



CITY *of* CLOVIS

PLANNING & DIVISION

1033 FIFTH STREET • CLOVIS, CA 93612

PLEASE SEE THE PLAN AND CHECK THE COMMENTS BELOW FOR:

DATE:

PERMIT NUMBER: **CMBN**

PLANS EXAMINER: **Jesse D. Newton**

CONTACT E-MAIL: **Jessen@clovisca.gov**

CONTACT PHONE: **559-324-2334**

THE CITY OF CLOVIS CONTACTS FOR THIS PROJECT ARE:

Building Division: Jesse Newton, (559) 324-2334, jessen@clovisca.gov

Building Division: Brad Fowler, (559) 324-2311, bradleyf@clovisca.gov

Building Division: Billy Barrios, (559) 324-2323, manuelb@clovisca.gov

Building Division: Eric Smith, (559) 324-2309, esmith@clovisca.gov

CITY OF CLOVIS ADDRESSES:

Planning & Development Services, 1033 Fifth Street, Clovis, CA. 93612

Fire Headquarters, 1233 Fifth Street, Clovis, Ca. 93612

Building Division Comments

*The following must be addressed before obtaining Building Division approval.
Address all red marks throughout the plan, calculation pages, and attachments.*

I. GENERAL

1. Four sets of plans and documents are required for submittal. One plan is sent to each division and the fire department (Building, Planning, Engineering, and Fire Department).

City Manager 559.324.2060 • Community Services 559.324.2095 • Engineering 559.324.2350
Finance 559.324.2130 • Fire 559.324.2200 • General Services 559.324.2060 • Personnel/Risk Management 559.324.2725
Planning & Development Services 559.324.2340 • Police 559.324.2400 • Public Utilities 559.324.2600 • TTY-711

www.cityofclovis.com

2. One complete set of plans, documents, specifications, and red marks must be resubmitted **with a second set of all plans and documents in PDF format on a thumb drive.**
3. Once the plans are resubmitted, they will be forwarded to the Fire Department for approval and stamps. Once the plans are returned to the building division, they will be reviewed for corrections within the time frame for resubmitted plans.
4. City of Clovis Engineering Division approval is required before the issuance of the permit and plans.
5. City of Clovis Planning Division approval is required before the issuance of the permit and plans.
6. All documents must be signed by the person responsible for preparing them. All sheets of the plans and the cover sheet of any calculations must bear the stamp and wet signature of a California-licensed engineer or architect licensed to practice in the State of California. – Cal Bus & Prof. Code 5537.
7. Incorporate a complete set of Site Plan Review Conditions (SPR20---xx) into the resubmitted drawings.
8. Provide Note on plans: Deferred submittals are not accepted and shall be submitted and approved before issuance of the building permit.
9. Provide an accurate and complete sheet index that identifies and corresponds with all sheets within the set.
10. Provide a site plan.
11. Provide a "vicinity map" to accurately reflect the location.
12. Provide Notes on plans indicating the number of stories.
13. Provide Notes on plans indicating the Type of Construction (CBC Chapter 6)
14. Provide Notes on plans indicating the Occupancy Group(s) (CBC Chapter 3)
15. Provide Notes on Plans indicating the Square footage.
16. Provide Note(s) and calculation(s) on the plans indicating the Occupant Load (CBC Chapter 10)
17. Provide Code references on plans. Plans must reference and comply with only adopted codes:
 - 2022 California Building Code (CBC)
 - 2022 California Mechanical Code (CMC)
 - 2022 California Electrical Code (CEC)
 - 2022 California Plumbing Code (CPC)
 - 2022 California Energy Code
 - 2022 California Green Building Standards Code (Cal Green)

2022 California Fire Code (CFC)

18. Verify that building height and number of stories are allowed per Table 504.4 of the CBC.
19. Have changes been made to the plans that are not due to corrections on this list? Would you please indicate the changes by clouding them? If so, provide a brief description and Note where plan changes occur.
20. Provide complete Architectural, Structural, Electrical, Plumbing, and Mechanical sheets.
21. Remove verbiage on the drawings stating "Not for Construction." All notes must be specific and applicable to the project and correspond with the plans. General notes such as "build per code" are not acceptable.
22. Added square footage for each occupancy group: Provide this division with a Clovis Unified School District receipt showing that all fees have been paid before issuing a building permit.
23. Structures with human consumption shall require Fresno County Environment Health Department approval. Resubmitted drawings must bear their **approval stamp and signature** before resubmitting for back-check. **Provide Fresno County Environmental Health Department a thumb drive with the corrected plan for online plan review.**
24. Provide a "Will Serve" letter from an approved Construction debris recycling/waste hauler for this project. This letter is to be provided by & signed by the "Waste/Recycling Hauler" before any permit issuance. 2022 Cal. Green Code 5.408
25. Indicate if this project includes a gas or diesel-fired back-up power generator. The generator location must be identified on all applicable sheets with corresponding electrical drawings. 50 HP or greater back-up power generators require San Joaquin Valley Air Pollution Control District approval. A copy of the approval must be submitted to the Building Division before any permit issuance.
26. Provide a soil report for this project from a licensed professional. 2022 CBC 1803A
27. Check all notes and details for accuracy and applicability. Delete notes and details that do not apply to this project. 107.2.1 CBC
28. Indicate method of Roof Access 107.2.1 CBC.
29. Provide a note on the cover sheet that trash enclosures shall be built to City standards M-2 and M-3 on the civil engineering pages.
30. Provide a San Joaquin Valley Air Pollution Control District certificate for any demolition/renovation work on this project. Additional information may be obtained by contacting the San Joaquin Valley Air Pollution Control District @ 559-230-6000

