

# COMMERCIAL TENANT IMPROVEMENTS (OFFICE, RETAIL, LABORATORY) CALIFORNIA BUILDING CODE (CBC)

## COMMERCIAL TENANT IMPROVEMENT - ACCESSIBILITY 2022

### Detectable Warnings

- At hazardous vehicular areas, detectable warning surfaces shall be yellow conforming to FS 35538 of Federal Standard 595C. [CBC 11B-705.1.2]
- At locations other than vehicular hazardous areas, detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the surface. [CBC 11B-705.1.1.3]
- Only approved DSA-AC detectable warning products and directional surfaces shall be installed as provided in the California Code of Regulations (CCR), Title 24, Part I, Chapter 5, Article 2, 3 and 4. [CBC 11B-705.3]

### Doors, Doorways, Gates

- The force required to activate operable parts of all interior hinged doors and gates, sliding or folding doors, and exterior hinged doors shall be 5 pounds maximum. The force required to activate operable parts of required fire door shall not exceed 15 pounds. [CBC 11B-404.2.9]
- Adjust door closers and gate closers so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. [CBC 11B-404.2.8.1]
- Adjust door and gate spring hinges so that from the open position of 70 degrees, the door or gate move to the closed position in 1.5 seconds minimum. [CBC 11B-404.2.8.2]

### Existing Buildings and Facilities

- I am the designer/owner in responsible charge of this tenant improvement project. I have inspected the site/premises and determined that existing conditions are in full compliance with current site accessibility requirements to the extent required by law. Print Name: \_\_\_\_\_, Signature: \_\_\_\_\_, Date: \_\_\_\_\_
- I am the designer/owner in responsible charge of this tenant improvement project. I have inspected the toilet and bathing facilities for men and women and determined that existing conditions are in full compliance with current accessibility requirements to the extent required by law. Name: \_\_\_\_\_, Signature: \_\_\_\_\_, Date: \_\_\_\_\_
- If the City Building Inspector determines noncompliance with any accessibility provisions, a complete and detailed revised plans clearly showing all existing non-complying conditions and the proposed modifications to meet current accessibility requirements (including site plan, floor plans, details, etc.) will be submitted to the department for review and approval.
- I am the tenant/designer owner in responsible charge of this tenant improvement. I certify that no alterations/remodels have been undertaken at this tenant space and/or a different area on the same path of travel over the last three (3) years. Name: \_\_\_\_\_, Signature: \_\_\_\_\_, Date: \_\_\_\_\_

### Kitchen/Kitchenettes/Wet Bars/Sinks

- Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks. [CBC 11B-606.5]

### Operable Parts

- Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum. [CBC 11B-309.4]

### Ramps and Handrails

- Ramp handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. [CBC 11B-505.8]
- Ramp handrails shall not rotate within their fittings. [CBC 11B-505.9]
- Ramp handrail extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. [CBC 11B-505.10.1]

### Stairways and Handrails

- Stairway handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. [CBC 11B-505.8]
- Stairway handrails shall not rotate within their fittings. [CBC 11B-505.9]
- Stairway handrail extensions at top and bottom of a stair flight shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. [CBC 11B-505.10.2; 11B-505.10.3]

### Toilet and Bathing Facilities

- Doors to unisex (single-user or family) toilet rooms and unisex (single-user or family) bathing rooms shall have privacy latches. [CBC 11B-213.2.1]
- Flush controls of accessible water closets shall be located 44 inches maximum above the floor on the open side of the wheelchair accessible water closet. [CBC 11B-604.6]
- Hand operated flush control of accessible urinals shall be mounted at a maximum height of 44 inches above finish floor. [CBC 11B-605.4]
- Faucet controls of accessible lavatories shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. [CBC 11B-606.4; 11B-309.4]
- Hand-operated metering faucets of accessible lavatories shall remain open for 10 seconds minimum. [CBC 11B-606.4]
- Water supply and drain pipes under lavatories and sinks shall be insulated. There shall be no sharp or abrasive surfaces under lavatories or sinks. [CBC 11B-606.5]
- Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges. Grab bars shall not rotate within their fittings. [CBC 11B-609.5; 11B-609.6]

## CALIFORNIA GREEN BUILDING STANDARD NOTES 2023

### Indoor Water Use:

- Separate submeters shall be installed in any building or new space within a building that is projected to consume more than 1,000 gal/day. [CALGreen 5.303.1.2]

### Fixture Flow Rates

- The flow rates for all plumbing fixtures shall comply with the maximum flow rates in CALGreen Section 5.303.3.
- Disposer shall either modulate the use of water to no more than 1GPM when the disposer is not in use or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 GPM of water.

