and parallel grab bars complying with Section 11B-604.8.2.3.

Single Accommodation Toilet Facilities

54. Provide required accessible lavatory in compliance with Section 11B-606.
55. The centerline of the water closet fixture shall be 17-18 inches (457 mm) from the side wall or partition. (11B-604.2)
56. Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall. A minimum 60 inches wide and 48 inches deep maneuvering space shall be provided in front of the water closet. (11B-604.3.1)
57. Water closets required to be accessible shall comply with (11B-604).
58. The height of accessible water closet seats shall be a minimum of 17 (432 mm) and a maximum of 19 inches (483 mm) measured to the top of a maximum 2-inch (51 mm) high toilet seat. (11B-604.4)
59. Grab bars for water closets not located within a compartment shall comply with Section 11B-609 and shall be provided on the side wall closest to the water closet and on the rear wall. (11B-604.5)

FIXED OR BUILT-IN SEATING, TABLES & COUNTERS

60. Where fixed or built-in seating, tables, or counters are provided for the public, and in general employee areas, 5% but never less than 1 must be accessible, as required in Section 11B-226.1.
61. If seating spaces for people in wheelchair are provided at fixed tables or counters, clear floor space complying with Section 11B-305 shall be provided. Knee and Toe clearance complying with Section 11B-306 shall be provided
62. If seating for people in wheelchairs is provided at fixed tables or counters, knee spaces at least 27" high, 30" wide, and 19" deep shall be provided. (11B-306.3.3 Exception 2)
63. The tops of tables and counters shall be 28" to 34" from the floor or ground. (11B-902.3)
64. Where check-out aisles are provided, check-out aisles complying with Section 11B-904.3 shall be provided in accordance with 11B-.227.2. Where check-out aisles serve different functions, check-out aisles complying with Section 11B-904.3 shall be provided in accordance with Table 11B-227.2 for each function. Where check-out aisles are dispersed throughout the building or facility, check-out aisles complying with Section 11B-904.3 shall be dispersed. When not all check-out aisles are accessible, accessible check-out aisles shall be identified by a sign complying with Section 11B-904.3.4 (CBC 11B-227.2)

DINING, BANQUET & BAR FACILITIES

65. Accessibility shall be provided in all areas where a different type of functional activity occurs. Provide wheelchair access to all areas. (11B-206.2.5)
66. Provide seats/spaces for people using wheelchairs (at least one space for each 20 seats, with at least one space per functional area) integrated with general seating to avoid having one area specifically highlighted as the area for person with disabilities. (11B-226.2)
67. Access to disabled seating shall be provided with main aisles not less than 36" in clear width. (11B-403.5.1 Exception 4)
68. Food service aisles shall be a minimum of 36" in clear width. Tray slides shall be mounted no higher than 34" above the floor. If self-service shelves are provided, at least 50% of each type but no fewer than one must be within the reach ranges prescribed by Section 11B-308.

SALES FACILITIES

69. Employees' workstations shall be located on accessible levels and shall be sized and arranged to provide access to employees in wheelchairs. (11B=206.2.4)
70. Where provided at least one sales and check-out stations shall be accessible. (11B-227.3)
71. Where fitting or dressing rooms are provided for male or female customers, patients, employees, or the general public, 5 percent, but never less than one, of dressing rooms for each type of use in each cluster of dressing rooms shall be accessible by providing the following: (11B-227.1)
72. Entry doors conforming to the requirements of Section 11B-404 and aisles leading to such doors conforming to Section 11B-402
73. Full-length mirrors at least 18" wide by 54" high, the bottom of which is no higher than 20" from the floor, and mounted in a position affording a view to a person on the bench as well as to a person in a standing position. (11B-803.6)
74. Clothing hooks shall be located within the reach ranges specified in Section 11B-305. As per Section 11B-803.5
75. A 24" by 48" bench mounted to the wall along the longer dimension of the room 17" to 19" above the floor with a clear space alongside the bench to allow a person using a wheelchair to make a parallel transfer onto the bench (11B-903). The structural strength of the bench and attachments shall comply with Section 11B-903.6

MISCELLANEOUS

1. Add the following notes:
 - Modified fire sprinkler plans and fire-life-safety plans shall be submitted for review, approval and permit issuance.*
 - No framing or T-bar approvals will be granted without the Fire Department approval for the fire sprinklers.*
 - Exit doors and grilles shall be openable from within without the use of a key or any special knowledge or effort when the space is occupied.*
 - Lighting and mechanical fixtures must be supported by additional independent No. 12 gage wires attached to each corner of fixture.*
 - Existing site, accessible parking stalls, restrooms, etc. shall fully comply with T-24; and subject to field verification & approval.*
 - Deputy Inspectors are required to be listed by the Building Department.*

- *Structural observation per section 1704.5 of the CBC shall be provided when so designated by the registered Design Professional responsible for the structural design or, when such observation is specifically required by the Building Official.*
2. **Suspended Ceiling:** Suspended acoustical ceiling systems shall be installed in accordance with the provisions of ASTM C 635 and ASTM C 636 or per ASCE 7-10, Sec 13.5.6.2.2 show or specify the following:
- a) Specify heavy duty T-bar grid system shall be used.
 - b) Show that the width of the perimeter supporting closure angle shall be not less than 2 in. In each orthogonal horizontal direction, one end of the ceiling grid shall be attached to the closure angle. The other end in each horizontal direction shall have a 0.75 in. clearance from the wall and shall rest upon and be free to slide on a closure angle. Detail compliance on plans.
 - c) For ceiling areas exceeding 2,500 s.f., a seismic separation joint or full height partition that breaks the ceiling up into areas not exceeding 2,500 s.f. shall be provided unless structural analyses are performed of the ceiling bracing system for the prescribed seismic forces that demonstrate ceiling system penetrations and closure angles provide sufficient clearance to accommodate the anticipated lateral displacement. Each area shall be provided with closure angles.
 - d) Except where rigid braces are used to limit lateral deflections, sprinkler heads and other penetrations, show a 2" oversize ring, sleeve, or adapter through the ceiling tile to allow for free movement of at least 1" in all horizontal directions. Alternatively, a swing joint that can accommodate 1" of ceiling movement in all horizontal directions is permitted to be provided at the top of the sprinkler head extension. Detail compliance on plans.
 - e) Lateral bracing for suspended ceiling shall be provided. Where ceiling is not supporting interior partitions, ceiling bracing shall be provided by four No. 12 gauge wires secured to the main runner within 2 inches of the cross runner intersection and splayed 90 degrees from each other at an angle not exceeding 45 degrees from the plane of the ceiling. A strut (adequate to resist the vertical component from lateral loads) fastened to the main runner shall be extended to and fastened to the structural members of the roof or floor above. These horizontal restraint points shall be placed 12 feet o.c. in both directions with the first point within 6 feet of each wall. Attachment of restraint wires to the structure above shall be adequate for the load imposed.

STRUCTURAL

1. For structural comments, see correction (if required) under separate cover.

ADDITIONAL CORRECTIONS

1. Mark ups are a part of this review and will need to be addressed.
2. This review does not preclude additional corrections that may follow upon resubmittal.

If you have any questions about this review or any general questions on the structural requirements, please contact me at (949) 248-3xxx or via email at xx@danapoint.org.