31. Please sign up for a CSS Portal account at https://css.cityofclovis.com/EnerGov_Prod/SelfService#/home, All inspection requests must be requested through the CSS Portal.

II. REQUIRED NOTES ON THE PLANS

1. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure violating this code or any other ordinances of this jurisdiction.
2. The street address and number shall be visible at the site before the first inspection. A minimum of twelve inches (12") tall with one and one-half inches (1½") principal stroke width, and be internally or externally illuminated per City of Clovis Fire standard #14." **505.1 CFC & Clovis Fire Department Standard # 1.8**
3. "These plans and related documents shall be kept at the work site and shall be open to the inspector. 107.3.1 CBC

III. BUILDING COMMISSIONING

1. A new building with a conditioned space of 10,000 square feet or more is required to be commissioned. Section 120.8 - 2022 California Energy Code; (5.410.2 - 2022 Cal GREEN)
2. Before permit issuance, a commissioning plan shall be completed to document how the project will be commissioned for buildings with conditioned space of 10,000 square feet or more. Include these on the submittal sheets. Section 120.8(f) 2022 California Energy Code.
3. Provide Note on plans: "A complete report of the commissioning process activities undertaken through the design, construction, and reporting recommendations for post-construction phases of the building project shall be completed and provided to the owner or owner's representative" Section 120.8(i) – 2022 California Energy Code.

IV. STRUCTURAL

1. Provide structural uniformity between the structural calculations and the drawings.
2. If the words "Approved Structurally" are intended to relinquish "responsible control" or act as a disclaimer of the responsibilities associated with other aspects of the design as a licensed design professional, **the stamp and signature of another engineer or architect licensed to practice in the State of California must be provided on all sheets of the plans** per Cal Bus & Prof. Code 5537. In

accordance with the CA business and professions code section, 5535.1, the signature and stamp of the licensed design professional constitute "responsible control" or the amount of control over the content exercised by Architects. Responsible control of all documents acknowledged by the signature and stamp of the licensed design professional, whether responsible for preparing the documents or overseeing their preparation of them, constitutes compliance with section 5536.1.

V. ELEVATORS

1. Provide Note on Plans: "Elevator must pass State inspection, and certificate shall be provided BEFORE any occupancy will be granted."

VI. SPECIAL INSPECTION

Special inspection is required for the following:

1. Steel Construction,
2. Cold-formed steel deck,
3. Open web steel joist and girder,
4. Cold-formed steel trusses spanning 60 feet or greater,
5. Structural Welding,
6. High-strength fasteners,
7. Concrete in buildings over three stories, (8)

Note: see section 2022 1705 CBC.

8. The cover or title sheet in a prominent location provides an accurate and complete listing of any required special inspections pursuant to 2022 CBC 1704 specific to this project. Alternatively, provide a clear note on the cover sheet identifying sheet of the plans where the list of special inspections specific to this project may be found.
9. Provide Note on plans: "Copies of All Necessary test and Special Inspection reports shall be filed with the building official." 2022 CBC 1703.6.2.
10. Provide a statement of Special Inspection in accordance with the 2022 CBC 1704.2.3 directly on the plans.
11. Provide Note on plans: At the conclusion of the work included in the permit, a written statement shall be submitted to the Building Official that the site visits have been made and identify any deficiencies that, to the best of the structural observer's knowledge, have not been resolved. Section 1704.4.6 – 2022 CBC

VII. OCCUPANCY R-2.1

1. R-2.1 - 24-hour care, the supervised residential environment may contain more than 6. 2022 CBC 310.3.1.
2. Group R-2.1 occupancies are not permitted in non-fire resistive-rated construction. See Health and Safety Code section 13131.5. 2022 CBC 435.4
3. Over 6,000 square feet shall be provided with smoke barriers in accordance with section 709. 2022 CBC 435.5.1

4. At least two means of egress shall be provided from each smoke compartment. 2022 CBC 435.5.3
5. Corridors shall comply with section 1018.1 2022 CBC and be 60" for non-ambulatory and 44" on floors housing only ambulatory. 2022 CBC 435.8.4.2.
6. Corridors serving an occupant load of 10 or less shall not be less than 36 inches in width. 2022 CBC 435.8.4.2 Exception 1
7. Corridors serving ambulatory persons only and having an occupant load of 49 or less shall not be less than 36 inches in width. 2022 CBC 435.8.4.2 Exception 2