### Water Resistance and Moisture Management

- Irrigation systems shall be designed and maintained to prevent spray on structures. [CALGreen 5.407.2.1]

### Building Materials:

#### Fireplaces:

- Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed wood stove or pellet stove. Woodstove and pellet stoves shall comply with US EPA New Source Performance Standards (NSPS) emission limits as applicable and shall have a permanent label indicating they are certified to meet the emission limits.

#### Pollutant Control:

- The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 shall be used. All filters shall be replaced immediately prior to occupancy or at the conclusion of construction. [CAL Green Section: 5.504.1]

- At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system. [CAL Green Section: 5.504.3]
- Adhesives, sealants and caulks shall meet the requirements of the following standards: [CALGreen 5.504.4.1]

- Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in 2023 CALGreen Tables 5.504.4.1 and 5.504.4.2.
- Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations (CCR), Title 17, commencing with Section 94507.

- A letter from the contractor and/or the building owner certifying what material has been used and its compliance with the Code must be submitted to the Building Inspector.
- Aerosol paints and coatings shall meet the PMWR Limits for ROC in Section 94522(a) (3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c) (2) and (d)(2) of CCR, Title 17, commencing with Section 94520. [CALGreen 5.504.4.3.1]
- Architectural paints and coatings shall comply with 2023 CALGreen, Table 5.504.4.3.

- A letter from the contractor and/or the building owner certifying what paint has been used and its compliance with the Code must be submitted to the Building Inspector.
- All carpet and carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 [Emission testing method for California Specification 01350]. [CALGreen 5.504.4.4]

- New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet the formaldehyde limits. [CALGreen 5.504.4.5]

- Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 [Emission testing method for California Specification 01350]. [CALGreen 5.504.4.6]

- Thermal insulation, acoustical ceilings and wall panels shall comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 [Emission testing method for California Specification 01350].

- In mechanically ventilated buildings, regularly occupied areas of the building shall be provided with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. [CAL Green Section: 5.504.5.3]
- Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

### Indoor Air Quality:

- For buildings or additions equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of California Energy Code, Section 120.1(c)(4). [CAL Green Section: 5.506.2]

### Environmental Comfort:

- Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 located within the 65 CNEI noise contour of an airport or within the 65 CNEI or Ldn noise contour of a freeway or expressway, railroad, industrial source or fixed guideway source as determined by the Noise Element of the General Plan. [CAL Green Section: 5.507.4.1]

### Outdoor Air Quality:

- Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.
- Retail food stores of 8,000 sq. ft. or more of conditioned area that have a commercial refrigeration system with a global warming potential (GWP) of 150 or greater shall have leak reduction measures in accordance with CALGreen Section 5.509.2.

### Building Maintenance and Operation:

- Provide the building owner or representative with detailed operating and maintenance instructions and copies of guarantees/warranties for each system. O&M instructions shall be consistent with OSHA requirements in CCR, Title 8, section 5142, and other related regulations.

## COMMERCIAL TENANT IMPROVEMENT - NONRESIDENTIAL ENERGY 2022

### General

- All Envelope and Mechanical Certificate of Acceptance forms and all related acceptance documents shall be submitted to the field inspector during construction. Certificate of Occupancy will not be issued until these forms are reviewed and approved.
- MCH-04-A form for duct leakage sealing and testing shall be submitted to the field inspector during construction. Certificate of Occupancy will not be issued until these forms are reviewed and approved.
- Mandatory Measures**
- Insulation material shall meet the California quality standard per CALGreen Section 110.8.
- Doors and windows shall meet the minimum infiltration requirements per CALGreen Sections 110.6 and 110.7.
- All piping and duct work shall be insulated consistent with the requirements of CALGreen Sections 120.3, 120.4 and 120.7 and Chapter 6 of CMC.
- All HVAC systems shall meet the control requirements per CALGreen Section 110.2 and 120.2.
- All HVAC equipment and appliances shall meet the requirements per CALGreen Section 110.1-110.3, 110.5, 120.1-120.4.
- Kitchen ventilation systems shall meet the requirements of CALGreen Section 120.1.

