

CITY OF WALNUT CREEK TYPICAL NOTES

COMMERCIAL ADDITIONS OR ALTERATIONS

Notes that are circled directly on these sheets, or that are referenced directly from the plans by use of a redlined hexagon enclosing the item number (e.g., 2 for Code Editions), are applicable to this project. Circled numbers with a check mark just to the left of the number means that the item number is applicable for the project and the project documents already address the item number without further modifications. If these typical notes are associated with an issued permit, they shall be incorporated into the project by the owner as part of the work. If these typical notes are associated with a plan-check comment list, the designer shall incorporate the typical notes into the project documents prior to submitting the revised documents to the city.

A. GENERAL

Cover Sheet/Building Data

1. Provide **Building Data** information on the plans, preferably on a cover sheet for easy reference. Incorporate all the specific items listed below in this section.
 2. **Code Editions:** 2001 California Building, Plumbing, Mechanical, Electric Codes (1997 Uniform Building, 2000 IAPMO Editions of Mechanical and Plumbing Codes; 1999 National Electric Code); July 2001 Title 24 Energy Regulations, City of Walnut Creek Municipal Code. Provide these code references on the cover sheet of the plans.
 3. Provide an index to the drawings. Label each sheet of the plans (e.g. A1, A2, ...S1, S2...E1, E2,...)
 4. Specify the UBC building **Construction Type** (Type I, II-FR, II-1, II-N, III-1, III-1, III-N, IV-HT, V-1, V-N) on the plans.
 5. Provide UBC defined **Occupancy Group(s) and appropriate Division(s)** for the various uses within the building on the plan.
 6. Specify whether the building is sprinklered or not.
- #### UBC Code analyses for additions or changes in use to a more hazardous occupancy group
7. Specify lot area in square foot.
 8. Provide a breakdown of the floor area of the building on a floor-by-floor basis per occupancy groups on each level.
 9. Provide floor-area-ratio calculation to show that the addition meets the allowable lot coverage ratio.
 10. Provide total tenant area on the plans.
 11. Provide total building area on the plans.
 12. For additions, or where there is a change in use of a portion or all of the building to a more hazardous occupancy group, **provide allowable area calculations** for the building.
 13. For additions, or where there is a change in use of a portion or all of the building to a more hazardous occupancy group, evaluate the effect of the new addition or change in occupancy group on the adjacent buildings due to Location on Property evaluation, Projections, and/or reduced clear yards associated with the adjacent buildings.
 14. Provide occupant load calculation and summary for specific tenant space.
 15. For changes in occupancy group, fully evaluate the effect of the occupancy change on the building as a whole (allowable building area, location on property, UBC defined Construction Type, allowable height, fire resistive ratings, flame spread and class rating of materials, through and partial penetration fire stops, fire dampers, ventilation requirements, lighting requirements, exiting requirements, etc.).

Notes to Applicant

16. Plans must be **prepared by a registered architect or engineer**.
17. Plans must be **signed and stamped** by the licensed architect or registered engineer responsible for their preparation.
18. The Planning Division must approve all exterior work.
19. Any work located in the public right of way requires an encroachment permit from the Engineering Division.
20. Any changes to scope of work shall be approved by City prior to implementing changes in field.
21. Provide **pedestrian protection** within the public right of way per UBC. Submit complete details for the system to be used.

Site Plan

22. Provide a site plan showing the **property line boundaries** containing the building in which the work will take place.
23. Provide a **footprint outline of all buildings** within the property boundaries.
24. **Show all public sidewalks** relative to the building.
25. Indicate clearly the routing of all **UBC-defined assumed property lines** for purposes of evaluating UBC location-on-property and/or allowable building area issues.
26. Provide **dimensions between the exterior walls** of the building containing the proposed work and all adjacent buildings.
27. Provide dimensions between the exterior walls of the building containing the proposed work and all **real or assumed property lines**.
28. Provide references to blow-up details (fully dimensioned and detailed) of the projections of eaves and architectural appendages to show how they meet **Location-On-Property [UBC 503] and Projections [UBC 705] provisions**. Also **Eaves [UBC 1204] and Architectural Projections into Public Right of Way [UBC 3204]**.
29. Provide a plan of the parking lot layout.

30. From the parking lot layout plan, provide references to blow-up details (fully dimensioned and detailed) of tow-a-way signs at the entrances to off-street parking, handicap parking, exterior path of travel to the primary entrances, and the primary entrances.
31. On the building footprint indicate locations of **UBC Area Separation Walls** that separate the overall building area into smaller building areas for purposes of classifying the segments into separate construction types and/or allowable areas. Clearly indicate the hourly rating of the Area Separation Wall(s).

