

CITY OF MILPITAS

Building & Safety Department
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ARCHITECTURAL PLAN REVIEW CHECKLIST

GENERAL RESIDENTIAL (EXCEPT SINGLE FAMILY RESIDENCES AND TOWNHOMES)

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)
- 2013 California Plumbing Code (CPC)
- 2014 Milpitas Municipal Code (MMC)

* Code section referenced is CBC unless noted otherwise.

	Code Requirements	Code section	Req'd
A. GENERAL			
Application			
1.	Applicable codes shall be 2013 California Building Code (CBC), 2013 California Mechanical Code (CMC), 2013 California Electrical Code (CEC), 2013 California Plumbing Code (CPC), 2013 California Energy Code (CEnc), 2013 California Green Building Standards (CalGreen) and 2014 Milpitas Municipal Code (MMC).		
2.	Engineer or Architect licensed in the State of California shall prepare the plans. The final 2 sets of structural design calculations and plans shall be wet signed and stamped prior to building permit issuance. Plans for elements of the structure designed by others must be reviewed and signed by the Engineer or Architect of record. [California Business and Professional Code 5536.1, 6735]		
3.	Applicant shall apply for new building addresses prior to submitting for building permit.		
	Permit application for the demolition of any structure at the site shall be submitted and approved either prior to building permit issuance or as a part of the building permit application. It is highly recommended that demolition permit application be submitted as soon as possible in order to avoid any delays in building permit issuance.		
4.	Deferred submittal items shall be listed on the Title sheet of the permit set of plans and shall be submitted to the Building and Safety Department for review and approval to Building and Safety Department prior to installation. Submittal documents for deferred submittal items shall be reviewed by the Architect or Engineer of record with a notation indicating that the deferred submittal documents have been reviewed and in general conformance with the design of the building.		
Submittal Plan Requirements			
5.	Show finish floor elevations, elevations of finish grade adjacent to buildings, established street grades, drainage patterns, locations, and gradients of cut or fill slopes.		
6.	Finish grade around the structure/addition shall slope away from the foundation a minimum of 5% for a minimum distance of 10 feet. Include a note on the site plan or show on a foundation detail.	1804.3	
7.	On graded sites, the top of any exterior foundation detail shall extend above the elevation of the street gutter at point of discharge at the inlet of an approved drainage device a minimum 12 inches plus 2%. Provide elevations on the site plan to show compliance.	1808.7.4	
8.	Provide a statement on the title sheet of the plans that this project shall comply with 2013 CBC, CMC, CPC, CEC, CEnc, CalGreen and 2014 MMC.		
9.	Plans shall be quality blue or black ink line drawings with uniform light background color 22"X17" minimum in size.		

ARCHITECTURAL PLAN REVIEW CHECKLIST GENERAL RESIDENTIAL (Cont'd)

Code Requirements		Code section	Req'd
10.	Provide a separate existing and proposed floor plan for all altered areas within an existing building. Plans shall be dimensioned or scaled.		
B. BUILDING ANALYSIS			
Chapter 3 - Use and Occupancy Classification			
11.	Structures or portions of structures shall be classified with respect to occupancy in one or more of the occupancy groups. Specify proposed occupancy classification.	302.1, 310.1	
12.	A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied.	302.1	
13.	Specify the existing and proposed use of all rooms and areas.	302.1	
Chapter 5 - General Building Heights and Areas			
14.	Perform an analysis to verify that the maximum building area and height, occupancy and type of construction are in compliance with Table 503, Sec. 504 & 506. Mixed use and occupancies shall comply with sec. 508. The analysis shall be performed for each floor and for the building as a whole.	506.4.1 & 508.3.3	
15.	Clearly show the maximum building height based on the definition in sec. 502.	Chapter 2	
16.	Clearly show if the lower level is a basement or story, based on the definitions in sec. 502.	Chapter 2	
17.	Indicate how mezzanine complies with area, openness and exit requirements.	505	
Chapter 6 – Type of Construction			
18.	The building elements based on type of construction shall have a fire-resistance rating not less than that specified in Table 601.		
19.	Exterior wall fire resistance rating and opening protection shall be determined based on fire separation distance as defined in sec. 702 and Tables 601, 602, 705.8.		
20.	Automatic sprinkler system is not permitted to substitute for the 1-hour fire resistance of exterior walls required.	Table 601 note d	
C. FIRE-RESISTANCE CONSTRUCTION AND FIRE PROTECTION SYSTEM			
Chapter 7 - Fire Resistance Rated Construction			
21.	Clearly label and identify on the plans the fire-resistive corridors, fire walls, shaft enclosures, fire barriers, fire partitions, smoke barriers and smoke partitions along with their hourly fire ratings.		
22.	Provide approved assembly numbers for all fire rated assemblies.		
23.	When two or more buildings are on the same property, the buildings shall have an assumed property line between them for the purpose of determining the required wall and opening protection and roof cover requirements. An exception is provided if the combined area of the buildings is within the limits specified in Chapter 5 for a single building based on the most restrictive occupancy.	705.3	
24.	For all walls, at or near a property line or assumed property line, provide a complete wall section from the foundation to the roof and locate the property line or assumed property line with distance to the building face.		
25.	Where building is separated by fire walls, indicate the assumed property line from the termination of the fire walls at the building exterior wall to the legal property line. Indicate the fire separation distances from the assumed property line to the building face as defined in sec. 702. Verify compliance of percentage of permitted unprotected openings or provide protected openings.	Table 705.8	
26.	The maximum area of unprotected or protected openings permitted in an exterior wall in any story shall not exceed the percentage specified in sec. 705.8 and Table 705.8. The allowable area of unprotected openings may be assumed as protected if the building is fire-sprinklered. No exterior openings are permitted with less than 3 ft. fire separation distance.	705.8.1, Table 705.8	

ARCHITECTURAL PLAN REVIEW CHECKLIST GENERAL RESIDENTIAL (Cont'd)

	Code Requirements	Code section	Req'd
27.	Projections shall not extend any closer to the line used to determine fire separation distance than shown in Table 705.2. Projection materials shall be in accordance with sec. 705.2.	705.2	
28.	In buildings over 3 stories high and not provided with automatic sprinkler system provide min. 3 ft of 1 hour fire rated vertical separation between exterior openings in adjacent stories that are within 5 ft horizontally and when the lower opening is less than ¾ hr protected. Flame barrier of 1 hr fire rating extending 30" beyond the exterior walls may also be used.	705.8.5	
29.	Provide ¾ hr opening protection for openings that are less than 15 ft vertically above the roof of an adjacent building, which is within a fire separation distance of 15ft of the wall in which the openings are located when building is not provided with one-hour fire-rated roof.	705.8.6	
30.	Parapets shall be provided on exterior walls unless one of the exceptions of sec. 705.11 applies. The parapet shall be 30" min. high and have noncombustible faces at the uppermost 18".as per sec.705.11.1	705.11	
31.	Openings are not permitted in party walls constructed in accordance with sec.706.1.1.	706.8	
32.	Provide detail of the fire wall at the floor and roof levels to show how the structural stability is maintained under fire conditions to allow collapse of construction on either side without collapse of the wall for the duration of time indicated by the required fire-resistance rating.	706.2	
33.	Fire walls shall be of noncombustible materials in Types I, II, III and IV construction.	706.3	
34.	Fire walls shall be continuous from exterior wall to exterior wall and shall extend 18" beyond the exterior surface of exterior walls. The fire wall shall be permitted to terminate at the interior surface of non-combustible exterior sheathing when one of the exceptions of sec.706.5 applies.	706.5	
35.	Where the fire wall intersects the exterior walls, a 1-hour fire rating with ¾ hr opening protection is required on the exterior walls for a min. of 4ft on both sides of the fire wall, unless the angle between the exterior walls at the fire wall intersection is greater than 180 degrees, or Assume an imaginary lot line at the fire wall extending beyond the exterior of the fire wall. The location of assumed line in relation to the exterior walls and the fire wall shall be such that the exterior wall and opening protection meet the requirements set forth in sec.706.5 and 706.8.	706.5.1	
36.	Fire walls shall extend to the outer edge of horizontal projecting elements such as balconies, roof overhangs, canopies, marquees and similar projections that are within 4 feet of the fire wall unless one of the exceptions applies.	706.5.2	
37.	Fire walls shall extend from the foundation to a termination point at least 30 inches above both adjacent roofs unless one of the exceptions applies.	706.6	
38.	Provide a min. of 4" distance between embedded ends of adjacent combustible members embedded into concrete or masonry fire wall from opposite sides.	706.7	
39.	Each opening in non-sprinkled building through a fire wall shall be less than 156 sq. ft. each with aggregate opening width of openings at any floor less than 25% of fire wall length and shall be protected in accordance with sec. 706.8 and Table 716.5. Window openings are not permitted in fire walls.	Table 716.5	
40.	Glazed openings are not permitted in fire walls as per Table 716.5, unless glazing is labeled and tested as part of fire-resistance-rated wall assembly.	716.2	
41.	No duct and air transfer opening penetrations are allowed in fire walls located on the lot line.	706.11	
42.	Provide details of the fire barrier at the floor and roof levels to show how the continuity of fire barrier is maintained.	707.5	
43.	The supporting construction for the fire barriers shall have the same fire resistance rating as the fire barrier supported.	707.5.1	

