

# CITY OF MILPITAS

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## ARCHITECTURAL PLAN REVIEW CHECKLIST

### RESTAURANT T.I. IN COVERED MALL OF TYPE II CONSTRUCTION (Group B or A-2)

The intent of this checklist is to provide a general guideline for the architectural plan review. This checklist may not include items related to all possible projects. This checklist may include more items than specific set of architectural plans may encompass.

Referenced Codes:

- 2013 California Building Code (CBC)

\* Code section referenced is CBC unless noted otherwise.

**This checklist provides requirements specific to Restaurant T.I. in Covered Mall of Type II Construction. Refer to "General Commercial Plan Review Checklist" for additional applicable requirements.**

	Code Requirements	Code section	Req'd
<b>B. BUILDING ANALYSIS</b>			
<b>Chapter 3 - Use and Occupancy Classification</b>			
1.	Assembly uses intended for food and/or drink consumption shall be classified as Group A-2 occupancy.	303.1	
2.	Assembly uses intended for food and/or drink consumption with occupant load less than 50 shall be classified as Group B occupancy.	303.1	
<b>Chapter 4 - Special Detailed Requirements Based on Use and Occupancy</b>			
3.	Two means of egress shall be provided for any tenant space when the distance of travel to the mall exceeds 75ft.	402.8.3	
4.	Two means of egress shall be provided for any tenant space when the occupant load of 50 or more per sec.	402.8.3	
5.	The entrance of assembly occupancies with an occupant load of 500 or more shall be immediately adjacent to the mall principal entrance.	402.8.4	
6.	At least half of the means of egress of assembly occupancies with an occupant load of 500 or more shall open directly to the exterior of the covered mall building.	402.8.4	
7.	For anchor buildings, the required means of egress shall be provided independently from the mall means of egress system. The path of egress travel of malls shall not exit through anchor buildings.	402.8.4.1	
8.	The max travel distance within each individual tenant space to an exit or entrance to the covered mall shall not exceed 200 ft.	402.8.5	
9.	Each tenant space shall be separated from other tenant spaces by a 1-hr fire rated fire partition.	402.4.2.1	
10.	Interior wall and ceiling finishes within the mall and exits shall have minimum flame spread index and smoke-developed index of Class B.	402.6.1	
11.	Not more than 1/2 of the exits shall be permitted to include security grilles or doors.	402.8.8	
12.	Plastic signs affixed to the storefront of any tenant space facing the mall shall not exceed 20% of the wall area and shall not exceed 36" high, except a vertical sign shall not exceed 96" high and 36" wide.	402.6.4.1 & 402.6.4.2	
13.	Plastic signs affixed to the storefront of any tenant space facing the mall shall be located a min. of 18" from adjacent tenants.	402.6.4.3	
14.	Provide material specifications of the plastic signs showing compliance.	402.6.4.4	
<b>Chapter 6 – Type of Construction</b>			

