CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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TENANT IMPROVEMENT GENERAL NOTES

1. All work shall comply with 2010 CBC; 2010 CPC; 2010 CEC; 2010 CMC; 2008 Building Energy Efficiency Standards (BEES) & the Newport Beach Municipal Code (NBMC).
2. Provide non-combustible interior partitions using metal studs in Type I and Type II construction. CBC 603.1 and Table 601
3. All corridors shall maintain a minimum 44 inch clear width throughout the tenant space and building exits, when serving 50 or more persons. CBC 1018.2
4. Corridors and exit paths shall have egress lighting with emergency power back-up power supply. CBC 1006.3
5. Exit signage shall have an alternate power source. CBC 1011.1 & 1011.5.3
6. The maximum occupant load shall be posted in each assembly, dining and/or waiting area, as stated on the plans. CBC 1004.3
7. Provide fire extinguishers (2-A.10-B, C) throughout each tenant suite, minimum one extinguisher per suite, with maximum distance of 75 ft from any point to a fire extinguisher.
8. Fire sprinkler drawings shall be submitted and permit issued within two weeks from building permit issuance.
9. Fire alarm drawings shall be submitted and permit issued within two weeks from building permit issuance.

ELECTRICAL, MECHANICAL & PLUMBING

1. Use rigid metal conduit in all areas exposed to weather.
2. Provide ground wire inside all flexible metal conduit.
3. Metal conduit shall not be installed in contact with earth.
4. All equipment to be U.L. listed or equivalent.
5. All waste lines shall be installed with a minimum 2% slope.
6. Bathroom floors and walls to have hard, smooth, nonabsorbent finish to a height of 48 inches above floor.

DISABLED ACCESS

1. *TBD (combine here or maintain as separate lists)*