



**BUILDING & SAFETY
DIVISION
CITY OF BURBANK**

PLAN CHECK: _____

DATE: _____

TENANT IMPROVEMENT PLAN CHECK CORRECTION LIST

BEFORE APPROVAL FOR CODE COMPLIANCE OR ISSUANCE OF A BUILDING PERMIT, THE PLANS AND APPLICATION FOR THIS CONSTRUCTION REQUIRE THE INFORMATION, REVISIONS, AND CORRECTIONS INDICATED BELOW. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, OTHER ORDINANCES, OR STATE LAWS.

BUILDING ADDRESS: _____

PROJECT TYPE: _____ **VALUATION:** _____

OCCUPANCY: _____ **USE OF STRUCTURE:** _____

TYPE OF CONSTRUCTION: _____

PLAN CHECK ENGINEER: _____

PHONE: _____ **EMAIL:** _____

Building permit application expires on: _____

(Building Permit Plan Check Application will expire 180 days after the date of plan check fee receipt.) It is the responsibility of the Applicant/ Owner to request a Plan Check Extension in writing prior to the expiration date.

CONTACT: _____ **PHONE:** _____ **EMAIL:** _____

CORRECTION: _____ **CORRECTION:** _____ **CORRECTION:** _____

The following _____ are items that remain to be corrected:

Corrections on Sheet #	Required Information:		
A. APPLICATION:			
	A separate permit is required for any of the following: <ul style="list-style-type: none"> • Accessory building • Grading and shoring • CMU walls • Demolition of entire existing structures • Detached accessory structures etc. • Retaining walls • Swimming pool 		
	New architect or engineer of record.		
	Provide an 8-1/2"x11" reduced copy of the Site Plan. (One copy required)		
	Deferred Submittals for any element shall have the prior approval of the building official. Deferred Submittals to be submitted with attached Deferred Submittal Form . Items which may be deferred include, but are not limited to:		
	<table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 50%;"> <ul style="list-style-type: none"> • Acoustical ceiling suspension system • Required Auxiliary power systems • Awnings • Bleachers • Curtain wall systems • Emergency call system • Exit illumination • Fire stopping • Glass guardrails • Glazing systems • Intercom system • Metal guardrails and handrails • Post-tensioned concrete structural members or panels. • Pre-cast concrete structural members or panels </td> <td style="vertical-align: top; width: 50%;"> <ul style="list-style-type: none"> • Prefabricated stair units to include steel, aluminum, or pre-cast concrete stairs. • Prefabricated wall panel • Pre-stressed concrete structural members or panels • Raised floor systems • Shelving systems and steel storage racks • Skylights • Smoke and heat vents • Stone veneer • Terra cotta veneer • Wooden, steel, or composite floor or roof trusses • Works of art • Photovoltaic Panels </td> </tr> </table>	<ul style="list-style-type: none"> • Acoustical ceiling suspension system • Required Auxiliary power systems • Awnings • Bleachers • Curtain wall systems • Emergency call system • Exit illumination • Fire stopping • Glass guardrails • Glazing systems • Intercom system • Metal guardrails and handrails • Post-tensioned concrete structural members or panels. • Pre-cast concrete structural members or panels 	<ul style="list-style-type: none"> • Prefabricated stair units to include steel, aluminum, or pre-cast concrete stairs. • Prefabricated wall panel • Pre-stressed concrete structural members or panels • Raised floor systems • Shelving systems and steel storage racks • Skylights • Smoke and heat vents • Stone veneer • Terra cotta veneer • Wooden, steel, or composite floor or roof trusses • Works of art • Photovoltaic Panels
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B. FEES:	
	Significant changes to the original scope of work will require a modification to the Construction Valuation. Valuation is raised to: \$ _____
	Excessive number of resubmittals. Additional Plan Check fee will be required <u>after the third review</u> on an hourly rate basis.
	The permit application is nearing or has passed the expiration date. Submit the Plan Check Extension/Reinstatement Request form.
	A Community Development Fee of \$ _____ must be paid.
C. PLAN REQUIREMENTS:	
	The following plans are required for plan review and shall be drawn to scale with sufficient clarity.
	Minimum Sheet size: <ul style="list-style-type: none"> • 11"x17"
	SITE PLAN: <ul style="list-style-type: none"> • 1/8" = 1'-0" or 1" = 10' • Complete plans showing yard setbacks, easements, lot dimensions, distances between buildings, size of building...etc.
	EXISTING FLOOR PLAN and/or DEMOLITION PLAN <ul style="list-style-type: none"> • Fully dimensioned • Identifying and dimensioning any/all walls to be removed • Door and window opening sizes to be provided
	FLOOR PLAN: <ul style="list-style-type: none"> • 1/4" = 1'-0" (shall match the scale of the Structural Framing Plan and Demolition Plan) • Each level • Fully dimensioned
	ROOF PLAN <ul style="list-style-type: none"> • Fully dimensioned
	BUILDING ELEVATIONS & SECTIONS: <ul style="list-style-type: none"> • 1/4" = 1'-0" OR 1/8" = 1"-0" • Dimension finished floor height, top of plate, and top of roof elevations, natural and finished grade around the perimeter of the building
	BUILDING CROSS SECTIONS <ul style="list-style-type: none"> • 1/4" = 1'-0" OR 1/8" = 1"-0" • Provide interior dimensions, insulation values, framing, etc.
	DETAILS: <ul style="list-style-type: none"> • 1/2" = 1'-0" • Details and dimensions must be specific to area of reference • Do not mark 'Similar' on detail reference or maximum/ minimum dimension references
	ARCHITECTURAL DETAILS <ul style="list-style-type: none"> • Cross-referenced construction details
	DOOR/WINDOW SCHEDULE <ul style="list-style-type: none"> • Provide and reference on plans.
	FRAMING PLANS: <ul style="list-style-type: none"> • 1/4" = 1'-0" (shall match the scale of the Architectural Floor Plan)
	FOUNDATION PLAN <ul style="list-style-type: none"> • Fully dimensioned
	STRUCTURAL FOUNDATION, ROOF, and FLOOR FRAMING PLANS <ul style="list-style-type: none"> • Cross-referenced construction details • Must show grid system