VIII. SAFETY GLAZING

1. Provide safety glazing in the following hazardous locations: 2022 CBC Section 2403
2. Glazing in doors requires safety glass. 2022 CBC 2406.4.1
3. Glazing within 24 inches of the door arc in a closed position, with the bottom edge of the glazing is below 60". 2022 CBC 2406.4.2
4. Glazing in individual windows, fixed or operable, the exposed area of the pane greater than 9 square feet., with the bottom edge less than 18" above the floor and the top edge more than 36" above the floor, with a walking surface within 36". 2022 CBC 2406.4.3
5. Glazing in guards and railings. 2022 CBC 2406.4.4
6. Glazing in walls, enclosures, or fencing containing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor and outdoor pools where the glazing is less than 60" walking or standing surface and within 60" in a straight line of the water's edge. CBC 2406.4.5
7. Glazing adjacent to stairs and ramps. 2022 CBC 2406.4.6 & 2406.4.7

IX. SEPARATIONS and RATED WALLS

1. Provide a one-hour fire-rated partition between tenants' spaces within malls. 2022 CBC 402.4.2.1 & 708.3
2. Laundry rooms over 100 square feet require a 1-hour separation or fire sprinkler system. 2022 CBC Table 509
3. In furnace rooms where any piece of equipment is over 40,000 BTUs, a 1-hour separation or fire sprinklers are required. 2022 CBC Table 509
4. 2022 CBC 509.4.2, where Table 509 permits fire sprinklers without a fire barrier, the incidental use shall be separated from the remainder of the building by construction capable of resisting the passage of smoke. See the requirements in this section.

5. 2022 CBC Table 509 has other incidental uses that will need to be looked at when required.
6. Provide construction details for membrane penetrations and through penetrations for:
 - a. Fire-rated walls, where required by Chapter 7A openings, are required to be protected
 - b. Floor/ceiling assemblies.
 - c. Roof/ceiling assembly

X. EGRESS SYSTEMS AND COMPONENTS Chapter 10 AISLES

1. In B and M occupancies, the minimum clear aisle width shall be determined per the CBC, but never less than 36 inches wide for less than 50 Occupants. 2022 CBC sections 1005.1, 1018.3, and 1020.3

COMMON PATH OF TRAVEL (FS) Fire Sprinklers

A, E, M OCCUPANCY

2. The maximum common path of travel distance that the occupants must traverse before two separate and distinct paths of egress travel to two exits are available shall not exceed (FS) Fire Sprinklers.
 - a. 75 feet when the occupant load is 30 or less. 2022 CBC Table 1006.2.1 (No FS)
 - b. 75 feet when the occupant load is 31-49. 2022 CBC Table 1006.2.1 (No FS)
 - c. 75 feet when occupant load is 49 or less. 2022 CBC Table 1006.2.1 (W / FS)

B OCCUPANCY

3. The maximum common path of travel distance that the occupants are required to traverse before two separate and distinct paths of egress travel to two exits are available shall not exceed:
 - a. 100 feet when the occupant load is 30 or less. 2022 CBC Table 1006.2.1 (No FS)
 - b. 75 feet when the occupant load is 31-49. 2022 CBC Table 1006.2.1 (No FS)
 - c. 100 feet when occupant load is 49 or less 2022 CBC Table 1006.2.1 (W / FS)

DOORS

4. Provide a door schedule and specify door type and hardware for each door.

5. Doors shall swing in the direction of travel when serving an occupant load of 50 or more or a Group H Occupancy. In a Group I-2, all required exit doors shall open in the direction of travel regardless of occupant load. 2022 CBC 1010.1.2.1
6. The minimum Egress width is 32 inches 2022 CBC 1010.1.1
7. There shall be a floor or landing on each side of the door. (Read Exceptions) 2022 CBC 1010.1.5

EXIT ENCLOSURES – CORRIDORS

8. Enclosed exit access "Corridor" shall be enclosed with a 1-hour enclosure in non-sprinklered buildings. 2022 CBC Table 1020.1 and 708.3
9. Provide a cross-section through the rated corridor fire-partition (and lid if tunnel corridor)
10. Corridor width shall be 44 inches for 50 or more persons and 36 inches for less than 50. 2022 CBC Table 1020.2: There are other corridor widths in this table.
11. 2022 CBC 1020.4. The required width of corridors shall be unobstructed. See Table 1020.3 for Corridor widths.
12. When more than one exit or exit access doorway is required, exit access shall be arranged such that there is no dead-end in a corridor exceeding 20 feet. (50 feet if in a sprinkled building). 2022 CBC 1020.4
13. Except for mechanical, electrical, and fire sprinkler systems serving the exit enclosure, Penetration into exit enclosures is not permitted. Specify smoke and fire dampers at duct penetrations through rated enclosure walls. The damper is to be activated by a smoke detector and installed per its listing. 2022 CBC 1020.5, 1024.6