B. ARCHITECTURAL

32. Provide an architectural Floor Plan, incorporating the items listed below.
33. Use a double line symbol to represent walls. Define wall types for existing, removed, and proposed walls.
34. Show location of all windows and doors.
35. Fully dimension the walls using face-of-stud to face-of-stud measurements.
36. Floor plans must be drawn to scale using a minimum of 1/4" per foot.
37. Provide a list of abbreviations used within the drawings.
38. Provide a Key to Symbols for use on the plans. These should include, but not be limited to, section and detail references, reference symbols for windows, doors, wall types, shearwalls, plumbing, electrical and mechanical components, etc.
39. Provide a window schedule. Label all windows. Provide size and style.
40. Provide a door schedule. Provide style and dimensions. Specify ratings and hardware.
41. Clearly distinguish between existing, removed, and new walls, doors and windows using appropriate labels, such as (N) for new, (E) for existing, (R) for removed, etc.
42. **Safety glazing** required at sliding and swinging doors containing glass; at tub & shower enclosures; within 24" of a door; within 18" of floor; at stairways and landings [UBC 2406]
43. Provide 2 layers Grade 'D' building paper under stucco where stucco is placed over solid wood sheathing.
44. Provide 5/8" Type X gypboard at the walls and ceilings within **enclosed usable spaces under stairs**.
45. Verify **light and ventilation openings** for the room. Light area provided must be at least 1/10th the floor area. Net ventilation opening provided shall be at least 1/20th the floor area. Submit revised plans if either light or ventilation is not satisfied.
46. Provide ICBO **listed skylight**. Otherwise submit complete engineering calculations for design of skylight.
47. **Operable skylights** shall not be located closer than 4 feet to sanitary vents or 3 feet to exhaust termination points.
48. Provide fire blocking in concealed spaces [UBC 708]
49. **Chimney termination** shall be at least 2' above any portion of the building within a horizontal distance of 10' from the chimney opening [UBC 3102.3]
50. Evaluate exiting from all rooms and areas. Where two exits are required from a room or area per UBC Chapter 10, evaluate required exit width from the room or area being evaluated. Designer must consider all possible areas within a tenant space, not just the main exit doors separation. Also, designer must take into account the path of the exits in determining the minimum separation of exits provided.
51. Provide intervening room analysis to provide required exit design.
52. Evaluate required exit width for specific occupancy categories.
53. Basements and floors above first story require access to two separate exits.
54. When two exits are required, dead-end hallways and corridors may not be longer than 20 feet.
55. Provide through- and partial- penetration fire stop details for the project.
56. Amend plans to identify the "listing" for each unique fire-rated assembly within this building (i.e. UL#, US Gypsum Manual #, UBC Table &-a, 7-B, 7-C item #, etc.) It appears that fire rated walls and roof/ ceiling assemblies are being constructed with this remodel in accordance with CBC Table 6-A for one-hour construction. Show all listing information and provide complete details of construction for fire-rated assemblies. [CBC 703.1 &703.2]
57. Provide a note on plans stating: All penetrations of fire rated floor/ceiling and roof/ceiling assemblies must comply with CBC Sections 710.2.1, exceptions 1, 2 and 3, and 710.3, exceptions 1, 2 and 3 or be an approved listed penetration firestop system. If the penetrations cannot comply with the exceptions then submit a listed penetration firestop system for review and approval. CBC 710.2.3
58. All penetrations of fire rated walls must comply with CBC Section 709.6, exception, and 709.7 exceptions 1 and 2 or be an approved, listed penetration firestop system. If the penetration cannot comply with the exceptions then submit a listed penetration firestop system for review and approval. CBC 709.6.3

C. STRUCTURAL

59. Engineer or architect to evaluate the floor loading at the new storage area.
60. Provide engineering evaluation for the change in floor loading due to change of occupancy.

D. TITLE 24 ACCESS

For existing buildings

61. In addition to all new work complying with the building code for accessibility, when existing buildings are altered or remodeled they must be made accessible to persons with physical disabilities in accordance with CBC Section 1134B: "Accessibility for existing buildings". The existing features and/or elements required to be accessible include: (1) an accessible entrance; (2) an accessible route to the altered area; (3) at least one accessible restroom for each sex; (4) accessible telephones; (5) accessible drinking fountains; and (6) when possible, additional accessible elements such as parking, storage and alarms.
62. The installation of at least one unisex toilet/ bathroom per floor being altered will be permitted where it is technically infeasible to make separate sex restroom facilities in the area of alteration code compliant. [CBC 1134B.2.2]

Facility

63. An accessible route of travel shall be provided between the building and the public way... from public transportation stops, accessible parking... and public streets or sidewalks. [CBC 1114B.1.2]