### Refrigeration warehouse

- A refrigerated warehouse with total cold storage and frozen storage area of 3,000 square feet or larger shall meet the requirements of CALGreen Section 120.6 (a). If Refrigerated space is <3,000 square feet; Refrigerated space shall meet the Appliance Efficiency Regulations (Title 20) for walk-in refrigerators or freezers.

## COMMERCIAL TENANT IMPROVEMENT - MECHANICAL 2022

### HVAC

- If there is no new HVAC equipment but there is new ductwork: All HVAC equipment are existing to remain.
- Materials exposed within a duct or plenum shall comply with Section 602.2 CMC.
- Exhaust ducts shall be equipped with back-draft dampers per Sec. 504.1.1 CMC.
- Where applicable, the closet (closet located in the bathroom) where the central heating furnace is installed shall be equipped with a listed, gasketed door assembly and a listed, self-closing device. The self-closing door assembly shall meet the requirements of Section 904.1.1 CMC. The door assembly shall be installed with a threshold and bottom door seal and shall meet the requirements of Section 904.1.2 CMC. The closet shall be for the exclusive use of the central heating furnace.

- Routing and termination of flue and combustion air intake for each heating unit shall comply with Ch. 8 and CH 7 of CMC 2023 and with manufacturer's specifications. Provide manufacturer's specifications and installation instructions to verify compliance.

### Clothes Dryers

- Dryer vents shall be equipped with back-draft dampers per Section 504.1.1 CMC.
- Exhaust duct for type I dryers shall comply with Section 504.4.3 CMC.
- Exhaust duct for type II dryers shall comply with Section 504.4.3 CMC.
- Multiple installation of type 2 clothes dryers shall be made in a manner to prevent adverse operation due to back pressures that are capable of being created in the exhaust systems per Section 504.4.3.16) CMC.
- Type 2 clothes dryers shall be equipped or installed with lint controlling means.

### Food Establishments

- Electrical interlocks between makeup air and exhaust shall be provided.
- Turbine exhaust fans shall be hinged and chained for cleaning of vertical duct per Section 511.1.1 CMC.
- Solid fuel cooking operations shall have spark arrester devices to minimize the entrance of airborne sparks and embers into the grease removal device and into the hood and duct system. [Section 517.1.6 CMC.]
- Makeup air systems serving solid-fuel cooking operations shall be interlocked with the exhaust air system and powered, where necessary, to prevent the space from attaining a negative pressure while the solid-fuel appliance is in operation.
- Pollution control unit (PCU- ) shall be installed in accordance with Section 512.3 CMC and with the system manufacturer's specifications and installation instructions.
- Air pollution control device shall be provided with an approved automatic fire-extinguishing system for the protection of the component sections of the equipment and shall include protection of the ductwork downstream of the equipment, whether or not the equipment is provided with a damper. [NFPA 96 9.3-9.3.4]
- Filter media used in secondary filtration or air pollution control units and not in accordance with Section 509.2.3 CMC shall have fire protection that is adequate for the filter media being used in accordance with the fire-extinguishing system manufacturer's instructions. (If the equipment can be a source of ignition, it shall be provided with appropriate detection to operate the fire-extinguishing system. [NFPA 96, 9.3.3 - 9.3.4])

- Duct material and gage for Type I hood shall comply with Ch. 6 CMC.
- Product Conveying Hood and Duct materials shall be suitable for the intended use as per Sections 505.1 and 506.1 CMC 2023.
- Product Conveying ducts that are served by a common exhaust system shall handle compatible materials and separate and distinct systems shall be provided for incompatible materials [CMC 2023 Section 505.0].

- Ducts conveying explosives or flammable vapors, fumes or dusts shall extend directly to the exterior of the building without entering others spaces and shall not extend into or through ducts and plenums [Section 505.1, CMC 2023].

### Fireplaces

- Listed vented fireplaces shall be installed in accordance with their listing and the manufacturer's instructions and where installed in or attached to combustible material shall be specifically listed for such installation. [NFPA 54:10.7.2(1)]
- Panels, grilles, and access doors that are required to be removed for normal servicing operations shall not be attached to the building. [NFPA 54:10.7.2(3)]
- Direct-vent gas fireplaces shall be installed with the vent-air intake terminal in the outdoors and in accordance with the manufacturer's instructions. [NFPA 54:10.7.2(4)]

### Boiler

- Provide expansion tank for Boilers per Section 1004.0 CMC 2023.