ARCHITECTURAL PLAN REVIEW CHECKLIST GENERAL RESIDENTIAL (Cont'd)

	Code Requirements	Code section	Req'd
44.	Fire barriers shall be used for shaft enclosures, exit enclosures, exit passageways, horizontal exits, separation of mixed occupancies and incidental use areas. Openings shall be limited to a maximum width of 25% of the fire barrier length with a maximum area of any single opening of 156 sq. ft.	707.3, 707.6	
45.	Shaft enclosures shall be 2 hr fire-rated when connecting 4 stories or more and 1 hr fire-rated when connecting less than 4 stories. The fire resistance rating shall not be less than the floor assembly penetrated, but need not exceed 2 hr.	713.4	
46.	Provide detail of the shaft enclosure penetration at the floor level to show how the continuity of shaft construction is maintained.	713.5	
47.	Doors in shaft enclosure shall be self- or automatic closing by smoke detection.	708.7	
48.	Refuse and laundry chutes shall terminate in rooms separated from the remainder of the building by a 1-hr fire barrier with ¾ hr opening protectives. Openings into chutes shall not be located in corridors. Doors shall be self/automatic closing. Automatic sprinkler system shall be installed in refuse chutes and termination rooms.	713.13.4, 713.13.1, 713.13.6	
49.	Access openings for refuse and laundry chutes shall be located in a 1 hr rated access room with ¾ hr fire-rated opening protection. Doors in access rooms shall be self- or automatic closing by smoke detection.	713.13.3	
50.	Fire walls shall have sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall for the duration of time indicated by the required fire-resistance rating.	706.2	
51.	Fire barriers shall be used for shaft enclosures, exit enclosures, exit passageways, horizontal exits, separation of mixed occupancies and incidental use areas. Openings shall be limited to a maximum width of 25% of the fire barrier length with a maximum area of any single opening of 156 sq. ft.	707.3, 707.6	
52.	Elevator and refuse chutes shall be enclosed in a shaft enclosure. Provide detail of the elevator and trash chutes shafts penetration at floor level to show how the continuity of shaft construction is maintained.	713.13 713.14 713.5	
53.	An enclosed elevator lobby shall be provided to separate the elevator shaft from the corridor on each floor by a 1 hr fire partition when connecting more than the number of stories specified in sec. 713.14.1 based on occupancy group classification.	713.14.1	
54.	Provide details of fire partition to show that the continuity of the partition is maintained.	708.4	
55.	Walls and floor assemblies separating dwelling or sleeping units are required to be of one-hour fire resistive construction. Corridors walls shall be 1 hr fire rated.	420, 708.1, 711.3, 1018.1	
56.	The supporting construction for fire partition shall be protected with minimum 1 hr fire rating.	708.4	
57.	Smoke barrier shall be minimum 1 hr fire rated.	709.3	
58.	Provide details of smoke barriers to show that the continuity is maintained.	709.4	
59.	Provide details of smoke partition to show that the continuity is maintained.	710.4	
60.	Doors in smoke partitions shall not include louvers.	710.5.2	
61.	Air transfer openings in smoke partitions shall be provided with a smoke damper.	710.8	
62.	Provide approved protection details for through penetrations and membrane penetrations at recessed fixtures on fire-resistive assemblies. Also, provide a note on the plans stating: "Penetrations of fire-resistive walls, floor-ceiling and roof-ceiling assemblies shall be protected as required by CBC Sec. 714.3 & 714.4."	714.3, 714.4	
63.	Provide approved assembly numbers for all fire resistant joint systems.	715.1	
64.	Provide details and the approved assembly numbers of the individual fire protection for structural members required to be fire-resistive that support more than 2 floors or one floor and roof, or support a wall more than two stories high.	704.3	
65.	Provide details to show column impact protection in garages or other areas subject to impact damage by corner guards or steel jackets around the column to a height of 5 ft. min.	704.9	

ARCHITECTURAL PLAN REVIEW CHECKLIST GENERAL RESIDENTIAL (Cont'd)

Code Requirements		Code section	Req'd
66.	Glazing in fire doors in exit enclosures and exit passageways shall not exceed 100 sq. in. unless tested.	716.5.5.1	
67.	Glazing in fire doors in horizontal exits shall not exceed 100 sq. in. without a dimension exceeding 10".	716.5.8.1.2.1	
68.	Glazing in 1-1/2 hr rated fire doors shall not exceed 100 sq. in.	716.5.8.1.2.2	
69.	Fire doors shall be self- or automatic closing.	716.5.9	
70.	Openings through a fire wall less than 156 sq. ft. each with aggregate opening width of less than 25% of fire wall length shall be protected in accordance with sec. 706.8 and Table 716.5.	Table 716.5	
71.	Window openings are not permitted in fire walls.	Table 716.5.	
72.	Glazing is not allowed in interior fire partitions and fire barriers with fire-rating over 1 hr.	716.6.7	
73.	The total area of windows in fire rated walls shall not exceed 25% of the common wall area.	716.7.2	
74.	Fire dampers, smoke dampers, combination fire/smoke dampers and ceiling radiation dampers shall be provided at the locations prescribed in sec. 717.5.1 - 717.5.7 with applicable rating shown on the plans.		
75.	Provide means of access to the fire and smoke dampers for inspection and maintenance.	717.4	
76.	Ducts and air transfer openings shall be protected. Hazardous Exhaust Ducts shall not penetrate a fire wall.	717 , MMC II-3-2.04	
77.	In combustible construction, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking shall be installed in the locations specified in sec. 718.2.2 - 718.2.7. Provide details on plans, or complete notes on the drawings.		
78.	Provide/detail draftstops in floor/ceiling spaces above, and in line with dwelling unit separation walls unless NFPA 13 sprinkler system is installed throughout the building.	718.3.2	
Chapter 9 - Fire Protection Systems			
79.	Specify the type of system on the cover sheet (i.e. NFPA 13 or 13R).		
80.	Provide hardwired listed smoke alarms complying with UL 217 in all locations listed in sec. 907.2.10.		
81.	Smokeproof enclosure shall consist of an enclosed interior exit stairway and an open exterior balcony or ventilated vestibule.	909.20	
82.	The min. dimension of the vestibule to the smokeproof enclosure shall be 44" wide x 72" long, but not less than the width of the corridor leading to the vestibule.	909.20.1	
83.	The smokeproof enclosure shall be separated from the remainder of the building by 2 hr fire rated wall without openings except egress doors. The vestibule to the smokeproof exit enclosure shall be separated by 2 hr fire rated wall.	909.20.2	
84.	The door from the building to the vestibule shall be 90 min. rated and from the vestibule to the smokeproof exit enclosure shall be 20 min. rated. The doors shall be self or automatic closing by smoke detection.	909.20.2	
D. MEANS OF EGRESS			
Chapter 10 – Means of Egress			
85.	Provide a complete code and exiting analysis. Identify the path of exit travel on the plans and indicate the travel distance. No point in the building shall exceed the distances as per from an exterior exit, horizontal exit, enclosed stairway, exit passageway, exterior exit stair or ramp measured along the path of travel. The travel distance shall include travel within unenclosed stairways. Note: Travel distance and common path of egress travel share the same starting point.	1016.2 Table 1016.2	
86.	Provide doors hardware schedule on the plans.		