Parking

64. Provide a **sign displaying the international symbol of accessibility** at every primary public entrance and at every major junction along or leading to an accessible route of travel. [CBC 1127B.3].
65. Provide CBC **required number** of disabled access parking stalls. [CBC 1129B.1]. For purposes of determining required parking from zoning provisions, use 1 parking space per 250 square feet of rentable space for use in CBC Table 11B-6.
66. For **medical outpatient facilities**, provide the requisite number of parking stalls to serve the facility [CBC 1129B.3].
67. Where **less than five parking spaces** exist, one shall be 14' wide and 18' deep, and lined to provide a 9' parking area and a 5' loading and unloading area. There is no requirement that the space be reserved exclusively or identified for use by persons with disabilities only. [CBC 1129B.2]
68. Provide **tow-away sign** at entrance to off street parking [CBC 1129B.5]
69. Provide minimum of one 17' wide x 18' deep **van accessible parking space** with a 9' parking and 8' unloading zone on the right hand side. Provide enlarged partial plan, to scale, of the parking space showing all details [CBC 1129B.4(2)].
70. Provide **van accessible parking sign** at the van accessible stall [CBC 1129B.4.2 and 1129B.5].
71. Provide 14' wide x 18' deep **non-van accessible parking space** with a 9' parking and 5' unloading zone on right hand side. [CBC 1129B.4(1)].
72. Provide the words "**NO PARKING**" on the ground within the loading/unloading area, painted in white letters no less than 12 inches high and located so that it is visible to traffic enforcement officials [CBC 1129B.4].
73. Provide **handicap parking sign** at disabled access parking space [CBC 1129B.5].
74. Provide **wheel stops** (bumper or curb) to prevent encroachment of cars over the required width of walkways [CBC 1129B.4.3].
75. Relocate the curb ramps out of the accessible access aisle. A ramp may not encroach into any accessible parking space or the access aisle. [CBC 1127B.5 and 1129B.4 #3]
76. Disabled access parking space shall be so located that persons with disabilities are not compelled to **wheel or walk behind parked cars** [1129B.4.3].
77. **Surface slopes** of disabled access parking and unloading areas cannot exceed 1V: 50H (2% maximum) [1129B.4.4].
78. **Surface paint each handicap accessible stall or space** with one of two painting schemes: a) Blue stall or space but with contrasting color wheelchair-occupant logo or b) any color stall or space but with white wheelchair-occupant logo on blue background [CBC 1129B.5].
79. **Align 36"x36" profile view** of wheelchair-occupant logo with beginning point of stall or space painted stripping [CBC 1129B.5.2]
80. Provide **van accessible headroom clearance** of 8'-2" within parking area.

Ramps

81. Slope of walkway or path is assumed to be less than 1V: 20H. Therefore, it is **not considered a ramp** by code definition.
82. Provide 1V: 12H **maximum ramp slope**. [CBC 1133B.5.3]
83. Provide **handrails** along both sides of ramp 34" to 38" above the ramp surface. [CBC 1133B.5.5]
84. Provide a minimum 60-inch long landing, or 42"-plus-door-width landing in the direction of door opening where a door opens over the ramp. [UBC 1003.3.4.4 and 1133B.5.4.2]

Doors

85. Provide **minimum door size** of 3'x 6'-8" with 32" clear width opening [CBC 1003.3.1.3a]
86. Where a pair of doors is operated with an automatic door opener, at least one door shall be 32" clear with the door positioned at an angle of 90 degrees from its closed position.
87. Adjust **effort to operate door** to 5 lbs maximum interior and exterior door. May be 15 lbs for a required fire-rated door assembly. [CBC 1133B.2.5]
88. Provide 60" deep **landing at door** where door swings over the landing.
89. Provide maximum exterior landing slope of ¼" per foot.
90. Provide 24-inch **strike clearance at exterior doors**, 18" **strike clearance for interior doors**.
91. Provide 12-inch **strike clearance on push side** where door is provided with both a latch and closure. In lieu of such clearance, City would allow a push button door opening device to be used.

92. Provide maximum **threshold** height of ½” above both landings, with max. ¼” abrupt change in elevation. Bevel with maximum of 1V: 2H slope [1003.3.1.6.1a]
93. Provide 10” smooth kick plate at the primary entrance door.

