



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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FIRE ALARM
TENANT IMPROVEMENT
PLAN REVIEW COMMENTS

Project Description:

Project Address:

Plan Check No.:

Permit App. Date:

Plan Check Expires:

Use:

Occupancy:

Const. Type:

No. Stories:

Permit Valuation:

Adjusted Valuation:

Engineer/Contractor

Phone:

Applicant/Contact:

Phone:

Plan Check Engineer:

Phone:

Engineer's email:

1st Review: (date)

2nd Review:
Italic comments

3rd Review:
By Appointment

The project plans were reviewed for compliance with the following codes and standards:
 2013 NFPA 72

The code section references are from the 2013 CBC, unless otherwise stated.

- **TO EXPEDITE PROJECT APPROVAL:** Please provide a written response indicating how and where each comment was resolved on the plans.
- Resubmit all previously reviewed plans, updated plans and supporting documents with each subsequent review.
- **AFTER 2nd PLAN REVIEW:** Please call the plan check engineer listed above to schedule a plan review appointment, to expedite project approval.
- For clarification of any plan review comment, please call the plan check engineer listed above.
- Plan review status is available online at www.newportbeachca.gov Project status is also available using the interactive voice response system at 949-644-3255, or by speaking with a permit technician at 949-644-3288 during business hours.

1. Plans to be prepared by a State-licensed electrical engineer or a State-licensed (C 10) electrical contractor.
2. Provide name and phone number of the owner and system designer.
3. Provide two copies of plans, equipment data sheets and current CSFM listing sheets.
4. Provide a legend for all symbols.
5. Provide power supply (battery) calculations to include standby and alarm conditions. Calculation shall include all existing and new devices on circuit. Highlight applicable amps on equipment data sheets. Battery Calculations shall include a 20 percent safety margin to the calculated amp-hour rating. 10.6.7.2.1 (NFPA 72).
6. Voltage drop shall be provided for any strobe circuit that is altered or new. Voltage drop shall not exceed the minimum device specification needed to meet their listing. (Maximum 10%)
7. Provide a floor plan. Include room descriptions, ceiling heights, rated walls, and ceiling construction (e.g. flat, sloped, smooth, joist, beam, etc.). Show point to point wiring to all devices, label circuit type and include candela off all visual devices.
8. Provide a wiring schedule, legend and/or table that identify conductor size, number and type of circuit.
9. Provide a diagram showing a typical wiring configuration for each of the system devices and the point of connection at the panel.
10. Provide a riser diagram. For multi-story buildings provide for floor involved and main floor housing FACP, entire building not required.
11. Provide a sequence of operation matrix.
12. Drawings shall also include details showing the installation of pull stations (manual fire alarm boxes) and strobes (include installation height), FACP, door hold open devices, heat and smoke devices.
13. When manual fire alarm stations are provided they shall be installed not more than 5 feet from each exit, height 42" to 48" measured vertically from the floor level to the activating lever, and shall be red. 907.4.2 (CBC).
14. When strobes are added or relocated, add the following note to the drawings: "Strobes in the same room and all strobe visible from the same location shall be synchronized to flash simultaneously." 18.5.4.3.2 (NFPA 72)
15. Strobes shall be located not more than 15 ft from the end of the corridor with a separation not greater than 100 feet between appliances. 18.5.5.5.5 (NFPA 72)
16. Wall mounted strobes shall be mounted such that the lens is not less than 80 inches and not greater than 96 inches above the finished floor 18.5.5.1 (NFPA 72) , or at the mounting height specified using the performance based design alternative of 18.5.5.6 (NFPA 72). Ceiling mounted based on Table 18.5.5.4.1 (b) (NFPA 72)
17. If ceiling height exceeds 30 feet, ceiling mounted strobes shall be suspended at or below 30 feet. 18.5.5.4.6 (NFPA 72)
18. Provide the following note on all plans, "A record of completion in accordance with NFPA 72 verifying the system has been installed and tested in accordance with the approved plans and specifications shall be provided to the Fire Inspector at final inspection." 907.7.2 (CFC)