EXITS - NUMBER – LOCATION

14. Ceiling Height of not less than 7 feet 6 inches. 2022 CBC 1003.2, Protruding 1003.3
15. Two exits are required in boiler, incinerator, and furnace rooms over 500 sq. ft. in size and where equipment is over 400,000 BTUs. 2022CBC 1006.2.2.1
16. Egress from a room or space shall not pass through a kitchen, storage room, closet, or spaces used for similar purposes. 2022 CBC 1016.2
17. Exits shall be separated by a distance equal to or greater than $\frac{1}{2}$ the diagonal of the space in a non-sprinklered building. 2022 CBC 1007.1.1

18. Exits shall be separated by a distance equal to or greater than 1/3 the diagonal of the space in a sprinklered building. 2022 CBC 1007.1.1. Exception #2
19. Three exits are required for over 501-1000 occupants. CBC 1006.2.1.1; Table 1006.3.3
20. Four exits required over 1000 occupants. 2022 CBC 1006.2.1.1; Table 1006.3.3
21. Each story and occupied roof shall have the minimum number of exits per 2022 CBC 1006.3.3 and Table 1006.3.3

EXIT SIGNS – EXIT ILLUMINATION

22. The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied. (The exception should be reviewed.) 2022 CBC 1008.2
 23. When two or more exits are required, provide means of egress lighting with an emergency power back-up supply for the following areas: aisles, corridors, exit access stairs, and ramps. 2022 CBC 1008.3.1
 24. Provide emergency lighting for exit discharge when required to have more than two exits, 90 minutes. 2022 CBC 1008.3.4
 25. In the event of power failure in a building with two or more exits or access to exits, an emergency electrical system shall automatically illuminate all of the following areas:
 - Interior exit access stairways and ramps.
 - Interior and exterior exit stairways and ramps.
 - Exit passageways.
 - Exterior landings for exit doorways that lead directly to the exit discharge.
 - Group I-1 and I-2 Exit discharge stairways, ramps, aisles, walkways, and escalators to a public way or to a safe dispersal area.
- 2022 CBC 1008.3.2
26. Show the location of exit signs. Exit signs are required when more than one exit is required. 2022 CBC 1013.1
 27. Specify a power source and an alternate power source. Exit signs shall be internally or externally illuminated, 2022 CBC 1013.3. 2022 CBC 1013.5 Internally illuminated exit signs, 2022 CBC 1013.6 Externally illuminated exit signs.
 28. Exit signs require continuous emergency illumination for 90 minutes when two exits are required. CBC 1013.6.3
 29. Provide low-level exit signs in corridors serving Group A, E, I, and R-2.1 occupancies and in all areas serving guestrooms of hotels in Group R, Division 1 Occupancies. Sign to be 6 to 8 inches above the floor and 4 inches from the door frame. 2022 CBC 1013.7

30. In addition to approved floor-level exit signs, approved path marking shall be installed at floor level or no more than 8 inches above the floor level in all interior rated corridors of unsprinklered Group A, R-1, and R-2 Occupancies. 2022 CBC 1013.8

2022 CBC 1010: Doors, gates, and turnstiles

31. Swing doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of more than 50 or more or in a Group A or E not classified as an assembly E occupancy, I-2 or I-2.1 occupancies shall not be provided with a lock or latch. (See Exceptions) 2022 CBC 1010.2.9
32. A main exit in a Group A occupancy with an occupant load of less than 300 or less, Groupe B, F, M, and S, and places of religious worship shall be permitted to be equipped with key-operated locking devices from the egress side, see requirements.
- 3-1, The lock is readily distinguishable as locked
 - 3.2, a readily visible durable sign posted on the egress side stating "THIS DOOR TO REMAIN UNLOCKED WHEN THE SPACE IS OCCUPIED:
 - The use of the key-operated locking device is revocable by the Building Official.

2022 CBC 1010.2.4

STAIRWAY

33. Riser heights are 7 inches maximum and 4 inches minimum. 2022 CBC 1011.5.2
34. Tread depth is 11 inches minimum. 2022 CBC 1011.5.2
35. The vertical rise of the stairs shall not be greater than 12 feet. 2022 CBC 1011.8
36. The walls and soffits within enclosed usable spaces shall be 1 hour. 2022 CBC 1011.7.3
37. Handrails shall be between 34 - 38 inches above the nosing of the tread. 2022 CBC 1014.2
38. Handrail Graspability, 2022 CBC 1014.3
39. Handrail Continuity, 2022 CBC 1014.4
40. Regarding handrail extensions, 2022 CBC 1014.6, verify all other handrail requirements when required in Chapters 11A and 11B.
41. Clearance for Handrails, 2022 CBC1014.7
42. Projections, 2022 CBC 1014.8
43. Guards, 2022 CBC 1015