ARCHITECTURAL PLAN REVIEW CHECKLIST GENERAL RESIDENTIAL (Cont'd)

Code Requirements		Code section	Req'd
87.	Exit doorway shall provide a min. clear width sufficient for the occupant load per sec.1005.3 but not less than 32" and a clear height of 6'-8"min.	1008.1.1, 1003.2	
88.	Maintain a minimum parking headroom clearance of not less than 7'-0" and 8'-2" for accessible parking to any ceiling, beam pipe or similar construction.	406.4.1, 1109A.8.1	
89.	A min. of 7'-6" ceiling height is required in the means of egress system per sec. 1003.2. Protruding objects shall not reduce the ceiling height to less than 80" and such height shall not exceed 50% of the ceiling area of a means of egress.	1003.3.1	
90.	When the headroom clearance is less than 80", provide a barrier with the maximum height of 27" above the floor.	1003.3.1	
91.	Horizontal projection between the height of 27" and 80" shall not exceed 4" from either side over a walking surface, except handrails, which may protrude 4.5" max.	1003.3.3	
92.	Sloped surfaces shall be used in the means of egress with elevation changes of less than 12".	1003.5	
93.	Contrasting floor finish may be used for ramps with elevation change not more than 6" in lieu of handrails.	1003.5	
94.	Escalators and moving walks shall not be used as a component of egress travel.	1003.7	
95.	Every room that is an assembly occupancy shall have the occupant load sign posted in a conspicuous place near the main exit or exit access doorway.	1004.3	
96.	The means of egress width shall not be less than the total occupant load served by the means of egress multiplied by the factors as noted in sec. 1005.3 and not less than specified elsewhere in this code.	1005.2	
97.	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	
98.	Doors in the egress path shall not reduce required means of egress width by more than 50%.	1005.7.1	
99.	Indicate the location of emergency means of egress illumination.	1006.3	
100.	In buildings where required accessible floor is 4 or more stories above or below the level of exit discharge, at least one elevator shall be provided as accessible means of egress.	1007.2.1	
101.	An accessible exit stairway in non-sprinklered building shall have 48" min. clear width.	1007.3	
102.	Stairways within vertical exit enclosures of non-sprinklered building shall incorporate an area of refuge within enlarged floor-level landings without reducing the required means of egress width. Stairs serving occupant load of 200 or more shall be provided with two wheelchair spaces.	1007.3 & 1007.6, 1007.6.1	
103.	Areas of refuge, except those located in vertical exit enclosure, shall be separated from the remainder of the story by a smoke barrier.	1007.6.2	
104.	Each area of refuge shall be provided with two-way communication system, instructions and identification.	1007.6.3, 1007.8.1 1007.8.2	
105.	Where an elevator lobby is used as an area of refuge, the shaft and lobby shall be a smokeproof enclosure.	1007.6	
106.	The building exterior walls within 10ft horizontally from the exterior area of assisted rescue shall be 1 hr rated min. with ¾ hr opening protective and shall extend vertically from the ground to 10 ft above the floor of the assisted rescue area.	1007.7.4	
107.	Show that the exterior area for assisted rescue is 50% min. open.	1007.7.5	
108.	The exterior exit stairways for exterior area for assisted rescue shall have min. 48" clear width.	1007.7.6	
109.	Egress doors shall be side-hinged swinging and shall swing in the direction of egress travel where serving more than 50 occupant load.	1008.1.2	
110.	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	

ARCHITECTURAL PLAN REVIEW CHECKLIST GENERAL RESIDENTIAL (Cont'd)

	Code Requirements	Code section	Req'd
111.	Provide a landing width not less than the width of the door or the stair served (whichever is greater) and a length of not less than 44". Doors fully open shall not reduce the width of the landing by more than 7". When a landing serves an occupant load more than 50, doors in any position shall not reduce the landing to less than one-half its required width.	1008.1.6	
112.	Door hardware in buildings not required to be accessible shall be centered between 34" and 48" above the floor.	1008.1.9.2	
113.	Exit doors from Group A occupancy or assembly areas not classified as an assembly occupancy, E, I-2 and I-2.1 occupancies having an occupant load of 50 or more and any H occupancies shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.	1008.1.10	
114.	Provide stairway rise and treads details.	1009.7	
115.	Stairways shall have a min. 80" headroom clearance.	1009.5	
116.	Indicate stair landing dimensions complying with sec. 1009.8.		
117.	Walls and soffits of enclosed usable space under stairs shall be protected on the enclosed side as required for 1-hr rating or the fire rating of the stair enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stair enclosure. See exceptions for R-2 and R-3 occupancies.	1009.9.3	
118.	The open space under exterior stairways shall not be used for any purpose.	1009.9.4	
119.	Vertical distance between stairway landings is limited to 12 ft.	1009.10	
120.	Stairways shall have handrails on each side.	1009.15	
121.	Buildings four or more stories in height are required to have one stairway extended to the roof with a penthouse unless the roof has a slope steeper than 4:12.	1009.16	
122.	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	
123.	Tactile exit signs shall be provided at locations listed in sec. 1011.4.	1011.4	
124.	All portions of the stairway width required for egress capacity shall be within 30" of an intermediate handrail.	1012.9	
125.	Provide guards at floor and roof openings landings, balconies, and at open sides of stairs, which are more than 30" above grade or floor below. Guardrails shall be not less than 42" in height.	1013.2	
126.	Open guards shall have intermediate rails or an ornamental pattern such that a sphere 4" in diameter cannot pass through.	1013.4	
127.	Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.	1014.2	
128.	Provide a complete architectural section of the corridor showing all fire-resistive materials and details of construction for all floor, wall, and roof assemblies.		
129.	The common path of egress travel shall not exceed distance as noted in Table 1014.3	1014.3	
130.	Provide two exits or exit access doorways from any space when one of the conditions as noted in sec. 1015.1 exists.	1015.1	
131.	Show the dimensions of all exit access aisles and aisle accessways complying with sec. 1017.1.	1017.1	
132.	Show that the egress balcony has min. 50% open area complying with sec. 1019.3.	1019.3	
133.	Provide adequate exit separation between required exits.	1015.2	
134.	Exit access travel distance from the most remote point within a story to the entrance to an exit shall not exceed 200ft in buildings without sprinkler system and 250 ft with sprinkler system.	1016.2	
135.	Show that the corridor width is complying with sec. 1018.2.	1018.2	

ARCHITECTURAL PLAN REVIEW CHECKLIST GENERAL RESIDENTIAL (Cont'd)