**ARCHITECTURAL PLAN REVIEW CHECKLIST**  
**RESTAURANT T.I. IN COVERED MALL OF TYPE II CONSTRUCTION (Cont'd)**

Code Requirements		Code section	Req'd
15.	In covered mall of Type II construction, non-bearing walls and partitions shall be constructed of non-combustible materials or fire-retardant-treated wood, 1 hr fire-resistance-rated construction, or wood panels or similar light construction up to 6 ft in height.	602.2 & 603.1	
16.	In covered mall of Type II construction, all building elements shall be constructed of non-combustible materials, except as permitted.	602.2 603.1	
<b>C. FIRE-RESISTANCE CONSTRUCTION AND FIRE PROTECTION SYSTEM</b>			
<b>Chapter 7 - Fire Resistance Rated Construction</b>			
17.	In order to prevent interference of smoke detectors with the smoke removal system of Great Mall, smoke dampers shall not be installed in HVAC penetrations of incidental use partitions and a minimum 26 gauge sheet-metal ducting shall be provided from the incidental use area to the Mall distribution trunks. This requirement shall be applicable to supply and return systems. If any smoke is generated within the incidental use area, it should travel within the return duct, thereby activating the smoke removal system and making the HVAC unit go into 100% exhaust.	City Policy No. BDP-ME03	
18.	Clearly label and identify on the plans the fire barriers and smoke partitions along with their hourly fire ratings.		
19.	Provide approved assembly numbers for all fire rated assemblies.		
20.	Provide details of the fire barrier at the floor and roof levels to show how the continuity of fire barrier is maintained.	707.5	
21.	Provide details of smoke partition to show that the continuity is maintained as required.	710.4	
22.	Doors in smoke partitions shall not include louvers.	710.5.2.1	
23.	Air transfer openings in smoke partitions shall be provided with a smoke damper.	710.8	
24.	Provide approved protection details for through penetrations and membrane penetrations at recessed fixtures on fire-resistive assemblies per sec. 713.3 & 713.4. Also, provide a note on the plans stating: "Penetrations of fire-resistive walls, floor-ceiling and roof-ceiling assemblies shall be protected."	714.3 & 714.4	
25.	Fire doors shall be self- or automatic closing.	716.5.9	
26.	Glazing is not allowed in interior fire partitions and fire barriers with fire-rating over 1 hr.	716.6.7	
<b>D. MEANS OF EGRESS</b>			
<b>Chapter 10 – Means of Egress</b>			
27.	Provide a complete code and exiting analysis. Identify the path of exit travel on the plans and indicate the travel distance.		
28.	Provide door hardware schedule on the plans.		
29.	Exit doorway shall provide a min. clear width sufficient for the occupant load per sec. 1005.1 but not less than 32". and a clear height of 6'-8"min.	1008.1.1	
30.	Every room that is an assembly occupancy with an occupant load over 49, shall have the occupant load sign posted in a conspicuous place near the main exit or exit access doorway.	1004.3	
31.	The occupant load of seating booths shall be based on one person for each 24" of booth seat length measured at the backrest of the seating booth.	1004.4	
32.	Patios and similar outdoors areas in restaurants shall have exiting in compliance with sec. 1004.8.	1004.5	
33.	The means of egress width shall not be less than the total occupant load served by the means of egress multiplied by 0.2 (0.3 for stairway) and not less than specified elsewhere in this code.	1005.3	
34.	Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50% of the required capacity.	1005.5	
35.	Doors in the egress path shall not reduce required width by more than 50%.	1005.7.1	
36.	Indicate the location of emergency means of egress illumination.	1006.3	

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Code Requirements		Code section	Req'd
37.	Egress doors shall be side-hinged swinging and shall swing in the direction of egress travel where serving a room with occupant load of 50 or more.	1008.1.2	
38.	Provide level landing on each side of the door with not more than 0.75" threshold at sliding doors or 0.5" for other doors per sec. 1008.1.6. Raised thresholds and floor level changes greater than 0.25" at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (50% slope).	1008.1.5	
39.	Exits and exit access doors shall be marked by approved exit signs. When exits are not readily visible, exit signs shall be located such that no point in a corridor is more than 100 ft from the nearest visible exit sign.	1011.1	
40.	Tactile exit signs shall be provided at locations listed.	1011.4	
41.	Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.	1014.2	
42.	Each tenant space shall be provided with access to the required exits without passing through adjacent tenant spaces, except where permitted by sec.1014.2.1 exception	1014.2.1	
43.	The common path of egress travel shall not exceed 75 ft.	1014.3	
44.	Provide two exits or exit access doorways from any space when one of the conditions as noted in sec. 1015.1 exists.	1015.1	
45.	Provide adequate exit separation between required exits.	1015.2	
46.	Show that the corridor width is complying sec. 1018.2.	1018.2	
47.	Group A-2 occupancy restaurants with occupant load 100 or more shall have at least one exit that discharges on a street or an unoccupied space of min. 20 ft in width that adjoins a street or public way.	1028.3.1	
48.	Group A-2 occupancy restaurants with an occupant load over 300 shall be provided with a main exit accommodating at least ½ of the occupant load, but not less than the total required width of all means of egress leading to that exit. The main exit shall front on at least one street or an unoccupied space of not less than 20 ft in width that adjoins a street or public way.	1028.2	
49.	In restaurants under Group A-2 occupancies with an occupant load over 300, in addition to the main exit, additional means of egress shall provide an egress capacity for at least ½ of the total occupant load served by that level. At least ½ of the additional means of egress shall be directly to an exit, or through a lobby to an exit, or to a 1 hr fire rated corridor to an exit	1028.3	
50.	Group A-2 occupancy restaurants with an occupant load of 100 or more but not more than 300, shall have at least one of the required means of egress directly to an exit, or through a lobby, that is not used to access the other required exit, to an exit or to a 1-hr fire rated corridor to an exit or continuous through a 1-hr fire rated lobby to an exit.	1028.3.1	
<b>Chapter 11B – Division 4: Accessible Routes</b>			
51.	Revolving doors/gates and turnstiles shall not be part of an accessible route.	11B-404.2.1	
52.	The level area in the direction of door swing shall be at least 60" in length and the length opposite to the direction of door swing shall be at least 48".	11B-404.2.4	
53.	The width of the level area on the side to which the door swings shall extend 24" past the strike edge of exterior doors and 18" for interior doors.	11B-404.2.4	
54.	The clear space between two consecutive door openings shall be 48" plus the door width. The doors in series shall swing either in the same direction or away from each other.	11B-404.2.6	
55.	Accessible door hardware shall be centered between 34" and 44" above the floor.	11B-404.2.7	
56.	The bottom 10" of all doors shall have a smooth surface kick plate.	11B-404.2.10	
57.	Every corridor and hallway shall be 44" min. serving an occupant load of 10 or more and 36" min. serving less than 10 persons.	11B-403.5.1	
58.	When there is raised floor in the tenant space, a ramp with max. slope of 1:12 shall be provided to provide access from the main floor level.	11B-303.4	