D. PLAN REVIEW:	
	<ul style="list-style-type: none"> • Provide updated correction drawings, uploaded to ProjectDox for electronic review. • Sets must be deemed complete. <i>Each sheet must be uploaded as an individual file.</i> • See the marked-up set of plans for additional corrections. Red marks apply to all similar conditions. • Revised plans and calculations shall incorporate or address all comments marked on the original checked set of plans, calculations, and this plan review checklist. • A written response to each comment and showing where and how it has been addressed is required. • Identify the sheet number and detail or reference note on the revised plans where the corrections are made. Time spent searching for the corrected items on the revised plans or calculations will delay the review and approval process. • Itemize any changes, revisions, or additions made to drawings that are not a direct answer to a correction on a separate sheet.
	All plans and calculations shall be stamped and wet signed (or electronically stamped and signed) by an architect or engineer licensed by the State of California. (BP 5537, 6735)
	Plans are illegible and/or prints are too light/dark. Provide clear and legible plans for review.
	Submitted plans and related documents are not complete. Additional reviewing time may be necessary upon re-submittal. Please submit complete plans for review.
E. DEPARTMENT CLEARANCES:	
	<p>ALL CLEARANCE SIGN-OFFS ARE TO BE PROVIDED THROUGH PROJECTDOX:</p> <ul style="list-style-type: none"> • A list of departments that are required to provide clearance/approvals can be found on ProjectDOX under Reports and Plan Review - Department Review Status. • Upon Plan Check completion and approval, City staff will verify that all reviewing departments have provided clearance/approvals of documents and thereby provide final electronic approval. • Applicant will be required to print out 1 set to provide for General Contractor.
	School Board (Provide electronic copy of School Board receipt) 510 S. Shelton Street - BUSDDeveloperFees@BurbankUSD.org Submit, via email, attached Project Information Sheet and Building Permit Application
	Los Angeles County Health Department 1101 W Magnolia Blvd., Burbank, CA 91506 (818)0 557-4187 Health Department approval required prior to issuing a permit.
F. COVER SHEET:	
	Provide complete contact information for applicant, owner, designer, architect/engineer, contractor
	Provide a complete detailed description of the Scope of Work.
	Specify correct address and suite number on plans and on application.
	<p>Provide a code analysis stating:</p> <ul style="list-style-type: none"> • Provide complete and correct legal description (i.e., Tract, Lot, Block, APN, metes and bounds, etc.). • Use and Occupancy (both existing and proposed) • Special Detailed Requirements • Building height(s) • Building areas (both existing and proposed) • Mixed Use Occupancy • Type of Construction • Number of stories • Number of parking spaces • Fire sprinklers installed or not. (CBC 903) • Required & Provided number of exits (CBC 1006.1, Table 1006.2.1, Table 1006.3.3, Table 1006.3.4(1) and Table 1006.3.4(2)) • Show location of exit signs, to comply with CBC 1013 • Exit access travel distance must be in compliance with CBC Table 1017.2
	Provide a complete Index of drawings.