Stairs

94. At **stairs**, provide 11” minimum run and 4” to 7” risers. Maximum riser height and run length variation not to exceed 3/8” for the entire flight of stairs. [CBC 1003.3.3.3].
95. Provide **handrails on each side of stair**, except private stairway 30 inches or less in overall height [1003.3.3.6a].
96. Stair **handrail** to be located 34” to 38” above the nosing of the stair. [CBC 1133B.4.2.1].
97. Stair handrails that attach to the side of a wall shall provide 1-1/2 inches between the wall and handrail [CBC 1133B.4.2.1].
98. Stair handrails to extend a minimum of 12” beyond top nosing and 12” plus tread width beyond bottom nosing [1122B.4.2.2]
99. Stair handrails shall be returned or shall terminate in newel posts or safety terminals. [CBC 1122B.4.2.3]
100. Stair handrail minimum and maximum cross sectional dimension of 1-1/4” and 1-1/2”. [1133B.4.2.6.1].
101. Provide **slip-resistant and contrasting-color stripping** at the upper approach and the lower tread of each interior stair system. 2” wide and located not more than one inch from the nosing. Provide on all treads of exterior stairs. [CBC 1133B.4.4]
102. All **stair treads shall be slip resistant** [CBC 1133B.4.5.1]
103. Stair nosing shall not project more than 1-1/2 inches past the face of the riser below [CBC 1133B.4.5.2]
104. **Open stair risers** are not permitted [CBC 1133B.4.5.3]
105. Stair risers shall be sloped with an angle not less than 60 degrees from the horizontal [CBC 1133B.4.5.3].
106. At stairs, provide a minimum **headroom clearance** of 6’-8” above the nosing.
107. At stairs, provide 44-inch minimum **clear width** along the stairs. Handrails may project no more than 3-1/2 inches on each side into the clear area.

Elevators

108. Elevators shall be sized to accommodate a wheelchair. [CBC 3003.4.1a]
109. Elevators shall be automatic leveling within ½ inch. [CBC 3003.4.2]
110. Maximum clearance between car platform sill and edge of hoistway landing is 1-1/4” [CBC 3003.4.2].
111. Provide a minimum elevator door size of 36 inches. [CBC 3003.4.4]
112. Provide elevator car door reopen sensors at 5” and 29” above the floor. [CBC 3003.4.5]
113. Elevator door reopening devices shall remain effective for a period of 20 seconds or more. [CBC 3003.4.5]
114. Minimum notification time of elevator doors to begin closing is $T = D/(1.5\text{ft/s})$, where D is the distance from a point in the lobby or landing area 60 inches directly in front of the farthest call button controlling that car to the centerline of its hoistway door, per Figure 30-D of CBC [CBC 3003.4.6.1a]
115. Minimum acceptable time for elevator doors to remain fully open shall not be less than 5 seconds. [CBC 3003.4.6.2a]
116. Minimum clear rectangular area within elevator car from wall-to-wall shall not be less than 80”x51” (car w/center-opening doors) and 68”x51” (car w/side-slide-opening doors). Minimum clear distance between back wall and openable door surface shall be 54” [CBC 3003.4.7b]
117. Centerline of elevator floor call buttons shall be no higher than 54” above finish floor for side approach and 48” for front approach. Use 48” max wherever possible [CBC 3003.4.7b]
118. At least one set of elevator emergency controls shall be grouped in or adjacent to the bottom of the panel and shall be no lower than 2’-11” from the floor. [CBC 3003.4.7b].
119. Provide visual indicators on floor buttons. [CBC 3003.4.7b].
120. The elevator emergency telephone handset shall be positioned no higher than 4’ above the floor, and the handset cord shall be a minimum of 2’-5” in length. The telephone access door shall be lever type lock or latch.
121. Interior elevator car control buttons shall have a minimum dimension of ¾” and shall be raised 1/8” above the surrounding surface. They shall be illuminated, shall have square shoulders, and shall be activated by a mechanical motion that is detectable. All control buttons shall be designated by a 5/8” minimum, Arabic numeral, standard alphabet character, or standard symbol immediately to the left of the control button. A Braille symbol shall be located immediately below the numerical, character or symbol. A minimum clear space of 3/8 inch or other separation shall be provided between rows of control buttons. The raised characters shall be white on a black background. The call button for the main entry floor shall be designated by a raised star at the left of the floor designation. [3003.4.8a]
122. **Elevator controls and emergency equipment** identified by raised symbols shall include, but not be limited to, door open, door close, alarm bell, emergency stop and telephone. [3003.4.8a]
123. The **centerline of the hall call button** shall be within 42 inches of the floor. Hall call buttons shall have a minimum dimension of ¾” and shall be raised 1/8” above the surrounding surface. Visual indication shall be provided to show each call registered and extinguished when answered. Objects adjacent to, and below, all call buttons shall not project more than 4” from the wall. [3003.4.9b]
124. The **minimum illumination at elevator car controls, threshold and the landing** when the car and landing doors are open shall not be less than 5 foot candles. [CBC 3003.4.13]
125. A visual and audible signal shall be provided at each hoistway entrance indicating to the prospective passenger the car answering the call and its direction of travel as follows: The visual signal for each direction shall be a minimum of 2-1/2” high by 2-1/2” wide and visible from the proximity of the hall call button. The audible signal shall sound once for the up

direction and twice for the down direction. The center line of the fixture shall be located a minimum of 6' in height from the lobby floor. The use of in-car lanterns, located in or on the car doorjamb, visible from the proximity of the hall call buttons and conforming to the above requirements shall or will be acceptable. The use of arrow shapes are preferred for visible signals.