TRAVEL DISTANCE

- 44. Travel distance is 250 feet with sprinklers for A, E, F-1, M, R, and S-1.
2022 CBC Table 1017.2
- 45. Travel Distance 300 feet with sprinklers B-occupancy, 200 feet non-sprinklered
2022 CBC Table 1017.2
- 46. Travel Distance of 200 feet without sprinklers for A, E, F-1, M, R, and S-1.
2022 CBC Table 1017.2

XI. ACCESSIBILITY

- 1. An amount equal to 20% of the remodel cost will be spent on improving accessibility for the physically disabled. Provide documentation showing what items are being upgraded and the cost of these items. Provide plans and details of the improvements as needed. 202 CBC 11B-202.4 Exception #8.
- 2. The proposed work is not exempt from the requirements of section 11B-202.4 of the 2022 CBC, as identified by exceptions 1-10. When permit applications are submitted to the City of Clovis for alterations, additions, and/or structural repairs not specifically exempted by 11B-202.4, exceptions 1-10, the City is required to enforce disabled access to the "area of work" covered by the permit(s). Access includes both pedestrian and vehicular. Every tenant improvement permit provides the inclusion to upgrade accessibility features serving the tenant space as needed with no additional cost added to the permit; however, plans must identify, with sufficient details, necessary information to alter and to inspect both the accessible parking and the pedestrian route(s) before final occupancy.

ACCESSIBLE ROUTE

- 3. Provide a Note on the site plan: "ALL ENTRANCES TO BUSINESSES ARE REQUIRED TO BE SERVED BY AN ACCESSIBLE PEDESTRIAN ROUTE BETWEEN PUBLIC WAY AND BUSINESS ENTRANCE. WHERE NO SUCH ROUTE IS PROVIDED, ONE MUST BE PROVIDED AS A CONDITION OF THE BUILDING PERMIT IN ORDER TO PROVIDE PEDESTRIAN ACCESS TO THE "AREA OF WORK." IF A PEDESTRIAN ROUTE FROM THE PUBLIC WAY, INTENDED TO SERVE THE PROPOSED BUSINESS, IS PROVIDED BUT DOES NOT FULLY-COMPLY, IT MUST BE ALTERED TO COMPLY WITH THE CURRENT ACCESSIBILITY REQUIREMENTS before FINAL OCCUPANCY. ALL WORK OCCURRING IN THE PUBLIC WAY REQUIRES A SEPARATE ENCROACHMENT

PERMIT TO BE OBTAINED THROUGH THE CITY OF CLOVIS ENGINEERING DIVISION before COMMENCING WORK. CONTACT ENGINEERING MAINLINE AT (559) 324-2350 REGARDING ENCROACHMENT PERMIT INFORMATION." 2022 CBC 11B-206.2.

4. Show the accessible pedestrian travel route between the public way (City sidewalk) and the building entrance. Indicate that the pedestrian route shall be a minimum of 48" in width with a maximum cross slope of 1:20 (2%) and a maximum running slope of 1:48 (5%) unless a compliant ramp is utilized. 2022 CBC 11B-206.2.1 and 11B-403.3
5. Detectable warning shall be per the 2022 CBC 11B-705.1.2.

DOORS

6. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The maximum force is 5 pounds. CBC 11B-309.4.
7. Exit doors shall be capable of opening so that the clear width of the exit is not less than 32". CBC 11B-404.2.3, Figure 11B-404.2.3
8. The floor or landing shall be not more than ½" lower than the threshold of the doorway. CBC 11B-404.2.5.
9. The bottom 10" of all doors except automatic and sliding shall have a smooth, uninterrupted surface to open the door to a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10" high smooth panel shall be installed on the push side of the door, allowing the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. CBC 11B-404.2.10.
10. The space between two consecutive door openings in a vestibule shall provide a minimum of 48" plus the door width when the door is positioned at an angle of 90 degrees from the closed position. Doors in a series shall swing in the same direction or away from the space between the doors. CBC Figures 11B-404.2.6.

PARKING

11. Provide accessible parking spaces as required by Table 11B-208.2 2019 CBC.

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

12. For every 6 or fraction of 6 parking spaces, at least one shall be a van parking space. CBC 11B-208.2.4

13. Car and van-accessible parking spaces shall have an access aisle. CBC 11B-502.2

14. Car and Van Parking spaces shall be at least 216 inches (18') long. (Planning Requires 20')

15. Car parking spaces shall be 108 inches (9') wide minimum. CBC 11B-502.2

16. Van parking spaces shall be 144 inches (12') wide minimum. CBC 11B-502.2

17. Van spaces shall be permitted to be 108 inches (9') wide, where the access aisle is 96 inches wide minimum. CBC 11B-502.2

18. The access aisle shall be 60 inches wide minimum and be the full length of the space. CBC 11B-502.3.1 & CBC 11B-502.3.2