Code Requirements		Code section	Req'd
136.	Dead ends more than 20 ft in length are not permitted in a corridor when more than one exit or exit access doorway is required.	1018.4	
137.	Corridor shall have a min. width of 44" and be protected with 1-hr fire partition per sec.709 when serving occupant load of more than 10.	1018.1 & 1018.2	
138.	Fire resistance rated corridors shall be continuous and shall not be interrupted by intervening rooms.	1018.6	
139.	Provide min. no. of exits from the building on each floor.	Table 1021.1	
140.	Provide 2-hr fire rated enclosures where they connect 4 or more stories and not less than 1-hr rated enclosures for less than 4 stories. Elevators shall not open into an exit enclosure.	1022.2, 1022.4	
141.	The building exterior walls within 10ft horizontally from the exterior non-rated wall of an exit stairway enclosure at an angle less than 180 degree from the enclosure wall shall be 1 hr fire rated min. with ¾ hr opening protective and shall extend vertically from the ground to 10 ft above the topmost landing.	1022.7	
142.	Stairways from upper levels extending below the level of exit discharge shall have an approved barrier to preclude exiting into such lower levels. Directional exit signs shall be provided.	1022.8	
143.	Provide stairway identifications at each floor landing in interior exit enclosures connecting more than three stories. Tactile floor designation signs shall also be provided when accessibility is required. Tactile exit signs shall be provided at locations listed in sec. 1011.4.	1022.9, 1022.9.1	
144.	High rise buildings or underground buildings required to comply with sec.403.5.4 or 405.7.2 shall have all exit enclosures smokeproof.	1022.10	
145.	Exit passageway shall have a 1-hr fire rated enclosure and shall have a width determined as per sec.1005.1 but shall not be less than 44", unless serving an occupant load of 50, which may be reduced to 36".	1023.2 & 1023.3	
146.	No more than ½ of the total number of exits shall be used as horizontal exits.	1025.1	
147.	Clearly identify the location of horizontal exit on the plans and provide the required separation. Provide calculations to show that the refuge area can accommodate the required capacity as determined.	1025.2, 1025.4	
148.	Exterior exit ramps and stairways shall not be permitted for buildings over 6 stories above grade plane and in high-rises.	1026.2	
149.	Show that the exterior exit ramps and stairways meet the openness requirements.	1026.3	
150.	Exits (exterior exit, horizontal exit, enclosed stairway, exit passageway, exterior exit stair or ramp) shall not be used for any purpose that interferes with its function as a means of egress. Exits shall discharge directly to the exterior of the building and provide direct access to grade. Exit discharge shall not reenter a building or provide exit through corridor.	1020.1, 1027.1	
151.	Exterior balconies, stairways and ramps shall be located at least 10 ft from adjacent lot lines and from other buildings on the same lot unless the adjacent building exterior walls and openings are protected in accordance with sec.705 based on the fire separation distance.	1019.4 1026.5	
152.	Provide dimensions of egress court to show compliance with sec. 1027.4		
153.	Basements and sleeping rooms below the fourth story above grade plan shall have at least one exterior emergency escape and rescue opening open directly into a public way or to a yard that opens to a public way.	1029.1	
154.	Show the size and dimensions of the emergency escape and rescue openings in compliance with sec. 1029.2.		
155.	The bottom of the clear opening of the emergency escape and rescue openings shall be no less than 44" from the floor.	1029.3	

ARCHITECTURAL PLAN REVIEW CHECKLIST GENERAL RESIDENTIAL (Cont'd)

Code Requirements		Code section	Req'd
E. INTERIOR ENVIRONMENT			
Chapter 8 – Interior Finishes			
156.	Foam plastics shall not be used as interior finish except as provided in sec. 806.3 or 2604.2 and 801.8.		
157.	When walls and ceilings are required to be fire-resistive or non-combustible, the finish material shall be applied directly against such fire-resistive or non-combustible construction or to furring strips not exceeding 1-3/4 inches. The furred space shall be filled with inorganic or Class A material or fire blocked not to exceed 8 feet in any direction.	803.11.1	
158.	An interior wall or ceiling finishes (except Class A) less than 1/4" thick shall be applied directly against a non-combustible backing unless it is in accordance with an approved tested assembly.	803.11.4	
Chapter 12 – Interior Environment			
159.	Provide cross ventilation calculations for attic and enclosed rafter spaces. Ventilating area shall not be less than 1/1300 of the area of the ventilated space, with 40%-50% located at least 3 ft. above eave or cornice vents with the balance of the required area provided by eave or cornice vents. A min. of 1" airspace shall be provided between insulation and the roof sheathing.	1203.2	
160.	For all occupied spaces, provide exterior openings for natural light (8% of floor area) per sec. 1205.2 or artificial lighting. Natural ventilation (4% of floor area) or a mechanical system for all occupied spaces is also required.	1205.3, 1203.1 & 1203.4	
161.	Provide a mechanical ventilation system in bathrooms containing a bathtub and/or shower.	1203.4.2.1	
162.	Exterior openings for natural light shall open directly into a public way, yard or court unless they open into a roofed porch which abuts a public way, yard or court and has a ceiling height of 7 ft min. and is 65% minimum open on the longer side.	1205.2.2	
163.	Provide a minimum of 7 ft dimension (in any direction) in all habitable rooms other than kitchen and at least one room of min. 120 sq. ft. net floor area and all other habitable rooms of min. 70 sq. ft.	1208.1, 1208.3	
164.	Required ceiling height is 7'-6" min. and 7'-0" min. in kitchens, bathrooms, storage rooms and laundry rooms.	1208.2	
165.	Indicate the location of crawl space access with a min. of 18"x24" opening.	1209.1	
166.	Indicate the location of attic accesses with a min. of 20"x30" opening and min. 30" clear headroom.	1209.2	
167.	Showers and walls above bathtubs with showerheads shall be finished with a smooth, non-absorbent surface to a height not less than 70" above drain inlet.	1210.2.3	
168.	Toilet rooms shall not open directly into a room used for the preparation of food for service to the public.	1210.4	
169.	Provide a clear space of 24" in front of the water closet and a min. 15" from its center to side wall and a min. of 30" center to center to any fixture.	CPC 402.5	
170.	Shower stalls shall have a clear interior finish area of 7.1 sq. ft. and be able to accommodate a min. 30" circle at the threshold level. These clearances shall be maintained up to a height of 70" above shower drain outlet.	CPC 408.6	
F. HOUSING ACCESSIBILITY			
Chapter 11A - Division I: Application and General Provisions			
171.	For multistory dwelling units in buildings with elevators, the story of the unit served by the elevator is considered primary entry floor and shall comply with sec.1102A.3.2.		
172.	At least 10% but not less than one of the multistory dwelling units on the ground floor of buildings without elevators in apartment buildings with three or more dwelling units and/or condominiums with four or more dwelling units shall comply with sec.1102A.3.1.		
173.	The minimum no. of multifamily dwelling units, which must comply with sec.1102A.3, shall be calculated using the total number of all multistory dwelling units in buildings on that site. Any fraction thereof shall be rounded to next highest whole number.	1102A.3.1	

ARCHITECTURAL PLAN REVIEW CHECKLIST GENERAL RESIDENTIAL (Cont'd)