		SCAQMD Rule 1403 requires the contractor to file a Demolition Notification with the SCAQMD 10 days prior to issuance of a Demolition Permit.
G. SITE PLAN:		
		A complete site plan showing property lines, lot size and dimensions, street name(s), street/alley center line, north arrow, existing building to remain/removed, fire separation distance or setback of building to property lines or other buildings on the lot, location of private sewage disposal system (if applicable), New and existing Fence/Wall type, locations & heights, Utility meter locations and utility runs to street, permitted accessory structures, all corner cut offs at the driveway, street, or alley, Provide locations of existing trees and or new landscape elements.
		Draw fully dimensioned, accurate plot plan showing accessible path of travel. CBC 11B-202.4
H. DESIGN REQUIREMENTS:		
		Provide a fully dimensioned/scaled floor plan showing: <ul style="list-style-type: none"> a. The type of construction; b. What is existing and what is proposed; c. Location of exits and exit signs; d. Proposed occupancy and occupant load; e. The use of every room and floor area.
		Provide a complete architectural section of rated corridor detailing fire-resistance-rated construction of the walls and ceilings. Detail all duct and other penetrations.
		Provide T-Bar ceiling installation detail. Ceiling bracing shall be provided by 4 #12 gauge wires, secured to the main runner within 2" 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. The horizontal restraint points shall be placed 12' O.C. in both directions with the first point within 4' from each wall. Provide compression strut. The width of the perimeter supporting closure angle shall be not less than 2". One end of the ceiling grid shall be attached to the closure angle; the other end shall have a 3/4" clearance from the wall and shall rest upon and be free to slide on a closure angle, ASCE 7-16, 13.5.6. Specify T-Bar ceiling ICC number.
		Show compliance with Burbank Municipal Code section 9-1-2-1613.10: Suspended Ceilings
		Provide a section view of all interior partitions showing: <ul style="list-style-type: none"> a. Size, spacing, and material of studs, specify gauge and ICC # for metal studs; b. Method of attaching top and bottom plates to structure or top plate bracing; c. Height of partition and suspended ceiling.
		Where mixed occupancy buildings contain separated uses, the following shall apply: <ul style="list-style-type: none"> a. Clearly identify on plans the boundary of each adjoining occupancy that will be separated pursuant to Table 508.4. b. Fire-resistance rated walls used to separate adjoining occupancies shall be constructed as fire barriers in accordance with Section 707. (CBC 508.4.4.1) c. Fire-resistance rated floor-ceiling assemblies used to separate adjoining occupancies shall comply with CBC 711. (CBC 508.4.4.1)
		Signs shall comply with 11B-703.5 Visual Characters and shall include the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA.
		Corridors to also meet the following requirements: <ul style="list-style-type: none"> a. Provide section to show the corridor construction per 2025 CBC 708; b. Show elevator vestibule separating elevator doors from corridor 2025 CBC 713; c. Door jams shall be tight-fitted, smoke and draft controlled, 2025 CBC 716.2.2; d. Doors shall be 20-minute rated with self-closing hardware, 2025 CBC Table 716.1(2); e. Windows need be fixed, 3/4-Hour wired-glass in steel frame 2025 CBC Table 716.1(3); f. Total area of windows shall not exceed 25% of the area of common wall with any room, 2025 CBC 716.3.2.1.2; g. Provide fire/smoke damper where duct penetrates rated corridor wall 2025 CBC 717; h. Corridor width per 2025 CBC 1005.1, but not less than that specified in Table 1020.3; i. Dead-end corridor is limited to 20 feet in length 2025 CBC 1020.5
		Fire partitions serving as a corridor wall shall be permitted to terminate at the upper membrane of the corridor ceiling assembly where the corridor ceiling is constructed as required for the corridor wall. (CBC 708.4)