19. The access aisle shall be marked with a blue painted borderline. The area within the borderline shall be marked with hatched lines a max of 36" o.c. in a contrasting color, preferably blue or white. The words "NO PARKING" shall be painted within each access aisle in white letters, at least 12" in height. CBC 11B-502.3.3

20. Access aisles shall not overlap the vehicular way and shall be permitted to be placed on either side except for van spaces, which must be on the passenger side. CBC 11B-502.3.4

21. Parking spaces and access aisles must not be steeper than 1:48 (0.0208333 = 2%) CBC 11B-502.4

22. Parking spaces, access aisles, and vehicular routes must have a vertical clearance of 98 inches (8'2") CBC 11B-502.5

23. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. CBC 11B-208.3.1
24. Accessible parking spaces shall be so located that persons are not compelled to travel behind parking spaces other than their own. CBC 11B-502.7.1
25. Each accessible car and van space shall have a surface (pavement) signage. CBC 11B-502.6.4
26. An additional sign shall also be posted in a conspicuous place at each entrance to off-street parking facilities or immediately adjacent to and visible from each stall or space. The sign shall be not less than 17" by 22" in size with lettering not less than 1" in height, which clearly and conspicuously states the following CBC: 11B-502.8, 11-502.8.1, and 11B-502.8.2.
27. "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed by telephoning the Police Department at 559-324-2800.
28. Provide all accessibility notes and labeling on the Architectural Site Plan. The building division on the architectural plans will approve accessibility.
29. Future EV Charging stations shall be provided for accessible stalls per CBC 11B-228.3. The Number of stations is found in CBC Table 11B-228.3.2.1. They shall be built per CBC 11B-812.10

RAMPS

30. Ramp runs shall have a running slope not steeper than 1:12. CBC 11B-405.2
31. The cross slope of ramps shall not be steeper than 1:48. CBC 11B-405.3
32. The clear width of a ramp shall be 48 inches. CBC 11B-405.5
33. The rise for any one ramp shall be 30 inches maximum. CBC 11B-405.6
34. Ramps shall have landings at the top and bottom. CBC 11B-405.7
35. Landing slopes shall not exceed 1:48 CBC 11B-405.7.1
36. The landing width shall be as wide as the ramp run, a minimum of 60 inches in width. CBC 11B-405.7.2
37. The landing length shall be 60 inches minimum. CBC 11B-405.7.3
38. Bottom landings shall extend 72 inches in the direction of the ramp run. CBC 11B-405.7.3
39. Ramp runs shall have handrails CBC 11B-405.8 read exceptions.

WORK STATIONS, DRESSING ROOMS, AND SERVICE COUNTERS

40. Counter surface height shall be 38-inch maximum CBC 11B-904.3.2
41. Employees' workstations shall be on an accessible route complying with Division 4. CBC 11B-203.9.
42. Where dressing rooms, fitting rooms, or locker rooms are provided, at least 5 % but no fewer than one of each type of use in each cluster shall be provided and comply. 2019 CBC 11B-222.1

SEATING

43. Where fixed or built-in seating, tables, or counters are provided for the public, and in general employee areas, 5% but never less than 1 must be accessible. CBC 11B-226.

XII. SUSPENDED CEILINGS

1. Provide Note on plans: "Suspended Ceilings are required to be installed in accordance with ASTM C 635 and ASTM C 636. CBC 808.1.1.1.
2. Luminaires shall be securely fastened by bolts, screws, rivets, or listed clips identified for use with the type of ceiling framing and luminaires. CEC 410.36(B)

XIII. ENERGY

1. Provide Building Analysis Report. NRCC for Non-Residential ad LMCC for Mulifaimly 3 or less habitable stories
2. Energy compliance documents must be signed by the person responsible for preparing them.
3. Solar Zone. Buildings with a roof area of less than 10,000 s.f. shall have a minimum zone area of 80 square feet minimum with no dimension less than 5'. 2022 California Energy Code 110.10 (b) (1).
4. Solar Zone. Buildings with a roof area over 10,000 sq. ft. shall have a minimum zone area of 160 square feet minimum with no dimension less than 5'. 2022 California Energy Code 110.10 (b) (1).
5. Verify Demand Responsive Controlled Receptacles 2022 CEC 110.12 (E).
6. Verify Occupant Sensor Ventilation Controls 2022 CEC 120.1 (d) (5)
7. Duct sealing, 2022 CEC120.4 (g)
8. Verify Shut-off controls for office spaces greater than 250 Square feet. 2022 CEC 130.1 (c) (6) (D)

9. Air Barrier Requirements: Construction documents shall include air barrier boundaries, interconnections, penetrations, and associated square floor calculations for all sides of the barriers. 2022 CEC 140.3 (a) (9) (A).
10. Single zone Space-conditioning systems, 2022 CEC 140.4 (a) (2)
11. Exhaust air heat recovery. 2022 CEC 140.4 (q)
12. Verify Photovoltaic requirements, 2022 CEC 140.10 (a)
13. Verify Energy Storage System (ESS) 2022 CEC 140.10 (b)
14. Steep-slopped roofs, minimum aged solar reflectance, thermal emittance, and increased SRI.