126. Passenger elevator landing jambs on all elevator floors shall have the number of the floor on which the jamb is located designated by raised Arabic numerals which are a minimum of 2" in height and raised Braille symbols located approx. 5' above the floor on the jamb panels on both sides of the door so that they are visible from within the elevator. Raised Braille symbols shall be placed directly to the left of said numerals. The raised characters shall be on a contrasting background.
127. Passenger elevators shall be located near a major path of travel and provisions shall be made to ensure that they remain accessible and usable at all times the building is occupied.
128. For Wheelchair lifts, see section 3008 for access requirements.

Signage

129. Provide details and locations for sanitary facility signage [CBC 1115B.5]
130. Provide details and locations for room/space identification signage [CBC 1117B.5.1]
131. Provide details and locations for direction and informational signage [CBC 1117B.5 Item 3]
132. Provide details and locations for tactile exit signage [CBC 1003.2.8.6]
133. Provide details and locations for visual exit signage [CBC 1003.2.8.1]
134. Provide details and locations for accessibility signage [CBC 1117B.5.1 Item 4]
135. Provide details and locations for stair level identification signage [CBC 1133B.4.3 and 1003.3.3.13.1]
136. Provide details and locations for cleaner air symbols [CBC 1117B.5.11]
137. Provide details and locations for symbols of accessibility [CBC 1117B.5.8]
138. Provide details and locations for special egress control device signage [CBC 1003.3.1.10]
139. Provide details and locations for parking signage [CBC 1129B.5]
140. Provide details and locations for text telephone signage [CBC 1117B.2.9.3]
141. Provide details and locations for assistive listening device signage [CBC 1104B.2 Item 4]
142. Provide details and locations for accessible seating signage [CBC 1104B.3.4 Item 1]
143. Provide details and locations for accessible checkstand signage [CBC 1110B.1.3]
144. Provide details and locations for evacuation assistance signage [CBC 1114B.2.2.5]
145. Provide details and locations for volume control telephone signage [CBC 1117B.2.8]
146. Provide details and locations for public entrance/major junction signage [CBC 1127B.3]
147. Provide details and locations for non-accessible exit warning signage [CBC 1133B.1.1.1.1 Exception 2]
148. Provide details and locations for turnstiles/pedestrian control signage [CBC 1133B.2.3.4]
149. Provide details and locations for freestanding signs [CBC 1133B.8.6.3]
150. Signs mounted on posts or pylons less than 80" above the finished floor (subject to human impact) shall contain rounded or eased edges and the corners shall have a radius of 0.125" minimum.

Sanitary Facilities, General Provision

151. Where separate facilities are provided for non-disabled of each sex, separate facilities shall be provided for persons with disabilities for each sex also. [CBC 1115B.2]
152. Identification signs of sanitary facilities shall be centered on the door at a height of 60".
153. Color and contrast of identification signs of sanitary facilities shall be distinctly different from the color and contrast of the door.
154. Provide Braille at wall on latch side of door mounted at 60 inches above floor. Mount sign so that a person may approach within 3" of signage without encountering protruding objects or standing within the swing of a door. [CBC 1115B.5 and 1117B.5.9]
155. Toilet room floors shall have smooth, hard, nonabsorbent surface such as portland cement, concrete, ceramic tile or other approved material, which extends upward onto the walls at least 5 inches. Shower walls shall meet these material requirements for a height of 70" above the drain inlet.
156. Walls within water closet compartments and walls within 24" of the front and sides of urinals shall be similarly finished to a height of 48", and except for structural elements, the materials used in such walls shall be a type which is not adversely effected by moisture.

Showers

157. **Showers size** shall be 60" min. wide between wall surfaces and 30" minimum deep with a full opening width on the long side, or 42" in width and 48 " min. depth with an entrance opening of 42" clear. Alternatively, showers 60" min. in width may be 36" min. in depth as long as the entrance opening width is a min. 36". [CBC 1115B.6.2.1]
158. Thresholds shall not be more than ½" in height and shall be beveled or sloped 1V: 2H. [CBC 1115B.6.2.2]
159. Where more than one shower is provided in the same area functional use area, one shall be right handed and one shall be left handed [CBC 1115B.6.2.3]
160. Hinged doors within showers shall open outward [1115B.9.7]

Single Accommodation (Unisex) Toilet Facilities

161. For B and M Occupancy groups, unisex restrooms may only be used where the number of employees does not exceed 4. Provide a statement on the plans as to the maximum number of employees at any given time. [UBC 2902.3]

