

CITY OF MILPITAS

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ARCHITECTURAL PLAN REVIEW CHECKLIST

THEATER (Group A-1)

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)
- 2014 Milpitas Municipal Code (MMC)

* Code section referenced is CBC unless noted otherwise.

This checklist provides requirements specific to *Theater*. 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.	Assembly uses with an occupant load of 50 or more intended for the production and viewing of the performing arts or motion pictures shall be classified as Group A-1 occupancy.	303.2	
2.	A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as Group B occupancy or as part of that occupancy.	303.1.2	
3.	A room or space used for assembly purposes that is less than 750 sq ft in area and is accessory to another occupancy shall be classified as a Group B occupancy or part of that occupancy.	303.1.2	
Chapter 5 - General Building Heights and Areas			
4.	Allowable height increase shall not be combined with allowable area increase due to the installation of automatic fire-sprinkler system in Group A-1 occupancies.	506.3 & 504.2	
5.	The total maximum allowable building area for unseparated Group A-1 occupancy building with two or more stories above grade plane shall not exceed twice of the max allowable area per floor.	506.4.1	
6.	The sum of the ratios on all floors for separated mixed occupancies shall not exceed 2 for Group A-1 occupancy building with two stories or higher above grade plane.	506.5.2	
7.	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			
8.	Exterior walls in Group A-1 occupancies shall be fire-resistance rated for exposure to fire from both sides regardless of fire separation distance.	705.5	
9.	Fire walls in A-1 occupancies shall be 3-hr fire-rated, except in Types II or V construction, where fire wall may be 2-hr fire-rated.	Table 706.4	
10.	Fire barriers in Group A-1 occupancies shall be 2-hr fire-rated.	Table 707.3.10	
11.	Duct and air transfer openings in smoke partitions shall be provided with smoke dampers in Group A-1 occupancies.	711.5.7	
12.	Approved fire- and smoke dampers are required in ducts and air transfer openings of fire barriers in Group A-1 occupancies.	716.5.2	

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	Code Requirements	Code section	Req'd
13.	In Group A-1 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 in accordance with sec. 716.5.3.	717.5.4.1	
D. MEANS OF EGRESS			
Chapter 10 – Means of Egress			
14.	The occupant load for fixed bench seating without dividing arms shall not be less than the number of seats based on one person for each 18" seating length.	1004.7	
15.	Occupant load factor for assembly and multi-use rooms without fixed seats shall be 1 occupant per 7 sq. ft.	1004.1.2, Table 1004.1.2	
16.	Illuminated floor-level exit signs and path marking shall be provided in all interior corridors of Group A-1 occupancies unless protected throughout by an approved supervised fire-sprinkler system.	1011.6 & 1011.7	
17.	The max exit access travel distance in Group A-1 occupancies buildings shall be 200 ft when fire-sprinkler system is not provided and 250 ft with fire-sprinkler system installed as per. Where aisles are provided for seating, the distance shall be measured along the aisles and aisle accessway without travel over or on the seats.	1028.7	
18.	Corridors serving more than 30 occupants shall be 1 hr fire-rated unless equipped with automatic fire-sprinkler system.	Table 1018.1	
19.	Group A-1 occupancies shall have the main exit 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 1028.3.1	
20.	Group A-1 occupancies 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.	1028.2	
21.	In Group A-1 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	
22.	In Group A-1 occupancies with an occupant load at least 100 but less 300, at least one means of egress shall directly lead to an exit, or through a lobby 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	
23.	In Group A-1 occupancies, waiting areas such as foyer or lobby shall not encroach upon the required clear width of the means of egress. Such foyer, if not directly connected to a public street by all the main entrances or exits, shall have a straight and unobstructed corridor or path of travel to every such main entrance or exit.	1028.4	
24.	Provide min. 2 means of egress on each side of a balcony or gallery with seating capacity of at least 50 and at least one leading directly to an exit.	1028.5	
25.	Provide dimensions of the width of all the aisles and other means of egress for assembly area showing compliance with sec. 1028.6 and 1028.9. If smoke-protected seating is provided, provide details to show compliance with sec. 1028.6.2.		
26.	The common path of egress travel shall not exceed 30 ft from any seat to a point where an occupant has a choice of two paths of egress travel to two exits.	1028.8	
27.	Where one of the two paths of travel is across the aisle through a row of seats to another aisle, there shall be not more than 24 seats between the two aisles and the min. clear width between rows for the row between the aisles shall be 12" plus 0.6" for each additional seat above seven in the row between aisles.	1028.8.1	
28.	Every occupied portion in Group A occupancies that contains seats, tables, displays, similar fixtures or equipment shall be provided with aisles leading to exits or exit access doorways.	1028.9	
29.	Each end of an aisle shall terminate at cross aisle, foyer, doorway, vomitory or concourse having access to an exit, except a max. 20 ft dead-end aisle is permitted.	1028.9.5	
30.	Provide dimensions of the clear width of aisle accessways serving seating in compliance with sec. 1028.10.		

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THEATER (Cont'd)**

Code Requirements		Code section	Req'd
31.	Provide marking stripe on each tread of assembly aisle stairs.	1028.11.3	
32.	In places of assembly, the seats shall be securely fastened to the floor.	1028.12	
33.	Handrails shall be provided at the side or within the aisle width of ramped aisle with slope exceeding 1:15 or aisle stairs.	1028.13	
34.	Provide assembly guards min. of 42" high where cross aisles are located more than 30" above the floor or grade below.	1013	
35.	Provide assembly guards min. of 26" high above aisle floor when the elevation change between the cross aisle and the adjacent floor or grade below is not more than 30", except when the backs of seats in front of the cross aisle is 24" or more above the adjacent aisle floor.	1028.14.1	
36.	Provide fascia or railing min. of 26" high where the floor or footboard elevation is more than 30" above the floor or grade below not at the end of aisles and when the fascia or railing would otherwise interfere with the sightlines of immediately adjacent seating.	1028.14.2	
37.	Provide fascia or railing min. of 36" high and min. of 42" measured diagonally between the top of the rail and the nosing of the nearest tread for the full width of the aisle when the foot of the aisle is more than 30" above the floor or grade below.	1028.14.3	
I. EXISTING BUILDING			
38.	Due to change of occupancy, the existing building may be required to be structurally upgraded.	3408.1 3408.4	