	<p>Draftstopping shall be installed in combustible concealed locations in accordance with CBC 718.3 and 718.4, respectively, at the following locations: (Provide Details)</p> <ol style="list-style-type: none"> In floor-ceiling assemblies so that horizontal floor areas not exceed 1,000 sq. ft. (CBC 718.3) In attics and concealed roof spaces, such that any horizontal area does not exceed 3,000 sq. ft. (CBC 718.4) In R-1 and R-2 with 3 or more units and R-3 with 2 or more units and R-4 occupancies, draftstopping shall be provided in floor/ceiling and attic spaces above and in line with the dwelling unit separations. (CBC 718.3/CBC 718.4) Show draft-stop construction on the plans. Draftstopping materials shall not be less than 1/2" gypsum board, 3/8" wood structural panel, 3/8" particleboard, 1" nominal lumber, cement fiberboard, batts or blankets of mineral wool or glass fiber, or other approved materials adequately supported. (CBC 718.3.1) Openings in the partitions shall be protected by self-closing doors with automatic latches constructed as required for the partitions. (CBC 718.4.1.1)
	Corridor width shall be calculated per Section 1005.1, but shall not be less than that specified in Table 1020.3
	Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. (CBC 1010.2)
	Corridors shall be fire rated in accordance with Table 1020.2 unless otherwise exempted by Section 1020.2.
	Dead end corridors shall not exceed 20' / 50' in length. (CBC 1020.5)
	Corridors shall not serve as supply, return, exhaust, relief or ventilation air ducts. (CBC 1020.6)
	Use of space between the corridor ceiling and the floor or roof structure above as a return air plenum is only permitted for conditions listed in Section 1020.6.1.
	Detail corridor continuity in compliance with Section 1020.7. Corridors shall be continuous and shall not be interrupted by intervening rooms.
	Two exits are required when common path of egress travel exceeds 75-feet, 2025 CBC 1006.2, Table 1006.2.1
	Stair's width shall be determined by Section 1005.1, but the minimum width shall not be less than 44". (CBC 1011.2)
	Provide section and details of interior or exterior stairway showing: <ol style="list-style-type: none"> Maximum tread riser height of 7" (minimum 4") and minimum tread depth of 11". (CBC 1011.5.2) Minimum headroom of 6'-8". (CBC 1011.3) Enclosed usable under stairways require 1-hr. construction on enclosed side or the fire-resistance rating of the stairway enclosure, whichever is greater. (CBC 1011.7.3) Handrails complying with Section 1011.11
	Stair treads and risers shall have dimensional uniformity complying with Section 1011.5.4.
	Landings are required at the top and bottom of each stairway. Landings width and depth shall not be less than the width of the stairway served. (CBC 1011.6)
	Door swinging over landing shall not reduce the width by more than 7" when fully open. The door in any position shall not reduce the required width to less than one-half. (CBC 1011.6)
	In buildings 4 or more stories: <ol style="list-style-type: none"> One stair must extend to the roof. (CBC 1011.12) Stairs leading to roof must have a penthouse complying with Section 1511.2. (CBC 1011.12.2)
	Stairs in buildings over 75' in height shall be in a smoke proof enclosure or pressurized stairway complying with Sections 909.20 and 1023.12
	Exit signs are required when 2 or more exits are required. Show location of all exit signs. (CBC 1013.1)
	Handrails shall satisfy the following: (CBC 1014) <ol style="list-style-type: none"> Provide continuous handrail Handrail shall be 34" to 38" above the nosing of treads Intermediate balusters shall be spaced not more than 4" O.C. on open sides The handgrip portion of handrail shall comply with 1014.3 1014.4. The handgrip shall extend 12" beyond the top and 12" plus tread width beyond bottom tread in the direction of travel and return the handrail to newel post or wall. Intermediate handrails shall be located so that all portions of the stairway's required width are within 30 inches of a handrail and located along the most direct path of egress travel.

