



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
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MEDICAL USE TENANT IMPROVEMENT PLAN REVIEW COMMENTS

Project Description:

Project Address:

Plan Check No.:

Permit App. Date:

Permit Valuation:

Occ. Group:

Occ. Load:

Type of Const:

Stories:

Fire Sprinklers:

Plan Check Expires:

Architect/Engineer:

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:

2022 CBC; 2022 CPC; 2022 CEC; 2022 CMC; 2022 California Energy Code & Chapter 15 of the Newport Beach Municipal Code (NBMC).

The code section references are from the 2019 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 https://css.newportbeachca.gov/EnerGov_Prod/SelfService#/home. Project status is also available by speaking with a permit technician at 949-718-1888 during business hours.

GENERAL

1. Obtain plan review approval from the following:
 - a. Building Division – EMP Plan Review,
 - b. Fire Department,
 - c. Planning Division,
 - d. Public Works Department,
 - e. Orange County Health Department.
2. Final drawings which will be approved for permit issuance shall be signed by the respective design professionals. Verify at final approval.
3. Include the Site address, Property owner's and Plan preparer's name, address and telephone numbers on all plan sheets in the title block.
4. Provide building information on the cover sheet:
 - a. List applicable codes and effective code year, i.e. 2022 CBC, CMC, CEC, CPC etc.
 - b. Describe the of scope of work that will be covered under this permit.
 - c. Specify: Uses/Occupancy Classifications, type of Construction and number of Stories.
 - d. Specify if this is a mixed use, separated or non-separated occupancy.
 - e. Specify: Building Area, Suite area (total) / Area of construction.
 - f. Specify if the building is equipped with Fire Sprinkler/Fire Alarm.
5. Project valuation of \$200,000 or above shall meet all of the requirements of 2022 CalGreen, Divisions 5.1 through 5.5. See attached CalGreen comment list. (CalGreen 301.3)

FLOOR PLAN & MISC. CONSTRUCTION DETAILS

6. Provide a complete building floor plans showing location of suite with proposed tenant improvements. Show exit access, exit or exit discharge.
7. Show fire separation between the tenant improvement suite and adjoining tenants. Clearly delineate fire barriers or fire partitions between adjoining suites.
8. Provide enlarged suite floor plan and fully dimension and specify the use of each room or area.
9. Provide partition legend on plan and reference typical construction details, include reference number/listing for all fire rated assemblies.
10. Specify height from floor to deck above and the height of wall. Show referenced details for all required bracing.
11. Show low partitions and tenant supplied furnishings on the floor plan. Dimension width of all hallways.
12. Calculate the maximum number of occupants for each conference room, dining room, waiting area and similar assembly uses. Include the floor area, occupant load factor and total occupants for each area on the floor plan. (Table 1004.5)
13. Show required exit width of corridors, common path of travel exit access, and/or stairways based on occupant load analysis. (1005.2, 1011.2, Table 1020.2)
14. Provide plumbing fixture analysis. Verify that the number of plumbing fixtures provided complies with CPC Table 422.1. Use chapter 4, table A for occupant load factor & see

footnote # 3 for female required fixtures. The total occupant load shall be determined in accordance with CBC or CPC Table 4-1 Occupant load factor. Include a summary of the number of fixtures required and provided on the title sheet.

