

CITY OF MILPITAS

Building & Safety Department
 455 E. Calaveras Blvd.
 Milpitas, CA 95035
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ARCHITECTURAL PLAN REVIEW CHECKLIST

EXTERIOR ENCLOSURE

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 Education Center. Refer to “General Commercial Plan Review Checklist” for additional applicable requirements.

	Code Requirements	Code section	Req'd
	B. BUILDING ANALYSIS		
	Chapter 3 - Use and Occupancy Classification		
1.	Education center shall be classified as Group E occupancy when the facility is used for educational purposes for more than 6 children through 12 th grade.	305.1	
2.	Day care for educational, supervision or personal care services for more than 6 children aged 2 years or older shall be classified as Group E occupancy.	305.2	
3.	Day care facility providing care for more than 6 but less than 100 children under 2 years of age located on the exit discharge level and each room has an exit door directly to the exterior shall be classified as Group E occupancy.	305.2 308.6.1	
	Chapter 4 - Special Detailed Requirements Based on Use and Occupancy		
4.	All buildings housing Group E occupancies shall front directly on a public street or an exit discharge not less than 20 ft in width. At least one required exits shall be located on the public street or on the exit discharge.	442.1.1	
5.	Every room in Group E occupancies with an occupant load of 300 or more shall have one of its exits or exit-access doorways lead directly into a separate means of egress system with min. of two paths of exit travel, which are separated in such a manner to provide an atmospheric separation that precludes contamination of both paths of exit travel by the same fire. Not more than two required exits or exit-access doorways shall enter into the same means of egress system	442.1.2	
6.	Rooms classified as Group E for educational purposes shall not be located above or below the first story unless one of the exceptions of sec.442.1.4 for Group E are met.	442.1.4	
	Chapter 5 - General Building Heights and Areas		
7.	Allowable height increase is not permitted to combine with allowable area increase due to the installation of automatic fire-sprinkler system in Group E occupancies.	506.3 504.2	
8.	The total maximum allowable area for unseparated occupancies in building two or more stories above grade plane shall not exceed twice of the max allowable area per floor.	506.4.1	
9.	The sum of the ratios on all floors for separated mixed occupancies shall not exceed 2 for building two stories or higher above grade plane.	506.5.2	
10.	The sum of the ratios on each floor for separated mixed occupancies shall not exceed 1.	508.4.2	
	C. FIRE-RESISTANCE CONSTRUCTION AND FIRE PROTECTION SYSTEM		
	Chapter 7 - Fire Resistance Rated Construction		

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11.	Exterior walls in Group E occupancies shall be fire-resistance rated for exposure to fire in accordance with Tables 601 and 602 from both sides regardless of fire separation distance.	705.5	
12.	Fire walls in Group E occupancies shall be 3-hr fire rated, except in Types II or V construction, where fire walls may be 2-hr fire rated.	Table 706.4	
13.	Fire barriers separating a single Group E occupancies into different fire areas shall be 2-hr fire rated.	Table 707.3.10	
14.	Duct and air transfer openings in smoke partitions shall be provided with a smoke damper in Group E occupancies.	717.5.7	
15.	Approved fire and smoke dampers are required in ducts and air transfer openings of fire barriers in Group E occupancies.	717.5.2	
16.	For Group E occupancies, a listed smoke damper designed to resist the passage of smoke shall be provided at each point a duct or air transfer opening penetrates a fire-resistance rated corridor enclosure required to have smoke and draft doors.	717.5.4.1 716.5.3	
Chapter 9 - Fire Protection Systems			
17.	An automatic fire-sprinkler system shall be provided throughout all education centers in Group E occupancy with fire areas greater than 12,000 sq ft.	903.2.3	
18.	A manual and automatic fire alarm system shall be installed in Group E occupancies with an occupant load of 50 or more or containing more than one classroom, or one or more rooms used for day care purposes. When automatic fire-sprinkler system or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.	907.2.3	
D. MEANS OF EGRESS			
Chapter 10 – Means of Egress			
19.	Two exits or exit access doorways from any room or space used for day care purposes in Group E occupancy shall be provided when the occupant load exceeds 49 or 10 for ages 2years old or younger.	1015.1 1015.6	
20.	The max exit access travel distance for education centers in Group E occupancy shall be 200 ft without fire-sprinkler system and 250 ft with fire-sprinkler system.	Table 1016.2	
21.	The minimum corridor width in Group E education centers shall be 44", except in facilities having a required capacity of 100 or more shall be 72" minimum.	1018.2	