162. Identification of unisex sanitary facilities shall be identified by a circle ¼" thick, 12" in diameter with a ¼" thick triangle superimposed on the circle and within the 12" diameter. [CBC 1115B.5]
163. Provide 60" clear diameter circle space within the room. Alternative to the circle clear space, provide a T-shaped space meeting the dimensions and layout of CBC Figure 11B-12 [CBC 1115B.7.2]
164. No door shall encroach into the required clear space for more than 12 inches. [CBC 1115B.7.2]
165. Water closet shall be provided with a minimum 28" clear space from a fixture or 32" clear space to a wall. [CBC 1115B.7.2]
166. Provide a minimum of 48" clear in front of the water closet. [CBC 1115B.7.2]
167. Minimum clear accessible route shall be 36 inches, except for doors. [CBC 1115B.7.2]
168. Where an obstruction exists in the accessible route to the facility, provide minimum dimensions per CBC Figure 11B-5E. [CBC 1115B.7.2]
169. Exception: In an existing facility, the water closet may be located in an area that provides a clear space of not less than 36" wide by 48" long in front of the water closet. [CBC 1115B.7.2]

Multiple Accommodation Toilet Facilities

170. A clear space measured from the floor to a height of 27 inches above the floor, within the sanitary facility room, of sufficient size to inscribe a **circle with a diameter not less than 60 inches, or a clear space 56" by 63" in size**.
171. Doors other than the door to the accessible water closet compartment in any position may encroach into this space by not more than 12". [CBC 1115B.7.1.1]
172. Doors shall not swing into the floor space required for a fixture. [CBC 1115B.7.1.2]
173. Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle, ¼" thick with edges 12 inches long and a vertex pointing upward.
174. Doorways leading to women's sanitary facilities shall be identified by a circle, ¼" thick with edges 12 inches long and a vertex pointing upward.
175. A water closet fixture located in a compartment shall provide a minimum 28" wide clear space from a fixture or a minimum 32" wide clear space from a wall at one side of the water closet. [CBC 1115B.7.1.3]
176. The other side of the water closet shall provide 18" from the centerline of the water closet to the wall. A minimum 48" long clear space shall be provided in front of the water closet if the compartment has an end-opening door (facing the water closet). [CBC 1115B.7.1.3]
177. A minimum 60" long clear space shall be provided in a compartment with the door located at the side.
178. Grab bars shall not project more than 3" into the clear spaces as specified above in this section. [CBC 1115B.7.1.3]
179. The water closet compartment shall be equipped with a door that has an automatic-closing device, and shall have a clear, unobstructed opening with or **32" when located at the end and 34" when located at the side** with the door positioned at an angle of 90 degrees from its closed position. [CBC 1115B.7.1.4]
180. When standard compartment doors are used, with a minimum 9" clearance for footrests underneath and a self-closing device, **clearance at the strike edge is not required**. [CBC 1115B.7.1.4]
181. The inside and outside of the compartment door shall be equipped with a loop or U-shaped handle immediately below the latch. [CBC 1115B.7.1.4]
182. The compartment door latch shall be flip-over style, sliding, or other hardware not requiring the user to grasp or twist.
183. Except for door-opening widths and door swings, a clear, unobstructed access of not less than 44" shall be provided to water closet compartments designed for use by persons with disabilities. [CBC 1115B.7.1.4]
184. The space immediately in front of a water closet compartment shall not be less than 48" as measured at right angles to compartment door in its closed position. [CBC 1115B.7.1.4]
185. Where six or more stalls are provided within a multiple-accommodation toilet room, at least one stall shall be 36-inches wide with an outward swinging self-closing door and parallel grab bars. [CBC 1115B.7.1.5]

Water Closets

186. Centerline of water closet shall be located 18" from the finished adjacent wall. [CBC 1115B.7.2]
187. The height of accessible water closets shall be a minimum of 17" and a maximum of 19" measured to the top of a maximum 2" high toilet seat, except that 3" seats shall be permitted only in alterations where the existing fixture is less than 15" high. [CPC 1502.0]
188. Automatic "spring to lifted position seats" are not allowed. [CPC 1502.0 Note 3]
189. Toilet controls shall be operable with one hand, and shall not require tight grasping, pinching or twisting. [CPC 1502.0]
190. Controls for the flush valves shall be mounted on the wide side of the toilet areas, no more than 44" above the floor. [CPC 1502.0]
191. The force required to activate toilet flush controls shall be no greater than 5 lbs. [CPC 1502.0]

Grab Bars

192. Grab bars shall be provided on each side of the water closet, or one side and the back.
193. Grab bars shall be located 33" above the floor, except where a tank type toilet is used, the rear grab bar may be placed a max. of 36" above the floor to clear the toilet.
194. Grab bars located to the side of the water closet shall be at least 42 inches long with the front end positioned 24" in front of the water closet stool.
195. Grab bars at the back of the water closet shall be at least 36" long.
196. Grab bar gripping surface shall be 1-1/4" to 1-1/2" or the shape shall provide an equivalent gripping surface.
197. If a grab bar is mounted to a wall, the space between the wall and the grab bar shall be 1-1/2".