	Provide 42" high protective guardrail for decks, porches, balconies, raised floors, and open sides of stair landings that are more than 30" above grade or floor below. Openings between balusters/rails shall be less than 4". (CBC 1015)
	Stairs shall be enclosed with fire barriers per Section 1023.1. Enclosures shall conform to the following: <ul style="list-style-type: none"> a. 2-hr. fire-resistance-rated construction in all buildings 4 or more stories in height and 1-hr. for all other buildings less than 4 stories. (CBC 1023.2) b. Openings shall comply with Sections 1023.4 and 1023.5 for penetrations c. Doors opening into exit enclosures shall be protected per Section 716. d. Exit enclosures shall include an exit passageway of the same fire-resistance-rated construction as the enclosure leading to the outside of the building, including openings. (CBC 1023.3.1)
	Exterior stairs shall be separated from the interior of the building with the same fire-resistance-rated construction required in Section 1023.2 for interior stairs. (CBC 1027.6)
	Exterior exit stairways shall have a minimum fire separation distance of 10-feet from adjacent lots, other portions of the building, and other buildings on the same lot. (CBC 1027.5)
	Kiosks and similar structures to comply with CBC 402.6.2
	Separate toilet facilities shall be provided per gender. A one toilet facility, designed for use by no more than one person at a time may be used for the following cases, CPC 422.2 exceptions: <ul style="list-style-type: none"> a. In occupancies with a total occupant load of 10 or less, including customers and employees, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes b. In business and mercantile occupancies with a total occupant load of 50 or less including customers and employees, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes
	Provide required number of plumbing fixtures per CPC Table 422.1
	Compliance with water conserving fixtures and fittings ordinance; (see attached page 9)
I. ACCESSIBILITY REVIEW:	
	Primary accessible path of travel shall include a primary entrance to the building or facility; toilet and bathing facilities serving the area; drinking fountains serving the area; public telephones serving the area, and signs. (CBC 11B-202.4)
	Provide accessible spaces for each parking facility (parking lots and parking structures). The number of parking spaces required to be accessible is to be calculated separately for each parking facility; the required number is not based on the total number of parking spaces provided in all of the parking facilities provided on site. (CBC 11B-208.2)
	Where toilet facilities and bathing facilities are provided, they shall comply with 11B-213 Toilet Facilities and Bathing Facilities. Where toilet facilities and bathing facilities are provided in facilities permitted by 11B-206.2.3 Multi-Story Buildings and Facilities Exceptions 1 and 2 not to connect stories by an accessible route, toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance. (CBC 11B-213.1)
	Where separate toilet facilities are provided for the exclusive use of separate user groups, the toilet facilities serving each user group shall comply with 11B-213 Toilet Facilities and Bathing Facilities. (CBC 11B-213.1.1)
	Where toilet rooms are provided, each toilet room shall comply with 11B-603 Toilet and Bathing Rooms. Where bathing rooms are provided, each bathing room shall comply with 11B-603 Toilet and Bathing Rooms. (CBC 11B-213.2 (See exceptions))
	Unisex toilet rooms shall contain not more than one lavatory, and not more than two water closets without urinals or one water closet and one urinal. Unisex bathing rooms shall contain one shower or one shower and one bathtub, one lavatory, and one water closet. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches. (CBC 11B- 213.2.1)
	Where toilet compartments are provided, at least 5 percent but no fewer than one toilet compartment shall comply with Section 11B-604.8.1. In addition to the compartments required to comply with 11B-604.8.1, where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures, toilet compartments complying with Section 11B-604.8.2 shall be provided in the same quantity as the toilet compartments required to comply with Section 11B-604.8.1. (CBC 11B-213.3.1)
	Where water closets are provided, at least 5 percent but no fewer than one shall comply with Section 11B-604. (CBC 11B- 213.3.2)
	Where urinals are provided, at least 10 percent but no fewer than one shall comply with Section 11B-605. (CBC 11B-213.3.3)