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Code Requirements		Code section	Req'd
59.	Ramps shall have a min. clear width of 48". Handrails may project into the clear width by 3½" max. ea. side.	11B-405.5	
60.	Top landings of ramps shall be 60" wide x 60" long and bottom of landing shall be 72" long.	11B-405.7	
61.	Where door opens into the ramp landing, the landing length shall be min. 42" plus the door width.	11B-405.7.5	
62.	Required ramps shall have a min. 2" high curb or wheel guide rail of 2-4" high when there is a vertical drop exceeding 4".	11B-405.9.2	
63.	Handrails are required on each side of ramp. Top of handrails shall be 34"-38" above the ramp surface extending min. 12" beyond top and bottom of the ramp parallel to the floor.	11B-505	
64.	Every portion of every building shall be provided with aisle 36" min. if serving on one side and 44" min. if serving both sides.	11B-403.5.1	
<b>E. INTERIOR ENVIRONMENT</b>			
<b>Chapter 8 – Interior Finishes</b>			
65.	Foam plastics shall not be used as interior finish except as provided in sec. 803.4. Foam plastic shall not be used as interior trim except as provided in sec. 806.3 or 2604.2.	801.8	
66.	When walls and ceilings are required to be fire-resistive or non-combustible, the interior finish material shall be applied directly against such construction or to furring strips not exceeding 1-3/4 inches applied directly against such surfaces. The furred space shall be filled with inorganic or non-combustible or Class A material or shall be fire blocked at max. 8 feet spacing in any direction.	803.11.1	
67.	An interior wall or ceiling finishes (except non-combustible materials) less than ¼" thick shall be applied directly against a non-combustible backing unless it is in accordance with an approved tested assembly.	803.11.4	
68.	Interior trim shall be Class C minimum. Combustible trim, excluding handrails and guardrails, shall not exceed 10% of the specific wall or ceiling area.	806.5	
<b>F. PUBLIC AND COMMERCIAL BUILDINGS ACCESSIBILITY</b>			
<b>Chapter 11B – Building Facilities and Elements Accessibility</b>			
69.	The entrance door to single-accommodation toilet facilities shall contain a privacy latch.	11B-213.2.1	
70.	Accessible water closets shall be placed between 17" and 19" to the top of a max. 2" high toilet seat.	11B-604.4	
71.	The centerline of the accessible water closet fixture shall be 17"-18" from the side wall and the clearance around the water closet shall be 60" min. measured perpendicular to the side wall and 56" min. measured perpendicular to the rear wall where door is not permitted to swing into this clearance and a min. 48" deep maneuvering space in front of the water closet.	11B-604.2 11B-604.3.1	
72.	Provide clear floor space and maneuvering space at accessible water closets in compliance with sec. 11B-604.3.	11B-604.3	
73.	Grab bars shall be installed in accordance with sec. 11B-604.5 & 11B-609.	11B-604.5 11B-609	
74.	Flush controls shall be operable with one hand and shall not require tight grasping, pinching or twisting and located at 44" max. above floor and on the open side of the water closet.	11B-309 11B-604.6	
75.	Accessible urinals shall be placed 17" max. above floor and 13.5" min. deep measured from the rear wall to the outer face of the urinal rim with a clear floor space of 30"x48" in front of the urinal.	11B-605 11B-305	
76.	The centerline of the accessible lavatories shall be 18" min. from the side wall mounted no higher than 34" above floor.	11B-606	
77.	A clear floor space of 30"x48" for forward approach shall be provided in front of a lavatory with knee and toe clearance per sec. 11B-306.	11B-606.2	
78.	A clear floor space of 30"x48" for forward approach shall be provided in front of an accessible sink without cabinet door or any obstruction below the sink. The sink shall be 6-1/2" deep max. mounted no higher than 34" above floor.	11B-606.2 11B-606.3	