Code Requirements		Code section	Req'd
174.	All ground-floor dwelling units in non-elevator buildings shall be adaptable and on an accessible route unless an accessible route is not required as determined by site impracticality provisions.	1150A, 1104A.1	
175.	Where the first floor containing dwelling units in a building is above grade, all units on that floor shall be served by an accessible route. This floor will be considered a ground floor and all dwelling units are considered covered multifamily dwelling units. Exception: Carriage units as defined in Chapter 2.	1104A.2	
176.	When a building elevator or elevators are provided as a means of access to dwelling units other than dwelling units on a ground floor, all dwelling units in that building shall be adaptable and on accessible route, regardless of the slope of the natural terrain. Note: Where a building elevator is provided only to dwelling units on a ground floor, only dwelling units located on the ground floor shall be required to comply with chapter 11A.	1106A	
177.	Public and common use facilities shall be accessible as per Chapter 11B	1101A.1.	
Chapter 11A– Division II: Exterior Facilities			
178.	Each parking facility (garages, private garages, carports, and off-street parking) provided for covered multifamily dwelling units and facilities that serve covered multifamily dwellings shall provide accessible parking.	1109A.1, 1109A.2	
179.	Accessible parking spaces shall be located on the shortest possible accessible route to accessible building entrances. When it is impractical and the accessible route of travel should cross lanes for vehicular traffic, it shall be designated and marked as a crosswalk.	1109A.7	
180.	Provide min. 2% of covered multifamily dwelling units (at least one of each type) accessible parking. No signage is required for assigned parking.	1109A.3	
181.	When parking spaces are assigned for residents, provide min. 2% of the assigned parking as accessible parking in each type of parking facility (at least one of each type). No signage is required for assigned parking.	1109A.4	
182.	When parking spaces are unassigned or visitor parking is provided, min. 5% of the unassigned parking spaces shall be accessible parking, which has access to grade-level entrances to the covered multifamily dwellings. Signage is required.	1109A.5, 1109A.8.8	
183.	All entrances to and vertical clearances within parking structures shall have a minimum vertical clearance of 8'-2" from the floor to the lowest projection from the ceiling where required for accessibility to parking spaces.	1109A.8.1	
184.	Where single accessible parking space is provided, it shall be 14'-0" wide and outlined to provide a 9'-0" parking area and a 5'-0" loading and unloading access aisle on the passenger side of the vehicle with the vehicle parked in forward position.	1109A.8.5	
185.	One in every eight accessible spaces, but not less than one, shall be served by an access aisle 8'-0" wide minimum and shall be designated "van accessible".	1109A.8.6	
186.	In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways.	1109A.8.2	
187.	Ramps shall not encroach into any accessible parking space or the adjacent access aisle.	1109A.8.2	
188.	Accessible parking spaces shall be so located that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.	1109A.7	
189.	Surface slopes of accessible parking spaces shall be minimum possible and shall not exceed 2%.	1109A.8.3	
190.	When a building or portion of a building is required to be accessible or adaptable, an accessible route shall be provided to all portions of the building, accessible building entrances and between building and public way in compliance with sec.1110A.1.	1110A.1	
191.	Where more than one route of travel is provided, all routes shall be accessible.	1110A.1	
192.	Curb ramps shall be constructed where a pedestrian way crosses a curb. Where it is necessary to locate a curb ramp in the center of the curb return, the street surfaces shall be marked to identify pedestrian crosswalks, and the lower end of the curb ramp shall terminate within crosswalk area.	1112A.1	
193.	Curb ramps shall be located to prevent their obstruction by parked cars. Built-up curb ramps shall not project into vehicular traffic lanes.	1112A.2	

**ARCHITECTURAL PLAN REVIEW CHECKLIST
GENERAL RESIDENTIAL (Cont'd)**

	Code Requirements	Code section	Req'd
194.	A level landing 48" deep shall be provided at upper end of each curb over its full width or the slope of the flared sides of the curb ramp shall not exceed 1:12.	1112A.6	
195.	All curb ramps shall have a grooved border 12" wide at the level surface at the top and each side of the sidewalk.	1112A.8	
196.	Curb ramps shall have detectable warnings.	1112A.9, 11B- 705.1.2.2.	
197.	Walks and sidewalks shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding 1/2".	1113A.1	
198.	Walks and sidewalks shall be a minimum of 48" in width, except width of walks, serving individual dwelling units, may be reduced to 36".	1113A.1.1	
199.	Walk and sidewalk surface cross slopes shall not exceed 2%.	1113A.1.3	
200.	When the slope in the direction of travel of any walk exceeds 5%, it shall comply with the provisions of sec.1114A as a pedestrian ramp.	1113A.3	
201.	Landings shall be provided with a level area not less than 60"x60" at a door or gate that swings towards the walk, and not less than 48"wide X 44"deep at a door that swings away from the walk. Such walks shall extend 24" to the side of the strike edge of a door or gate that swings towards the walk.	1113A.4	
202.	Any path of travel shall be considered a ramp if its slope is greater than 1:20 per sec. 1002 and shall comply with sec.1114A or 1122A.		
203.	The maximum slope of ramps on an accessible route shall be no greater than 1:12. Transitions from ramps to walks, gutters or streets shall be flush and free of abrupt changes.	1114A.2, 1122A.2	
204.	The cross slope of ramp surfaces shall be no greater than 2%.	1114A.2.1 1122A.2.1	
205.	All ramps shall have a minimum clear width of 48", except that the ramp shall have clear width of 60", if it is the only exit discharge path serving accessible entrances for an occupant load of 300 or more. Ramps serving occupant load of 10 or less in Group R occupancies may be 36" in clear width.	1114A.1	
206.	Intermediate landings shall be provided at intervals not exceeding 30" of vertical and at each change of direction. Bottom and intermediate landings at a change of direction greater than 30 degrees shall have a dimension in the direction of ramp run of not less than 72". Other intermediate landings shall be 60" long in the direction of ramp.	1114A.4.1 1122A.3.1 1114A.4.6 1122A.3.6 1114A.4.7 1122A.3.7	
207.	Top landings shall not be less than 60" wide and shall have a length of not less than 60" in the direction of ramp run. When door swings onto the landing, the min. shall be 42" plus door width and the landing clear width shall be 57"min. when the door is fully open.	1114A.4.2 1122A.3.2 1114A.4.4 1122A.3.4	
208.	The width of the landing shall extend 24" past the strike edge of any door or gate for exterior ramps and 18" past the strike edge for interior ramps.	1114A.4.5 1122A.3.5	
209.	Continuous handrails 34"-38" above ramp surface are required on each side of ramps when the slope exceeds 1:20 except only 1 handrail required within dwelling unit.	1114A.6.1 1114A.6.2.1 1122A.5.1 1122A.5.2	
210.	Handrails shall extend a min. of 12" beyond the top and bottom of the ramp and with returned ends.	1114A.6.2.2 1114A.6.2.3 1122A.5.2.2 1122A.5.2.3	
211.	The grip portion of ramp handrails shall be between 1-1/4" and 2" in cross sectional dimension with a smooth surface and edges shall have a minimum radius of 1/8" per sec.. Handrails shall not rotate within their fittings.	1114A.6.2.5 1122A.5.2.5	

ARCHITECTURAL PLAN REVIEW CHECKLIST GENERAL RESIDENTIAL (Cont'd)

	Code Requirements	Code section	Req'd
212.	There shall be a clear space of 1-1/2" between wall face and ramp handrail. Handrails may be located in a recess if the recess is a maximum of 3" deep and extends at least 18" above top of rail.	1114A.6.2.4 1122A.5.2.4	
213.	Where the ramp surface is not bounded by a wall or fence and the ramp exceeds 10' in length with a vertical drop over 4", the ramp shall have a guide curb a minimum of 2" in height at each side or a wheel guide rail centered 2"-4" above ramp surface.	1114A.7 1122A.6	
214.	Open risers are not permitted along accessible routes. Nosing shall not project more than 1-1/2" past the face of riser below. Risers shall be sloped or underside of nosing shall have an angle less than 60 degrees from horizontal.	1115A.2 1123A.2 1115A.4 1123A.4	
215.	Stairway shall have handrails on each side, and one intermediate handrail is required for each 88" of required width of stairway located at equal distance from sides of stairways.	1115A.6 1123A.6	
216.	Exterior stairways shall have striping at the upper approach and all treads. Striping shall be slip resistant and 2"- 4" wide placed parallel to and not more than 1" from the nose or landing.	1115A.5	
217.	Interior stairways shall have striping at the upper approach and lower tread per sec.. Striping shall be slip resistant and 2"- 4" wide placed parallel to and not more than 1" from the nose or landing.	1123A.5	
218.	Handrails shall be 34"-38" above nosing of treads and shall extend 12" min. beyond the top nosing and 12" plus tread width beyond the bottom nosing with returned ends.	1115A.6.1to 1115A.6.3 1123A.6.1to 1123A.6.3	
219.	The grip portion of stairway handrails shall be between 1-1/4" and 2" in cross sectional dimension with a smooth surface and edges shall have a minimum radius of 1/8". Handrails shall not rotate within their fittings.	1115A.6.2.5 1123A.6.2.5	
220.	There shall be a clear space of 1-1/2" between wall face and stairway handrail. Handrails may be located in a recess if the recess is a maximum of 3" deep and extends at least 18" above top of rail.	1115A.6.2.4 1123A.6.2.4	
Chapter 11A – Division III: Building Features			
221.	Interior accessible routes shall be 44" min. wide when serving an occupant load of 10 or more and 36" min. when serving less than 10 occupants.	1120A.1	
222.	Interior accessible routes exceeding 200 ft shall have a min. 60" clear width or at a central location a 60"x60" turning space or an intervening tee with a min. 44" width.	1120A.2	
223.	Abrupt changes in level along any accessible route shall not exceed 1/2". Changes in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1:2. Any level changes over 1/2" shall be made by a sloped surface not greater than 1:20 or a ramp.	1121A	
224.	Elevators provided in covered multifamily buildings shall be accessible and comply with Chapter 11A, ASME A17.1 and Title 24, Part 7 of the California Code of Regulations.	1124A.1	
225.	Passenger elevators shall be located near a major accessible route and shall remain accessible and usable at all times that the building is occupied.	1124A.2	
226.	All elevators shall be on an accessible route and shall be accessed from either an area of refuge or a horizontal exit.	1124A.2 1007.4	
227.	The elevator car shall have a min. clear distance of 80"x54" between wall and door, excluding return panels, for center-opening doors, and 68"x54" for side-slide opening doors. The min. distance from wall to return panel shall not be less than 51".	1124A.3.2	
228.	Elevator doors shall have a minimum clear width of 36".	1124A3.2.1	
229.	Elevator control buttons shall be configured, located and designed as required by sec.1124A.3.3.1 and 1124A.3.3.2.		
230.	Car control identification for the visually impaired shall be as required in sec.1124A.3.3.2.		
231.	Emergency telephone handset shall be positioned no higher than 48" above the floor with a min. 29" long handset cord.	1124A.3.4	
232.	Hall call buttons shall be centered 42" above the floor. Size of hall buttons shall be per sec.1124A.4. Visual indication shall be provided.	1124A.4	