	Where lavatories are provided, at least 10 percent but no fewer than one shall comply with Section 11B-606 and shall not be located in a toilet compartment. (CBC 11B-213.3.4, CBC 11B-606.1)
	The clear width for accessible routes to accessible toilet compartments shall be 44 inches except for door-opening widths and door swings. (CBC 11B-403.5.1 exception 5)
	Specify all door and gate widths, heights, hardware, thresholds, kickplates, etc. (CBC 11B-404)
	Show and dimension all required landings/maneuvering clearances. (CBC 11B-404.2.4)
	<p>Provide enlarged ramp details, including finish floor elevation at each landing, clear width, slope, cross-slope, top and bottom landing dimensions, handrails, handrail extensions, etc. complying with the following: (CBC 11B-405)</p> <ul style="list-style-type: none"> a. Ramp runs shall not exceed a running slope of 1:12 and cross slopes of ramp runs shall not be steeper than 1:48. (CBC 11B-405.2 & CBC 11B-405.3) b. Floor or ground surfaces of ramp runs shall comply with 11B-302 Floor or Ground Surfaces. Changes in level other than the running slope and cross slope are not permitted on ramp runs. (CBC 11B-405.4) c. The clear width of a ramp run shall be 48 inches minimum. (CBC 11B-405.5) d. The rise for any ramp run shall be 30 inches maximum. (CBC 11B-405.6) e. Ramps shall have landings at the top and the bottom of each ramp run. (CBC 11B-405.7) f. Landings shall comply with 11B-302 Floor or Ground Surfaces. Changes in level are not permitted. (CBC 11B-405.7.1) g. The landing clear width shall be at least as wide as the widest ramp run leading to the landing. (CBC 11B-405.7.2) h. Top landings shall be 60 inches wide and 60 inches long, minimum. (CBC 11B-405.7.2.1 & CBC 11B-405.7.3) i. Bottom landings shall extend 72 inches minimum in the direction of ramp run. (CBC 11B-405.7.3.1) j. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. (CBC 11B-405.7.4) k. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 11B-404.2.4 and 11B-404.3.2 shall be permitted to overlap the required landing area. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches. Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches. (CBC 11B-405.7.5) l. Ramp runs shall have compliant handrails per 11B-505 Handrails. CBC 11B-405.8 m. Edge protection complying with 11B-405.9.2 Curb or Barrier shall be provided on each side of ramp runs and at each side of ramp landings. (CBC 11B-405.9 (See exceptions)) n. A curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. (CBC 11B-405.9.2)
	Door shall not swing into the clear floor space or clearance required for any fixture. Other than the door to the accessible water closet compartment, a door in any position may encroach into the turning space by 12 inches maximum. (CBC 11B-603.2.3)
	At single user toilet or bathing rooms, doors shall be permitted to swing into the clear floor space or clearance required for any fixture only if a 30 inch by 48-inch minimum clear floor space is provided within the room beyond the arc of the door swing. (CBC 11B-603.2.3 (See exception 2))
	Mirrors located above the lavatories or countertops shall be installed within the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above the lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground. (CBC 11B-603.3)
	Coat hooks shall be located within one of the reach ranges specified in Section 11B-308. Shelves shall be located 40 inches minimum and 48 inches maximum above the finish floor. Medicine cabinets shall be located with a usable shelf no higher than 44 inches maximum above the finish floor. (CBC 11B-603.4)
	Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches maximum above the finish floor. Baby changing stations are not required to comply with Section 11B-603.5. (CBC 11B-603.5)