XIV. Cal-GREEN

1. Submit a Waste Management Plan or a Will-Serve letter from an approved trash hauler for construction debris. 2022 California Green Building Standards, Section 4.408
2. Bicycle Parking required 2022 CalGreen 5.106.4
3. Short-term bicycle parking required 2022 CalGreen 5.106.4.1.1.
4. Long-term bicycle parking is required. 2022 CalGreen 5.106.4.1.2
5. EV Capable Space(s) required per 2022 CalGreen section 5.106.3.1 EV capable spaces and table 5.106.5.3.1.
6. Accessible EVCS: When EVSE is installed, accessible EVCS shall be provided per Chapter 11B. 2022 CalGreen 5.106.5.3.4
7. Electric vehicle charging readiness requirement for **warehouses, grocery stores, and retail stores with planned off-street loading spaces**. Installed per the 2022 CalGreen Table 5.106.5.4.1 and Table 5.106.5.4.1 Raceway Conduit and Panel Power Requirements for Medium- and Heavy-Duty EVSE.

XV. ELECTRICAL

1. A licensed professional shall design all plans and electrical calculations and provide a wet stamp with a signature and expiration date on all electrical sheets. Or provide the signature of a licensed design building electrical contractor.
2. Provide a one-line diagram; show electrical panel load schedules, conduit and conductor sizes, and grounding electrode detail.
3. Provide symbol legend
4. Show grounding electrode systems for all electrical equipment and transformers. CEC 250

5. The panel's 1200 amp or more and being over 6 feet in length may require an additional exit. CEC 110.26(C)(C)(2)
6. Panic hardware is required on electric room doors of 800 or more amps when the door is less than 25 from the face of the switchgear. CEC 110.26(C)(3)
7. Illumination is required by CEC 110.26(D)
8. Show all required clearances in front of electrical services, panels, and equipment. CEC 110.26 (A)
9. Show all overcurrent devices and provide Ampere Interrupting Capacity (A.I.C) rating.
10. Provide rated electrical disconnect at water heaters or lock-out devices at the circuit breaker.
11. Provide light fixture schedule, show manufacturer specifications, lamp wattage, and total fixture wattage.
12. Provide electrical Title 24 and 2019 California energy compliance forms and mandatory measures on the plans.

XVI. MECHANICAL

1. All plans and mechanical calculations are to be designed by a licensed professional. All sheets must be signed by the person responsible for preparing them. Provide a wet stamp with signature and expiration date or provide a signature of a licensed design building mechanical contractor.
2. Identify fire-rated corridors, walls, ceilings, and floor assemblies on the mechanical plans to verify appropriate provisions for fire penetration protection.
3. Show all fire dampers/fire smoke dampers and listings on plans.
4. Show automatic shut-offs in systems with an excess of 2000 cfm and smoke detectors in the system. 2019 CMC 608.1
5. Show the complete distribution system of the plans. Show all sizes and types of ducts and sheet metal thickness and insulation materials used.
6. Show seismic restraint for the HVAC system on plans.
7. Provide return and supply registers for all spaces.
8. Show all locations of HVAC equipment. Provide all specifications.
9. Show roof access to the HVAC equipment on the roof.
10. Show the location of the fan coil and condensers on the plans.

11. Provide combustion air requirements and sizes for equipment located in confined spaces or spaces where infiltration does not provide the necessary air; outdoor air shall be provided, as indicated on plans.
12. Provide mechanical equipment schedule identifying the equipment manufacturer and model number with specifications.
13. Provide mechanical Title 24, 2022 California Energy Efficiency Standards. All required compliance forms and mandatory measures are to be on the plans.
14. The construction documents will identify the outdoor air ventilation rate and air distribution assumptions made in the ventilation system's design. CMC 402.1.1.
15. All exhausts must be shown on plans, including a dryer, cooking hood, and toilet exhausts.
16. Unless otherwise permitted or required by the dryer manufacturer's instructions and approved by the Authority Having Jurisdiction, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet (4267 mm), including two 90-degree (1.57 rad) elbows. A length of 2 feet (610 mm) shall be deducted for each 90-degree (1.57 rad) elbow in excess of two.

Exception: Where an exhaust duct power ventilator, in accordance with Section 504.4.2.3, is used, the maximum length of the dryer exhaust duct shall be permitted to be in accordance with the dryer exhaust duct power ventilator manufacturer's installation instructions.
17. Provide hood/venting details for the new cooking equipment on the drawings.