**ARCHITECTURAL PLAN REVIEW CHECKLIST
GENERAL RESIDENTIAL (Cont'd)**

	Code Requirements	Code section	Req'd
233.	A visual and audible signal shall be provided at each hoistway entrance.	1124A.6	
234.	Raised floor number designation shall be provided on both doorjamb with raised Arabic numerals and raised Braille symbols and characters centered at 60" above floor. On grade level, a raised five-pointed star shall be placed to the left of the raised character.	1124A.8	
235.	Headroom clearance in any part of the required egress system shall be 84"min. Other walks, pedestrian ways and circulation spaces shall be 80" min. If the clearance is less than 80", a guardrail or other barrier with its leading edge at or below 27" above floor shall be provided.	1125A.2	
236.	Abrupt changes in level over 4" along any accessible route shall be provided with min. 6" curb except where guardrail or handrail with a wheel guide is provided.	1125A.1	
237.	Any obstruction that overhangs a pedestrian way shall be 80" min.	1125A.3	
238.	Doors shall be 36"x80" min. providing min. 32" clear width when door opens at 90 degrees.	1126A.1	
239.	A pair of doors must have at least one leaf providing min. 32" clear width when open at 90 degrees.	1126A.1	
240.	The floor or landing on each side of the door shall not be more than 1/2" lower than the top of the threshold of the doorway.	1126A.2.1	
241.	The width of the level area on door swing side shall extend 24" min. past the strike edge for exterior door and 18" min. for interior door.	1126A.3.2	
242.	Doors with front approach shall have level landing length of 60" min. on the pull side and 48" min. on the push side. When door is provided with a closer and a latch, the landing on the push side shall extend 12" min. past the strike edge.	1126A.3.2.1	
243.	Doors with hinge side approach shall have level landing depth of 60" min. on the pull side and extend 36" min. past the strike edge unless the landing depth is greater than 60", the landing shall extend 24" min. past the strike edge for exterior doors and 18" min. for interior doors.	1126A.3.2.2	
244.	Doors with hinge side approach shall have level landing depth of 44" min. on the push side and extend 54" min. past the strike edge. When door is provided with a closer and a latch, the landing on the push side shall be 48" min. in depth.	1126A.3.2.2	
245.	Doors with latch side approach shall have level landing depth of 60" min. on the pull side and extend 24" min. past the strike edge unless the doors serving individual dwelling units shall have depth of 44" min. and 54" min. for doors with a closer.	1126A.3.2.3	
246.	Doors with latch side approach shall have level landing depth of 44" min. on the push side and extend 24" min. past the strike edge. When door is provided with a closer, the landing on the push side shall be 48" min. in depth.	1126A.3.2.3	
247.	The minimum space between two hinged doors in series, serving other than a required exit, shall provide a space of min. 48" plus door width. Doors in a series shall swing either in the same direction or away from the space between the doors.	1126A.3.3	
248.	Hand-activated door hardware shall be centered between 30" and 44" above floor. Latching and locking doors on accessible route shall be operable with a single effort by hardware without requiring grasping the opening hardware. Locked exit shall operate consistent with sec.1126A in the direction of egress.	1126A.6	
249.	Levers shall be curved with a return to within 1/2" of the door.	1126A.6.1	
250.	The bottom 10" of all doors and/or gates shall have a smooth, uninterrupted surface.	1126A.7	
251.	At least 1% of the total number of fixtures in common use toilet facilities, but not less than 1 of each type of fixtures shall be accessible.	1127A.2	
252.	Multiple-accommodation toilet facilities shall have a min. clear space of 60" diameter or T-shaped space complying with sec.1138A.1.3.1 within the sanitary facility room. A door shall not encroach into this space more than 12", other than the accessible water closet compartment door.	1127A.2.1	
253.	Doors shall not swing into the clear floor space of any fixture.	1127A.1 1127A.2.1	

ARCHITECTURAL PLAN REVIEW CHECKLIST GENERAL RESIDENTIAL (Cont'd)

Code Requirements		Code section	Req'd
254.	Accessible water closet shall comply with sec. 1127A.2.1, Item 3 in multiple-accommodation toilet facilities and with sec.1127A.2.2, Item 3 in single-accommodation toilet facilities.		
255.	Grab bars shall be installed in accordance with sec. 1127A.4 and shall not project more than 3" into the clear space.	1127A.2.1 1127A.2.2	
256.	Compartment doors in multiple-accommodation toilet facilities shall comply with sec.1127A.2.1, Item 5.		
257.	Clear and unobstructed accesses of 44" min. shall be provided to accessible water closet compartment and a min. 48" space in front of the compartment.	1127A.2.1	
258.	The minimum clear width of an accessible route to a single-accommodation toilet facility shall be 36" min.	1127A.2.2	
259.	Where 6 or more toilet compartments are provided or when the combination of urinals and water closets totals six or more fixtures, at least one compartment shall comply with sec.1127A.2.1, items 2 and 3. At least one additional ambulatory compartment shall be 60" deep and 35"-36" wide with a self-closing door, which shall not swing into minimum compartment area, and grab bars complying with sec.1127A.4.3-1127A.4.5 installed on each compartment side wall.	1127A.2.1	
260.	Accessible water closets shall be placed between 17" and 19" to the top of a max. 2" high toilet seat.	1127A.2.3	
261.	Accessible urinals shall be placed 17" maximum above floor with a clear floor space of 30"x48" in front of the urinal.	1127A.2.4	
262.	Hand operated flush controls shall be operable with one hand and shall not require tight grasping, pinching or twisting and located at 44" max above floor at open side.	1127A.2.3 1127A.2.4	
263.	At least one of each type of toilet room dispensing/disposal fixtures with all operable parts and bottom edge of mirror located above lavatory or countertop shall be located within 40" from finished floor.	1127A.8.1 1127A.8.3	
264.	Center line of toilet tissue dispensers permitting continuous paper flow shall be located on the wall within 7"-9" of front edge of toilet seat.	1127A.8.2	
265.	At least 1% of all lavatories, but not less than 1, shall be accessible and shall comply with sec.1127A.3.	1127A.2	
266.	At least 1% of all fixtures in bathing facilities, but not less than one of each type of fixture in each facility shall be accessible and shall comply with sec.1127A.5.	1127A.5.1	
267.	At least 1% of all lockers but not less than one locker shall be accessible on an accessible path of travel of 36" min. clear width.	1127A.6	
268.	All accessible toilet and bathing facilities shall be identified by the "International Symbol of Accessibility" on doorways leading to the facilities, except within dwelling units or guestroom.	1127A.7.2 1127A.7	
269.	Reach ranges to an object in an accessible space shall comply with sec.1138A.	1127A.9	
270.	At least one of each type of appliances in common use laundry rooms shall be accessible with 30"x48" clear floor space in front of the appliance. Front loading type washing or drying machines shall be provided.	1127A.10	
271.	Common use facilities serving adaptable dwelling units shall be accessible.	1127A.1	
Chapter 11A – Division IV: Dwelling Unit Features			
272.	Doors shall be 6'-8" min. in height with provide a min. 32" clear width when door opens at 90 degrees.	1132A.3	
273.	A pair of doors must have at least one leaf providing min. 32" clear width when open at 90 degrees.	1132A.3	
274.	Exterior impervious landings serving primary entry doors and required exit doors and exterior pervious landings at secondary exterior doors are limited to ½" of height change in compliance with sec.1131A. No level change is allowed in exterior pervious landings.	1132A.4	
275.	Exterior impervious landings at secondary exterior doors may have a max. change of 4".	1132A.4	