### Cooling Towers

- Plume discharges shall be at least twenty-five (25) feet away from any ventilation inlet to a building.

### Parking Garage ventilation

- Garage ventilation system shall be tested and certified by an independent testing laboratory and testing report shall be submitted to the mechanical field inspector prior to final inspection and occupancy.
- When automatic carbon monoxide sensing devices are used for detection of vehicle operation or the presence of occupants for a garage exhaust system that operates intermittently, The automatic carbon monoxide sensing devices shall be used to modulated the ventilation system to maintain a maximum average concentration of carbon monoxide of 50 parts per million during any eight-hour period with a maximum concentration not greater than 200 parts per million for a period not exceeding one hour.

## COMMERCIAL TENANT IMPROVEMENT - PLUMBING 2023

### Drainage Waste and Vent

- Backwater valve shall be installed on the downstream of plumbing fixtures that are located on a floor level that is lower than the next upstream manhole cover of the public or private sewer system per CPC Section 710.1 and subject to field inspection approval.
- Each fixture trap shall have a protecting vent so located that the developed length of the trap arm from the trap weir to the inner edge of the vent shall be within the distance given in Table 1002.2.CPC, but in no case less than two times the diameter of the trap arm.
- A slope of not less than 1/8 inch per foot or 1 percent is provided for drainage piping 4 inches or larger only where it is impractical due to the depth of the street sewer, to the structural features, or to the arrangement of a building or structure to obtain a slope of 1/4 inch per foot or 2 percent and that is subject to the City of San Diego plumbing field inspector's approval.
- Building drain and vent piping materials shall comply with CPC Table 701.2 and Section 903.0.
- All sanitary system materials shall be listed by an approved listing agency.
- Per CPC 905.3, each vent shall rise vertically to a point not less than six (6) inches above the flood-level rim of the fixture served before offsetting horizontally or before being connected to any other vent.
- Per CPC 905.3, vents less than six (6) inches above the flood-level rim of the fixture shall be installed with approved drainage fittings, material, and grade to the drain.
- Venting for island sinks shall comply with Section 909.0 CPC.

### Gas Piping

- Label medium pressure gas every five feet and label high pressure gas every five feet.
- Natural gas piping systems higher than 5 psi must be installed per the conditions of CPC 1208.5 (Items 1 - 6) Maximum Design Operating Pressure.
- Natural gas piping with pressure higher than 5 psi shall not be installed within any residential building.
- All valves shall be listed by either UL or AGA for their intended use.
- All regulator shut off valves serving natural gas piping systems shall be labeled with the proper pressure for each portion of the piping system.

### Water Heater

- A water heater pressure and temperature relief drain that terminates outside the building shall comply with Section 608.5 CPC.
- Provide expansion tank or other approved method of relieving pressure per Section 608.5 CPC.
- If applicable, Water heater (WH- ) is a listed, non-storage, instantaneous heater having an inside diameter of not more than 3 inches.
- Water heater shall be anchored or strapped to resist horizontal displacement due to earthquake motion per Section 507.2 CPC.
- A watertight pan of corrosion-resistant material shall be provided underneath the water heater located in an attic, attic ceiling assembly, floor-ceiling assembly or floor-subfloor assembly per Section 507.5 CPC.

### Water System

- Permanent vacuum breakers shall be included with all hose bibs.
- Showers and tub-shower combinations shall be provided with mixing valves per Section 408.3-CPC.
- Cross connection protection shall be provided at all potable water supplied appliances and equipment (other than those listed in Information Bulletin 113).
- Onsite built-up shower receptor shall comply with Section 408.7 CPC.