		The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17 inches minimum to 18 inches maximum from the side wall or partition, except that the water closet shall be 17 inches minimum and 19 inches maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in Section 11B-604.8.2 Ambulatory Accessible Compartments. Water closets shall be arranged for a left-hand or right-hand approach. (CBC 11B-604.2)
		Clearance around a water closet shall be 60 inches minimum measured perpendicular from the sidewall 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. (CBC 11B-604.3.1)
		The seat height of a water closet above the finish floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat. Seats shall not be sprung the return to a lifted position. Seats shall be 2 inches high maximum and a 3-inch high seat shall be permitted only in alterations where the existing fixture is less than 15 inches high. (CBC 11B-604.4 (Exception 3))
		The sidewall grab bars shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall with the front end positioned 24 inches minimum in front of the water closet. (CBC 11B- 604.5.1)
		The rear grab bar shall be 36 inches long minimum and extend from the centerline of the water closet, 12 inches minimum on one side and 24 inches minimum on the other side. (CBC 11B-604.5.2 (See exceptions))
		Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309 Operable parts except they shall be located 44 inches maximum above the floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with Section 11B-604.8.2 Ambulatory Accessible Compartments. (CBC 11B-604.6)
		Toilet paper dispensers shall comply with Section 11B-309.4 Operation and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches minimum above the finish floor and shall not be located behind the grab bars. Dispensers shall not be of a type that control delivery or that does not allow continuous paper flow. (CBC 11B-604.7.1)
		Wheelchair accessible toilet compartments shall meet the requirements of Sections 11B-604.8.1 Wheelchair Accessible Compartments and 11B-604.8.3 Coat Hooks and Shelves. Compartments containing more than one plumbing fixture shall comply with Section 11B-603 Toilet and Bathing Rooms. Ambulatory accessible compartments shall comply with Sections 11B-604.8.2 Ambulatory Accessible Compartments and 11B-604.8.3 Coat Hooks and Shelves. (CBC 11B-604.8)
		In a wheelchair accessible compartment with an in-swing door, a minimum 60 inches wide by 36 inches deep maneuvering space shall be provided in front of the clearance required in Section 11B-604.8.1.1 Wheelchair Accessible Compartment Size. (CBC 11B-604.8.1.1.1, Figures 11B-604.8.1.1.2(b) and 11B-604.8.1.1.3(b))
		In a wheelchair accessible compartment with a door located in the side wall or partition, either in-swinging or out-swinging, a minimum 60 inches wide and 60 inches deep maneuvering space shall be provided in front of the water closet. (CBC 11B-604.8.1.1.2, Figure 11B-604.8.1.1.2)
		In a wheelchair accessible compartment with end-opening door located in the front wall or partition (facing water closet), either in-swinging or out-swinging, a minimum 60 inches wide and 48 inches deep maneuvering space shall be provided in front of the water closet. (CBC 11B-604.8.1.1.3, Figure 11B-604.8.1.1.3)
		Toilet compartment doors, including door hardware, shall comply with Section 11B-404 Doors, Doorways, and Gates except that if the approach is from the push side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 48 inches minimum measured perpendicular to the compartment door in its closed position. Door shall be located in front partition or in the side wall or partition farthest from the water closet. (CBC 11B-604.8.1.2)
		Where toilet compartment doors are located in the front partition, the door opening shall be 4 inches maximum from the sidewall or partition farthest from the water closet. Where located in the sidewall or partition, the door opening shall be 4 inches maximum from the front partition and the door shall be self-closing. (CBC 11B-604.8.1.2)
		A door pull complying with Section 11B-404.2.7 Door and Gate Hardware shall be placed on both sides of the door near the latch. Door shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of the maneuvering space which does not overlap the clearance required at a water closet. (CBC 11B-604.8.1.2 (See exception))