198. Grab bar and support system shall be designed to support the specific load conditions of CBC [CBC 1115B.8.3].
199. Grab bars shall not rotate within their fittings.
200. Grab bar and surface adjacent to grab bar shall be free of any sharp or abrasive elements. Edges shall have a minimum radius of 1/8". [UBC 1115B.8.4]

Urinals

201. Where one or more urinals are provided, at least one with a rim projecting a minimum of 14" from the wall and at a maximum of 17" above the floor shall be provided. [CPC 1503.2.1]
202. Urinal flush controls shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist and shall be mounted no more than 44 inches above the floor. The force required to activate controls shall be no greater than 5 lbs. [CPC 1503.2.2]
203. Where urinals are provided, at least one shall have a clear floor space 30" by 48" in front of the urinal to allow forward approach.

Lavatories

204. Lavatories, vanities and built in lavatories shall be provided with a clear floor space of 30"x48" in front of the fixture to provide a forward approach.
205. Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist.
206. The force required to activate controls shall be no greater than 5 lbs. Lever-operated, push type and electronically controlled mechanisms (preferable) are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.
207. Lavatories, when located adjacent to a side wall or partition, shall be a minimum of 18" to the centerline of the fixture.
208. All lavatories that are designated to be accessible shall be mounted with the rim or counter edge no higher than 34 inches above the finished floor and with vertical clearance measured from the bottom of the apron or the outside bottom edge of the lavatory or 29" reducing to 27" at a point located 8" back from the front edge.
209. In addition, knee clearance of 27" below the lavatory shall extend a minimum of 30" wide by 17" in depth (measured from front of lavatory).
210. Insulate the P-Trap and Trap arm of drain system under the lavatory.

Sanitary Facility Accessories

211. Mirrors shall be mounted with the bottom edge no higher than 40 inches from the floor.
212. Where towel, sanitary napkins, waste receptacles, and other similar dispensing and disposal fixtures are provided, at least one of each type shall be located with all operable parts, including coin slots, within 40" from the floor.
213. Toilet tissue dispensers shall be located on the wall within 12 inches of the front edge of the toilet seat. Dispensers that control delivery or that do not permit continuous paper flow shall not be used.

Out-Side Approvals/Waste Management Plan/Pre-Construction Meeting *Prior to Issuance*

214. **Fire Department** to review plans. Applicant must submit directly to the Fire Department.
215. **Health Department** to review plans. Applicant must submit directly to the Health Department.
216. **Sanitary District** to review plans. Applicant must submit directly to the Sanitary District.
217. **Bay Area Air Quality Management District** Approval is required prior to issuance. Applicant must submit directly to BAAQMD.
218. Applicant must submit a **Waste Management Plan** for the project prior to issuance of the permit.
219. **Pre-construction meeting** is required. Contact Tony Wilcockson at 925-943-5834 to arrange for meeting at City.

Approvals Required *Prior to Final of Permit*

220. **Fire Department** final inspection is required prior to final of permit.
221. **Health Department** final inspection is required prior to final of permit.
222. **Sanitary District** final inspection is required prior to final of permit.
223. **Planning Division** final inspection is required prior to final of permit.
224. **Engineering Division** final inspection is required prior to final of permit.
225. **Transportation Division** final inspection required prior to final of permit.

Deferred Submittals

226. Submit **final waste management report** and receipts to City for review/approval prior to call for final
227. Submit **SPECIAL INSPECTION** progress reports and a final report to City for review/approval prior to call for final.
228. **TRAFFIC IMPACT FEE** shall be paid prior to final of permit.
229. Submit **pre-manufactured roof truss calculations and truss layout plan** to City prior to fabrication for review and approval. Calculations shall be signed and stamped by registered engineer or architect.
230. Title 24 Energy Documentation (Performance Approach Printout, ENV, LTG, MECH).
231. **Provide missing Title 24 Disabled Access details** as redlined in the plans by plan checker. Submit complete details to City for review and approval prior to call for inspection.

E. TITLE 24 Energy

Lighting

232. Submit LTG documents for lighting design. Make sure all forms are completed and are signed and dated by documentation author and designer.