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**RESTAURANT T.I. IN COVERED MALL OF TYPE II CONSTRUCTION (Cont'd)**

Code Requirements		Code section	Req'd
79.	The bottom edge of mirror shall be located 40" max. from finished floor and 35" max. if the mirrors are not located above lavatories or countertops.	11B-603.3	
80.	At least one of each type of toilet room dispensing/disposal fixtures shall be located with all operable parts within 40" from finished floor.	11B-603.5	
81.	Toilet tissue dispensers permitting continuous paper flow shall be located within 7"-9" in front closet measured to the centerline of the dispenser. The outlet shall be below the grab bar at min. 19" above finish floor.	11B-604.7	
82.	At least one locker, but not less than 5% of all lockers shall be made accessible.	11B-225.2.1	
83.	Doorways leading to sanitary facilities shall be identified by geometric symbol in compliance with sec. 11B-703.7.2.6 on the door and accessibility signs adjacent to latch side of door per sec. 703.	11B-703.7.2.6 11B-703	
84.	The highest operable part of all controls, dispensers, receptacles and other operable equipment shall be placed min. 15" and max. 48" above floor for unobstructed forward or side approach.	11B-308	
85.	If the reach is over a 20"-25" deep obstruction, the max. height for forward reach shall be 44".	11B-308.2.2	
86.	If the reach is over a 10"-24" deep and 34" max. ht. obstruction, the max. height for side reach shall be 46".	11B-308.3.2	
87.	The minimum clear width of walking surfaces shall be 36" min. which can be reduced to 32" min. for a max. length of 24".	11B-403.5.1	
88.	At least 5%, not less than one, fixed seating, tables or counters shall be accessible. A clear floor space of 30"x48" shall be provided for wheelchair seating space at fixed tables or counters per 11B-305 and with knee clearance under the table or counter per 11B-306.	11B-226	
89.	The tops of tables and counters shall be 28"-34" above the floor.	11B-902.3	
90.	Accessible check out aisles shall be provided in accordance with Table 11B-227.2 for each function with 38" max. counter height and max. 2" counter edge protection above the counter surface.	11B-227.3 11B-904.4	
91.	At least one of each type of sales and service counters shall be located at a section of counter that is at least 36" long at 34" max. height.	11B-227.3 11B-904.4	
<b>G. BUILDING ELEMENTS</b>			
<b>Chapter 24 – Glass and Glazing</b>			
92.	Provide safety glazing in the locations as described in sec. 2406.4.	2406.4	
<b>Chapter 26 – Plastic</b>			
93.	Foam plastics used as interior trim shall be min. 20pcf and max. 8" wide x 0.5" thk. The interior trim shall not be more than 10% of the wall and ceiling area. The flame spread index shall not exceed 75 tested per ASTM E 84 or UL 723. Provide testing data of the foam plastic.	2604.2	