### OSHPD-3

- Drainage piping over operating and delivery rooms, nurseries, food preparation, serving and storage areas shall be kept to a minimum and shall not be exposed. Special precautions shall be taken to protect these areas from possible leakage. (CPC Section 310.9)
- Faucets for lavatories and kitchen sinks shall not be equipped with aerators. (210.0 C)
- High Temp Alarms set at 125 Degree F shall be provided downstream of temp control valves, where hot water is originally generated at temperatures exceeding 125 Deg F. (613.7)
- Sinks fixtures shall not be equipped with aerators. The water discharge point shall be five inches above fixture rim. Fixtures shall be equipped with hot and cold water supplies not requiring direct contact of the hands for operation (Wrist or elbow blades are not acceptable). (402.5, 402.7, Table 4-2).
- Clinic sink fixtures shall be rim flushing with integral 5-inch trap in which the upper position of a visible trap seal provides a water surface and shall be equipped with flush-o-meter valve and hot and cold water supplies. (Table 4-2 Footnote 4)
- Water storage tanks shall be fabricated of corrosion resistant materials or lined with corrosion resistant materials. (613.4)
- At fixtures where water exceeding 125 Degree F is accessible to patients or personnel, warning signs in letters at least two inches high shall be posted above fixtures. (613.7)
- Dialysis water distribution systems shall comply with the requirements of Section 614.0 of the CPC.

- Identification of potable and non-potable water pipes and outlets shall comply with Section 615.0 of the CPC.
- ### On-site Treated Gray Water
- On-site treated nonpotable gray water system and components shall be inspected and maintained in accordance with the manufacturers recommendations per CPC 1501.5.
  - In buildings that require standpipes, standpipes shall be provided during construction when the height reaches 40 feet above the lowest level of fire department vehicle access. A fire department connection shall be no more than 100 feet from available fire department vehicle access roadways. CFC Sections 3311, 3313, 3314.
  - Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33. Welding, cutting, and other hot work shall be in conformance with CFC Chapter 35.
  - Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. Where access is by way of a private road and the building address cannot be viewed from the public way, an approved sign or means shall be used to identify the structure. Premises identification shall conform to CBC Section 502.1. [CFC 505]

### Pedure Chairs & Similar Fixtures

- Every hot and cold water supply for each pedicure chair or similar fixture shall be protected by an approved Reduced Pressure Principle Back Flow Preventer.
- ### Food Handling Establishments
- Installation of slop or drain pipes in Food Handling Establishments will comply with Section 317.0 CPC.

## COMMERCIAL TENANT IMPROVEMENT - STRUCTURAL REVIEW 2022

### Deferred Submittals

- Plans for the deferred submittal items shall be submitted in a timely manner but not less than 30 business days prior to installation for City review and approval.
- The deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building Official. [SDMC §129.0205]
- The registered and responsible design professional shall review the deferred submittal documents and submit them to the Building Official, with annotation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. [SDMC §129.0205]

### 7-Bar Ceilings

- The suspended ceiling lateral force-bracing members shall be located a minimum of 6 inches from all horizontal piping or duct work that are not provided with bracing restraints for horizontal forces. Cable trays and electrical conduits shall be supported independently of the ceiling.

- Except where rigid braces are used to limit lateral deflection, sprinkler heads and other penetrations through the ceiling tile require minimum 2-inch rings, sleeves, or adapters that will allow a minimum 1-inch ceiling movement in all horizontal directions. Alternatively, a swing joint can be provided at the top of the sprinkler head extension to accommodate the 1-inch movement. [ASCE 7-16, 13.6.5.3]

### Fire/Smoke Dampers

- Access to fire and smoke dampers, large enough to permit inspection and maintenance of the damper and its operating parts, shall be provided. The access shall not affect the integrity nor reduce the fire-resistance rating of the fire-resistance-rated assemblies. Access points shall be permanently identified on the exterior by a label having letters not less than 0.5" in height reading: FIRE/SMOKE DAMPER, SMOKE DAMPER or FIRE DAMPER. Access doors in ducts shall be tight fitting and suitable for the required duct construction. [CBC 717.4]
- Fire and/or smoke damper assemblies, including sleeves, and installation procedures shall be approved by the building inspector prior to installation.