233. Each area enclosed by ceiling –height partitions shall have independent switching or control device. [131(a)1]
234. Switching and control devices shall be readily accessible [131(a)1A]
235. Switching and control devices shall be located so that a person using the device can see the lights or area controlled by that switch, or so that the area being lit is annunciated [131(a)1B]
236. **Switching and control devices** shall be manually operated, or automatically controlled by an occupant-sensing device that meets the requirements of Section 119(d). [131(a)1C]
237. Provide **dual switching in enclosed spaces 100 s.f. or more**, in which the connected lighting load exceeds 0.8 watts/s.f. for the space as a whole and that has more than one luminaire. Exception is for corridors. [131(b)]
238. **Reduction in lighting level** is to be achieved by 1) dimmers; 2) dual switching of alternate rows of luminaires, alternate luminaires, or alternate lamps; 3) switching the middle lamps of 3-lamp luminaires independently of the other lamps; or 4) switching each luminaire or each lamp. [131(b)]
239. **Daylit areas** in any enclosed space greater than 250 s.f. shall 1) have at least one control that controls only luminaires in the daylit area and controls at least 50% of the lamps or luminaires in the daylit area per 131(b)1 thru 4, independently of all other lamps or luminaires in the enclosed space. See possible exceptions to section. [131(c)] (within 15 feet of a window.)
240. For every floor, all interior lighting systems shall be equipped with a separate automatic control to shut off the lighting. The automatic control may be an occupancy sensor, automatic time switch, or other device capable of automatically shutting off the lighting. See possible exceptions. [131(d)1]
241. If an **automatic time switch is used to comply with [131(d)1]** for the daylit area, it shall incorporate an **override switching device** that A) is readily accessible; and B) is located so that a person using it can see the lights or the area controlled by it, or so that the area being lit is annunciated; and C) is manually operated; and D) allow the lighting to remain on for no more than two hours when an override is initiated; and E) controls an area not exceeding 5,000 s.f. (with exceptions). [131(d)2]
242. If an **automatic time switch control device is installed to comply with 131(d)1**, it shall incorporate an **automatic holiday “shutoff” feature** that turns off all loads for at least 24 hours, then resumes the normally scheduled operation. Exceptions are retail stores, malls, restaurants, grocery stores, churches, and theaters. [131(d)3]
243. **Display lighting** shall be separately switched on circuits that are 20 amps or less. [131(e)]
244. All **permanently installed exterior lighting** attached to or powered by the electrical service in buildings that contain conditioned space(s) shall be controlled by a directional photocell or astronomical time switch that automatically turns off the exterior lighting when daylight is available. Exceptions include lighting in parking garages, tunnels, and large covered areas needing lighting. [131(e)]
245. The **following shall be tandem wired and shall not use single lamp ballasts**: a) pairs of 1-lamp or 3-lamp recessed fluorescent luminaires that are (1) on the same switch control, (2) in the same area, and (3) within 10 feet of each other in accessible ceiling spaces; and b) continuous mounted pendent and continuous surface mounted luminaires. See exceptions. [132]
246. Light switches to be located a maximum of 40” above floor.

Mechanical

247. Submit MECH documents for mechanical design

Envelope

248. Submit ENV documents for envelope changes

Miscellaneous

249. Receptacles to be located a minimum of 15” above floor.

F. PLUMBING, ELECTRICAL, MECHANICAL

250. Provide electrical plan. Show all existing, relocated and new light fixtures using different symbols to represent the difference light fixtures. Show where emergency lights are located and where egress directional signs are to be installed.
251. Provide **GFCI** protected outlet.
252. **Weatherproof outlet** [NEC 410-57]
253. Listed box required for mounting **ceiling fan** [370-27]
254. Clearances/lighting in **closets** [NEC 410-8]
255. **Recessed lighting fixtures** in insulated ceilings shall be Insulation Cover (IC) rated [NEC 410-68]
256. No **panel boards** in storage closets or bathrooms [NEC240-24]
257. No over/under **gas/electric meters** [PG&E]
258. **Vent terminations** shall be at least 4 feet from any opening into the building.
259. Amend plans to specify average consumption of water closets to be not more than 1.6 gallons per flush. [CPC 402.3]
260. Provide non-removable **vacuum breaker** on all exterior hose bibs.
261. **Water heater** to be seismically strapped [UPC 510.5]
262. **Combustion air** required for water heater or furnace. Locate required area within 12 inches of floor and within 12 inches of ceiling. [UPC 507, UMC 703]
263. **Gas line pressure test** required. Provide air gauge (60 psig maximum rated) and pressurize system to 30 psig. Hold pressure for 15 minutes while inspector is present.
264. Provide complete details of the location and installation requirements for fire and smoke dampers in HVAC system.

265. Provide smoke detector in return air duct for mechanical system for automatic shutdown, in air-moving equipment with more than 2000 cfm. [UMC 609.0]
266. Provide 30"wide by 36"deep clear space in front of electrical panel.
267. No combustibles (i.e. unprotected wood joists) exposed within plenums. [UMC 601.4]