ARCHITECTURAL PLAN REVIEW CHECKLIST GENERAL RESIDENTIAL (Cont'd)

Code Requirements		Code section	Req'd
276.	½" max. threshold height is permitted at primary entry doors, required exit doors and interior doors; and ¾" max. at secondary exterior doors.	1132A.4.1	
277.	The floor on the dwelling unit side of the primary entry door and required exit door shall be 44" min. Other interior doors within dwelling unit shall have 42" min. clear space on each side of the door.	1132A.5.1	
278.	The width of the level area on door swing side shall extend 18" min. for interior doors.	1132A.5.2	
279.	Hand-activated door hardware shall be centered between 30" and 44" above floor. Latching and locking doors on accessible route shall be operable with a single effort by hardware without requiring grasping the opening hardware. Locked exit shall operate consistent with sec.1132A.6 in the direction of egress.	1132A.8	
280.	Levers shall be curved with a return to within ½" of the door when occupant load is greater than 10.	1132A.8.1	
281.	The bottom 10" of all doors and/or gates shall have a smooth, uninterrupted surface.	1132A.9	
282.	A clear floor space of 30"x48" min. shall be provided and centered at the range/cooktop for parallel approach and at the kitchen sink and other fixtures for parallel or forward approach.	1133A.2	
283.	A clear width of 60" min. shall be provided in a U-shaped kitchen with a range/cooktop at the base of the U or 48" min. if a cooktop/sink with a 30" min. wide clear space to a ht. of 27" is located at the base of the U. All other kitchens shall have a min. clear width of 48".	1133A.2.1	
284.	Base cabinets under the kitchen sink counter area shall be removable and with finished floor extended to the wall under the sink.	1133A.3	
285.	Kitchen sink and work surface shall each have a min. length of 30" or a single integral unit of min. 60" length. Two 15" wide breadboards may be provided in lieu of 30" work surface.	1133A.4	
286.	5% min. of covered multifamily dwelling units shall have repositionable countertops in compliance with sec. 1133A.4.1.	1133A.4.1	
287.	Lower shelving shall be provided at no higher than 48" above floor.	1133A.5	
288.	At least one adaptable powder room or bathroom shall be located on the primary entry level of the multi-story dwelling units that are required to be adaptable.	1102A.3	
289.	All bathrooms in an adaptable dwelling unit shall be adaptable. Option 1: Items 1 to 10 or only one bathroom is adaptable as per Option 2: Items 1 to 12, and all other bathrooms in that unit shall comply with Option 2: Items 8 to 12.	1134A.2	
290.	All powder rooms in adaptable dwelling units shall comply with sec. 1134A.2 Option 2: Items 8 to 12. If the powder room is the only toilet facility on an accessible level, it shall comply with sec. 1134A.2 Option 2 plus all additional requirements located in sec.1134A.4, 11334A.7 and 1134A.8.	1134A.3	
291.	All adaptable bathrooms shall have sufficient maneuvering space for a person using a wheelchair to enter and close the door, use the fixtures, reopen the door and exit.	1134A.4	
292.	A min. clear floor space of 30"x48" shall be provided within the bathroom/powder room outside the door swing.	1134A.4	
293.	A min. clear floor space of 30" perpendicular x 48" parallel to the bathtub.	1134A.5	
294.	Grab bar reinforcement shall be installed on the back and side wall of bathtubs per sec.1134A.5 Item 2 or a reinforced area for the installation of floor-mounted grab bars shall be provided when the bathtub does not have surrounding walls.	1134A.5	
295.	Grab bar reinforcement shall be installed continuous in the shower walls at 32"-38" above floor with min. 6" height or at glass-walled shower stalls provide reinforcement for floor-mounted or ceiling-mounted grab bars.	1134A.6	
296.	Bathtub and shower enclosures shall be of approved, shatter-resistant materials in compliance with sec. 1134A.5 Item 5 and sec. 1134A6 Item 7.. Hinged doors shall open outward.	1134A.5	
297.	Shower stall shall measure at least 42"wide x 48"deep with 36"min. entrance opening.	1134A.6	
298.	A min. clear maneuvering space of 30"x48" shall be located outside the shower, flush and parallel to the control wall.	1134A.6	

ARCHITECTURAL PLAN REVIEW CHECKLIST GENERAL RESIDENTIAL (Cont'd)

Code Requirements		Code section	Req'd
299.	The threshold in a shower stall shall not exceed ½" and shall be beveled at 45 deg max.	1134A.6	
300.	Water closet shall be located in a space with min. 48" clear width and min. 36" in front of water closet.	1134A.7	
301.	Water closets shall be 17"-18" from the centerline to grab bar wall and 18" maximum to any obstruction or wall.	1134A.7	
302.	Grab bar reinforcement shall be placed on both sides of side wall or on one side and at the back of the water closet or provide reinforcement for floor-mounted grab bars.	1134A.7	
303.	The min. water closet seat height shall be 15".	1134A.7	
304.	Water closet controls shall be mounted no more than 44" above floor.	1134A.7	
305.	Lavatories, vanities, mirrors and towel fixtures shall be a min. of 18" from centerline to any obstruction for forward approach and a min. of 24" for parallel approach. The top of fixture rim shall be max. 34" above floor.	1134A.7	
306.	A min. clear maneuvering space of 30"x48" shall be provided at the centerline of lavatories.	1134A.8	
307.	Cabinets under lavatories shall be designed with adaptable knee and toe space and allow parallel approach.	1134A.8	
308.	Bottom of mirrors and towel fixtures shall be 40" max above floor.	1134A.8	
309.	Front loading clothes washers shall be provided unless the management provides assistive devices upon request of occupant to permit top loading clothes washers.	1135A	
310.	Electrical receptacle outlets on branch circuits of 30 amp or less, communication system receptacles, switch and control shall be located no more 48" from the top of outlet box nor less than 15" from the bottom of outlet box above finished floor.	1136A	
Chapter 11A – Division V: Features Common to Exterior and Interior of Buildings			
311.	Drinking fountains shall have a min. clear floor space of 30"x48" for forward approach per sec. 1139A.4. Side approach is not acceptable.	1139A.1	
312.	Electrical receptacle outlets on branch circuits of 30 amps or less, communication system receptacles, switch and control shall be located no more than 48" from the top of outlet box nor less than 15" from the bottom of outlet box above finished floor.	1142A	
313.	Swimming pool deck shall be accessible and have a mechanism to assist disabled persons to gain entry into and exit from the pool.	1141A	
G. BUILDING ELEMENTS			
Chapter 14 – Exterior Walls			
314.	Specify on elevations the proposed exterior wall finish. Specify material and thickness.		
315.	Exterior walls, including basement walls, shall provide the building with a weather-resistant exterior wall envelope. The exterior wall enveloped shall include flashing as described in sec.1405.4.	1403.2	
316.	Balconies and similar projections of combustible construction other than fire-retardant-treated wood shall be fire-resistance rated floor construction in accordance with Table 601 or of heavy timber. The aggregate length of the projections shall not exceed 50% of the building's perimeter on each floor. See exceptions in sec.1406.3.	602.4, 1406.3	
317.	Provide veneer design and installation details: thickness, anchors, backing, lintels and support systems.	1405	
Chapter 15 – Roof Assemblies and Rooftop Structures			
318.	Provide details of roof assemblies and specify roof covering materials. Class A or B roof covering shall be required for all Hillside Construction.	Table 1505.1 MMC II-3-2.07	
319.	Fasteners for roof covering shall be corrosion resistant such as copper, brass, stainless steel or galvanized.	1507	
320.	Verify that the penthouse satisfies the provisions of sec.1509.2.		
321.	Roofs with a slope less than ¼" per foot shall be designed for ponding effect.	1611.2	
322.	Provide overflow drains. Over flow drain shall be installed with the inlet flow line not less than 2" above the low point of the roof, and shall not be connected to the roof drain lines.	CPC 1101.11.2.2	