XVII. TYPE I KITCHEN HOOD

1. Provide calculations on the Type I hood(s) and duct(s) rate of airflow, including velocities and correct CFM.
2. Provide manufacturer information on Type I hood. This information should include the required clearance for combustibles.
3. Provide plans for the method of grease duct separation and include manufacturer listing and instructions for any Type I hood fire-resistive duct wrap.
4. Provide Note on plans: "A Performance test shall be conducted upon completion and before final approval in accordance with the CMC section 511.2.2.1
5. Provide Note on plans: The permit holder shall verify the capture and containment performance of the hood in compliance with the CMC section 511.2.2.2
6. Provide a Note on the plan. Provide Duct leakage test, 2019 CMC 510.5.6, Prior to concealment.
7. Provide Note on plans, Operation Requirements 2019 CMC 511.2.3, per the type of unit used.

XVIII. PLUMBING

1. All plans and plumbing calculations are to be designed by a licensed professional. Provide a wet stamp with signature and expiration date or provide a signature of a licensed design-build plumbing contractor. The plumbing sheets must be signed by the person responsible for preparing them.
2. Show on plans, Occupant Load, and plumbing fixture unit calculations.
3. Drinking Fountain required; see section 415 and Table 422.1, 2019 CPC.
4. Provide dimensions to the restroom(s)
5. Provide complete drain and vent system schematic drawings. Show all sizes and materials of sewer drain waste and vents.
6. Show the type and location of all backflow protection.
7. Show the size, material, and location of the roof drain system.
8. Provide Gas schematic: Show gas piping, pipe sizes, material, equipment, and CFH requirements. To justify an adequate equipment design, provide gas piping calculations using all existing and proposed piping sizes, lengths, and demands. Provide total developed length, including branches, per Table 1215, 2019 CPC.
9. Gas regulators must be vented to the outside. Show detail on plans. CPC 1208.8
10. Show the location and type of water heater and/or boiler. Provide Specifications
11. Provide water heater venting detail and temperature and pressure relief piping discharge location. Safety pan to discharge to exterior observable location.
12. Provide seismic restraint detail for the water heater/boiler. 2019 CPC Section 507.2
13. Provide approved permanent access to the water heater/boiler.
14. Provide the location and size of all cleanouts.
15. Separate toilet facilities shall be provided for each sex. Single-use facilities are permitted for occupancies with less than 10 occupants and in business or mercantile occupancies with an occupant load of 50 or less. CPC 422.2
16. Refrigeration coils, freezers, walk-in coolers, drink dispensers, ice-making machines, steam tables, and coffee brewers require indirect waste piping. CPC 801.3.
17. Underground gas pipes under the building shall be sleeved and sealed to force gas leaks to the exterior. Provide a detail. CPC 1210.1.6

GREASE INTERCEPTOR

1. Size Grease Interceptor per 2019 CPC, Tables 1014.2.1, 1014.3.6, Show calculation on plans
2. Show the location of the hydro-mechanical interceptor, grease trap, clarifier, or grease interceptor on the plans and plumbing schematic.
3. Show all grease waste piping on the plans.
4. Show interceptor trap venting.
5. Show all pre-rinse sinks, floor drains, mop sinks, and two or three-compartment sinks in the food preparation area connected to a grease interceptor, hydro-mechanical interceptor, or grease trap.
6. No food waste disposal unit or dishwashers are allowed to discharge through a hydro-mechanical interceptor (grease trap) or grease interceptor.

MEDICAL GAS PIPING

1. Will medical gas be used at this facility? If so, provide a layout showing storage with 1-hr enclosure details keyed to the drawings.
2. Provide required ventilation calculations for medical gas storage area per NFPA 99.
3. Add NOTE to plans: "Medical gas piping installation requires continuous third-party inspection and certification by an approved inspection agency. Certification documentation must be submitted to the Building Division before Final Inspection."

ENGINEERING PLAN REVIEW COMMENTS:

Engineering Division: Sean Smith (559) 324-2363, seans@clovisca.gov
Engineering Division: Chris Kelly (559) 324-2378, christopherk@clovisca.gov
Engineering Division: Ruben Amavizca (559) 324-2395, rubena@clovisca.gov
Engineering Division: Daniel Negrete (559) 324-2347, daniela@clovisca.gov
Engineering Division: Tara West (559) 324-2331, taraw@clovisca.gov

The following must be addressed before obtaining Engineering Division approval.

APPROVED
UNDER REVIEW

PLANNING PLAN REVIEW COMMENTS:

Planning Division: George Gonzalez, (559) 324-2383, georgeg@clovisca.gov
Planning Division: Lily Cha, (559) 324-2335, lilyc@clovisca.gov

The following must be addressed before obtaining Planning Division approval.

APPROVED
UNDER REVIEW

FIRE DEPARTMENT PLAN REVIEW COMMENTS:

FIRE DEPARTMENT COMMENTS: By Rick Fultz, 559-324-2214, rickf@clovisca.gov

The following must be addressed before obtaining Fire Department approval.

APPROVED

UNDER REVIEW

Note: This commercial checklist does not cover all the different possibilities in the commercial plan review. Use this as a basic checklist in your reviews, and ensure you follow up within the books to cover other items pertaining to this particular plan set.