### Doors

- The force required to manually set the power-operated door in motion shall not exceed 50 pounds. The door shall swing to a full-open position when subjected to a 15-pound force applied to the door on the side from which egress is made. [CBC 1010.3.2]
- The security grills shall remain secured in the full-open position during the period of occupancy by the general public and shall be openable from the inside without the use of a key or special knowledge or effort any time that the space is occupied. [CBC 1010.3.4]
- Egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort. [CBC 1010.2]
- Interior stairway means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort. [CBC 1010.1.2.7]

### Exit Signs/Illumination

- The means of egress will be illuminated to a level of not less than one foot-candle at the walking surface at all times the building space served by the means of egress is occupied. [CBC 1008.1, 1008.2]

- Exit signs shall be internally or externally illuminated at all times. Externally illuminated exit signs shall be connected to an emergency power system (batteries, unit equipment or an on-site generator) that will automatically illuminate the exit signs for a duration of not less than 90 minutes in case of primary power loss. [CBC 1013]

### Soils and Foundation

- When no geotechnical investigation report is provided: The structure(s) will be located entirely on undisturbed native soil. Name: \_\_\_\_\_, Signature: \_\_\_\_\_, Date: \_\_\_\_\_
- Owner/Licensed Engineer or Architect
- When no geotechnical investigation report is provided: As a California licensed Architect/Engineer, I have classified the undisturbed native soils to be \_\_\_\_\_ and per Table 1806.2 of the 2019 CBC I have assigned a foundation pressure of \_\_\_\_\_ psf. for the design of foundations related to this project. Name: \_\_\_\_\_, Signature: \_\_\_\_\_, Date: \_\_\_\_\_

- If the Building Inspector suspects fill, expansive soils or any geologic instability based upon observation of the foundation excavation, a soils or geologic report, and resubmittal of plans to plan check to verify that report recommendations have been incorporated, may be required.

### Special Inspection

- NOTICE TO THE APPLICANT/OWNER/ OWNER'S AGENT/ARCHITECT or ENGINEER OF RECORD: By using this permitted construction drawings for construction/installation of the work specified herein, you agree to comply with the requirements of City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.
- NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: By using this permitted construction drawings for construction/installation of the work specified herein, you acknowledge you are aware of, the requirements contained in the statement of special inspections. You agree to comply with the requirements of City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.
- The special inspector must be certified by the City of San Diego, Development Services, in the category of work required to have special inspection.
- The construction materials testing laboratory must be approved by the City of San Diego, Development Services, for testing of materials, systems, components, and equipment.
- The special inspections identified on plans are, in addition to, and not a substitute for, those inspections required to be performed by a City's building inspector.

### Off-Site Fabrication

- Fabricator must be approved by the City of San Diego, Development Services for the fabrication of members and assemblies on the premises of the fabricator's shop.
- Fabricator shall submit an 'Application to perform Off-Site Fabrication' to the Inspection Services Division for approval prior to commencement of fabrication.
- Fabricator shall submit a 'Certificate of Compliance for Off-Site Fabrication' to the Inspection Services Division prior to erection of fabricated items and assemblies.

## COMMERCIAL TENANT IMPROVEMENT - FIRE AND LIFE SAFETY 2022

### Fire Notes

- Locations and classifications of portable fire extinguishers shall be in accordance with CFC 906 and California Code of Regulations (CCR), Title 19.
- During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC Section 3316.1.
- In buildings that require standpipes, standpipes shall be provided during construction when the height reaches 40 feet above the lowest level of fire department vehicle access. A fire department connection shall be no more than 100 feet from available fire department vehicle access roadways. CFC Sections 3311, 3313, 3314.
- Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33. Welding, cutting, and other hot work shall be in conformance with CFC Chapter 35.
- Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. Where access is by way of a private road and the building address cannot be viewed from the public way, an approved sign or means shall be used to identify the structure. Premises identification shall conform to CBC Section 502.1. [CFC 505]

- Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in CBC Table 803.13 and shall meet the flame propagation performance criteria of the California Code of Regulations, Title 19, Division 1. Decorative materials shall be properly treated by a product or process approved by the State Fire Marshal with appropriate documentation provided to the City of San Diego.

- Key boxes shall be provided for all high-rise buildings, pool enclosures, gates in the path of firefighter travel to structures, secured parking levels, doors giving access to alarm panels and/or annunciators, and at other structures or areas where access to an area is restricted and shall be installed per CFC Section 506.
- Dumpsters and trash containers exceeding 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system or located in a Type I or IIA structure separated by 10 feet from other structures. Containers larger than 1 cubic yard shall be of non- or limited-combustible materials or similarly protected or separated. [CFC Section 304.3]

- Exits, exit signs, and fire extinguisher locations shall not be concealed by curtains, mirrors, or other decorative material.
- Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City of San Diego and CFC Section 308.
- The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in any egress paths.