**ARCHITECTURAL PLAN REVIEW CHECKLIST
GENERAL RESIDENTIAL (Cont'd)**

Code Requirements		Code section	Req'd
323.	Extend chimneys above any part of the building within 10 ft, but shall not be less than 3 ft above the highest point where the chimney passes through the roof.	2113.9	
324.	Provide make, model and ICC report number for manufactured skylight(s) and fireplace(s).		
Chapter 24 – Glass and Glazing			
325.	Screens shall be provided below sloped glazing of heat-strengthened glass and fully tempered glass shall be provided.	2405.3	
326.	Skylights at angle less than 45 deg. from horizontal plane shall be mounted on a curb at least 4" above roof plane.	2405.4	
327.	Provide safety glazing in the locations as described in sec. 2406.4.		
Chapter 25 – Gypsum Board and Plaster			
328.	Indicate two layers of Grade D paper between plywood shear panel and exterior lath.	2510.6	
329.	Provide details for a corrosion-resistant weep screed on all exterior stud walls at or below the foundation plate line a minimum of 4" above the earth or 2" above paved areas.	2512.1.2	
Chapter 26 – Plastic			
330.	Foam plastics used as interior trim shall be min. 20pcf and max. 8" wide x 0.5" thick. The interior trim shall not be more than 10% of the wall and ceiling area. Provide testing data of the foam plastic.	2604.2	
H. ELEVATORS			
Chapter 30 – Elevators and Conveying Systems			
331.	Provide elevator hoistway and machine room ventilation.	3004 3006.2	
332.	No more than 4 elevator cars serving the same portion of a building shall be located in the same hoistway.	3002.2	
333.	All elevators shall be accessible with clear inside elevator car dimensions.	1124A.3.2 3002.4a	
334.	An enclosed elevator lobby shall be provided to separate the elevator shaft connecting more than two stories from the corridor on each floor by a 1 hr fire partitions. Where an elevator lobby is used as an area of refuge, the shaft and lobby shall be a smokeproof enclosure.	713.14.1, 1007.6 & 1022.10	
335.	At least one elevator shall meet the requirements for medical evacuation. Provide medical emergency designation at the elevator.	3002.4a 3002.4.5a	
336.	Doors, other than hoistway doors and the elevator car door, shall be prohibited at the point of access to an elevator car unless such doors are readily openable from the car side.	3002.6	
337.	Elevators shall not be in a common shaft enclosure with a stairway.	3002.7	
338.	Elevator hoistway over three stories shall be provided with a means for venting smoke and hot gases to the outer air in case of fire.	3004.1	
339.	Elevator machine rooms shall be enclosed with fire barriers with the same rating as required for hoistway enclosure.	3006.4	
Section 1124A – Elevators and Special Access Lifts			
340.	Min. clear width for elevator doors shall be 36".	1124A3.2.1	
341.	The centerline of the hall call buttons shall be 42" above the floor.	1124A.4	
342.	No more than 4 elevator cars serving the same portion of a building shall be located in the same hoistway.	3002.2	
343.	Floor number designation with raised characters and Braille below shall be provided on both sides of the doorjamb on all elevator floors at 60" above the floor to the centerline of raised characters. On grade level, a raised five-pointed star shall be placed to the left of the raised character.	1124A.8, 1124A.8	

ARCHITECTURAL PLAN REVIEW CHECKLIST GENERAL RESIDENTIAL (Cont'd)

Code Requirements		Code section	Req'd
I. EXISTING BUILDING			
344.	Additions to group R multifamily dwelling units occupancies, provided that addition, when considered alone, meets definition of a covered multifamily dwelling and new common use spaces serving existing covered multifamily dwellings shall be subject to the requirements of Chapter 11A.	1102A.2	
J. GRADING AND SITE IMPROVEMENT			
345.	A Soil Report shall be provided when applying for grading, site improvement and building permit.		
346.	Provide letter from Soil Engineer confirming that grading and paving plans and specifications have been reviewed and it was determined that the Soils Report recommendations are properly incorporated in the plans.		
347.	Paving of driveways, private streets, and parking lot shall comply with MMC II-13-18. Minimum Traffic Index for multi-family buildings shall be equal to T.I. = 5.		
348.	Verify that pervious paving shall meet minimum Traffic Index requirements.	MMC II-13-18	
349.	All non-structural concrete flat work, except walkways, shall be minimum 3½ " thick and shall be installed over 4" of aggregate base or have 6X6X10X10 WWM.	MMC II-13-17.05	
350.	Erosion and sediment control plan shall be submitted when applying for grading permit.	MMC II-13-10	
351.	Prior to issuance of building permit, all the easements including private storm drain easement through adjacent parcels shall be recorded. The developer shall include interim erosion control provisions and schedules in the construction plans for areas, which will not have permanent erosion control features installed (such as landscaping) prior to any occupancy so that erosion and sediment control can be sustained through the rainy season.		
352.	Indicate size, material and invert elevations of site drainage system. Show site drainage system connections to public storm drainage system.		
353.	Specify size of storm drain piping at rainwater leaders (RWL).	CPC 1106.2	
354.	Provide approval from San Jose/Santa Clara Water Pollution Control for the size of the interceptor.		
355.	The slope of SS piping shall be ¼" per foot minimum. For slopes of 1/8" per foot, submit Alternate Method application for approval by Chief Building Official. For slopes less than 1%, submit Engineering calculations justifying such slopes.	CPC 708.0	
356.	Special inspection for pavement is required. Sign and return special inspection forms prior to obtaining building permit.		
357.	Indicate width and maximum slope of sidewalks and walkways.	1131A.	
358.	Provide curb cut details at intersection of walkways with sidewalks and other site curbs.	1112A	
359.	Indicate size and elevation of landings at all exterior exit doors.	1126A.3.1	
360.	Provide site accessibility signs at every primary public entrance to the site and every major junction.	1109A8.8.	
361.	Pool fence gates shall have 10" smooth surface on the bottom and gates hardware shall be located at 42"-44" high.	3119B.2	
362.	Pool fence shall have gap between pickets less than 4" and the bottom of the fence shall be within 2" from the finished grade.	3119B.1	
363.	Provide occupant load signs at the pool and spa.	3120B.1	
364.	All concrete and masonry fences, pilasters and retaining walls over 4 feet tall shall be designed and detailed by a Civil/Structural Engineer or Architect.	City policy BDP-BLG01	
365.	All site structures over 120 square feet, such as trellises, arbors, etc shall be designed and detailed by a Civil/Structural Engineer or Architect.	MMC II-1-17.03	
366.	Provide structural calculation and details for the light poles foundations and poles attachment.		

**ARCHITECTURAL PLAN REVIEW CHECKLIST
GENERAL RESIDENTIAL (Cont'd)**

Code Requirements		Code section	Req'd
367.	All new electrical services shall be underground.	MMC II-6-2.02	
368.	Grounding system shall comply with MMC II-6-2.04.		