	At least one side partition shall provide a toe clearance of 9 inches minimum above the finish floor and 6 inches deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Partition components at toe clearances shall be smooth without sharp edges or abrasive surfaces. Compartments for children's use shall provide a toe clearance of 12 inches minimum above the finish floor. (CBC 11B-604.8.1.4)
	Ambulatory accessible compartments shall have a depth of 60 inches minimum and a width of 35 inches minimum and 37 inches maximum. (CBC 11B-604.8.2.1)
	Water closets and toilet compartments for children's use shall comply with Section 11B-604.9 Water Closets and Toilet Compartments for Children's Use and follow suggested dimensions on Table 11B-604.9. (CBC 11B-604.9)
	Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13½ inches deep minimum measured from the outer face of the urinal rim to the back of the fixture. (CBC 11B-605.2)
	Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309 Operable Parts except that the flush control shall be mounted at a maximum height of 44 inches above the finish floor. (CBC 11B-605.4)
	For lavatories and sinks, a clear floor space complying with Section 11B-305 Clear Floor or Ground Surfaces, positioned for a forward approach, and knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. (CBC 11B-606.2)
	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground. (CBC 11B-606.3)
	Provide bathtub details, confirming compliance with Section 11B-607, including the requirements for clearances, grab bars, seats, controls, shower spray unit, and water and bathtub enclosures. (CBC 11B-607)
	Provide details confirming disabled access compliance at shower compartments, including the requirements for clearances, grab bars, seats, controls, shower spray unit and water, thresholds, shower enclosures, shower floor or ground surface and soap dish. (CBC 11B-608)
	Height of work surfaces. 2025 CBC 11B-902 The tops of tables and counters shall be 28 inches to 34 inches from floor to ground and at least 36 inches long

J. STRUCTURAL REVIEW:

See attached Structural correction list

K. ENERGY COMPLIANCE REVIEW:

Provide mechanical fixture schedule with CFM's indicated. Energy calculations to match mechanical plan

Submit energy lighting calculation forms LTG1-C, LTG2-C,...LTG5-C, etc.

Provide lighting fixture schedule with watts per luminaries indicated. Energy calculations to match lighting plan

WATER CONSERVING PLUMBING FIXTURES AND FITTINGS:

Per 2025 California Green Building Standards Code 5.303.3

FIXTURE TYPE	MAXIMUM FLOW RATES
WATER CLOSET	1.28 GALLONS PER FLUSH
URINALS	
WALL MOUNTED	0.125 GALLONS PER FLUSH
FLOOR MOUNTED	0.5 GALLONS PER FLUSH
SHOWERHEADS	
SINGLE SHOWERHEAD	1.8 GALLONS PER MINUTE AT 80 PSI
MULTIPLE SHOWERHEADS	1.8 GALLONS PER MINUTE AT 80 PSI
FAUCETS AND FOUNTAINS	
NONRESIDENTIAL LAVATORY	0.5 GALLONS PER MINUTE AT 60 PSI
KITCHEN FAUCET	1.8 GALLONS PER MINUTE AT 60 PSI
WASH FOUNTAINS	1.8 GALLONS PER MINUTE AT 60 PSI
METERING FAUCETS	0.20 GALLONS PER CYCLE
METERING FAUCETS FOR WASH FOUNTAINS	0.20 GALLONS PER CYCLE AT 60 PSI
COMMERCIAL KITCHEN EQUIPMENT	LESS THAN 8 GALLONS PER MINUTE

L. ADDITIONAL CORRECTIONS:

See Marked Submittal Set For Additional Corrections and Clarifications.
The Comments Listed Herein Are Not Comprehensive. Additional Comments May Follow.
CALGreen Mandatory Measures Shall Be Reproduced On The Plans. See Attached Documents.
Update / Revise All Notes, Code Sections, And / Or References On Submitted Plans.