OCCUPANCY PROTECTION & SPECIAL USES

15. The building contains more than one occupancy group. Specify whether the occupancies are considered separated or non-separated for allowable area and height determination. If separated, specify and detail the required fire barrier & joint system construction between the occupancy areas. (508.3, 508.4, Table 508.4, 707 & 711 & 715)
16. Provide and maintain 1-Hr rated fire partitions between tenants in Fashion Island mall. Rated separation walls are not required between tenant spaces and the mall. (402.4.2.1, 708.1 & F.I. Performance Design)
17. In high rise buildings, provide 1-Hr. fire-rated demising partitions between tenant spaces that are not Group B high-rise buildings equipped throughout with an automatic sprinkler system. (708.1, Item # 2, 708.3 Exception 3)
18. In sprinklered high rise buildings where existing 1-hour fire rated corridors serving as the exit access between the exit stairway enclosures, removing the corridors requires all the following:
 - a. Code analysis that existing building complies with all provision of current code.
 - b. Installation of 2-hour fire rated vestibules at exit enclosure in accordance with (909.20).
 - c. Identify on the plans the existing building smoke control system and demonstrate that it is not affected by the removal of fire rated corridor.
 - d. Demonstrates by analysis or testing that the Smoke Evacuation System for the building meets the fire department requirements as well as the required force to open the exit doors into the pressurized stairway (909.6.3, 909.20 and 1010.1.3 & CFC 909.21)
19. In existing buildings, maintain the existing fire rated corridor or provide code analysis demonstrating that building comply with all requirements of current code in order to de-rate the existing corridor. (CEBC 301.3, 314.1, 503.1; CBC 909.6.3, 909.20, 1006, 1017, 1020; CFC 909.21)
20. Surgical Clinics and other I-2.1 Occupancies are not permitted in Type V-B construction, or above the first floor in Type V-A construction. (Table 504.4)
21. Occupancies in Group I-2 wherein mental health patients are restrained are permitted to be housed in one-story buildings of Type IIA, Type IIIA or Type VA construction provided the floor area does not exceed 5,200 square feet between fire walls of 2-hour fire-resistive construction with openings protected by fire assemblies having a 1½-hour fire protection rating. (407.1.1)
22. In ambulatory care facilities or Group I-2 and I-2.1 occupancies, waste and linen collection rooms with containers that have an aggregate volume of 10 cubic feet or greater shall be

separated with 1-hour fire barrier constructed in accordance with Section 707 or a horizontal assembly constructed in accordance with Section 711, or both. (509.4; Table 509.1).

23. In ambulatory care facilities or Group I-2 and I-2.1 occupancies, storage rooms greater than 100 sqft shall be separated with 1-hour fire barrier constructed in accordance with Section 707 or a horizontal assembly constructed in accordance with Section 711, or both. (509.4; Table 509.1).
24. Medical and Surgery clinics: Specify on cover sheet whether the tenant plans to apply for State Department of Health Services licensing and comply with OSHPD 3 code requirements. If OSHPD 3 compliance is applicable, include a list of all OSHPD 3 requirements on architectural, electrical, mechanical and plumbing drawings and indicate which requirements apply and are implemented in the design.

EXITING

25. Two exit access doors are required from an office tenant space when the occupant load exceeds 49. (Table 1006.2.1)
26. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas and that area served are accessory to one or the other and provide a discernible path of egress travel to an exit. Doors located in path of egress shall not be able to be locked to prevent egress. (1016.2, #2 & #3)
27. Egress from a room or space shall not pass through kitchen, storage room, closet or spaces used for similar purposes. (1016.2(5))
28. Maximum common path of travel distance which the B occupants are required to traverse before two separate and distinct path of egress travel to two exits are available shall not exceed:
 - a. 100 ft, when the occupant load is 30 or less. (Table 1006.2.1)
 - b. 75 ft, when the occupant load exceeds 30 (100 ft. in sprinklered building). (Table 1006.2.1)
29. All occupants shall have access to two exits from the floor. (Table 1006.3.2)
30. For B occupancy, the maximum travel distance to at least one exit shall be:
 - a. 200 ft. in non-sprinklered building (Table 1017.2)
 - b. 300 ft. in sprinklered building (Table 1017.2)
31. In non-sprinklered buildings, exits from a suite or floor shall be separated by a distance not less than $\frac{1}{2}$ the diagonal of the suite or floor respectively. (1007.1.1)
32. In sprinklered buildings, the minimum separation between exits shall be not less than $\frac{1}{3}$ of the diagonal of the space or floor served. (1007.1.1 Exc. 2)
33. In non-sprinklered buildings, exit corridors shall be enclosed with 1 hr rated fire partitions. Provide the following for the rated corridors:
 - a. Complete fire partition construction cross section; (708.1 & Table 1020.2)
 - b. Doors into rated corridor shall be 20 minutes rated with smoke and draft protection and automatic closer. (716.2.2.1)

34. Provide a door schedule and specify accessible hardware for each door.
35. 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 ft. (50 ft in sprinklered building). CBC1020.5
36. Elevator lobby shall be separated from rated corridors with 1-hr. enclosure and 20 min. rated doors. (3006.3)
37. Exit access doors shall swing in direction of travel when occupant load exceeds 50 occupants. (1010.9)
38. Exit access doors shall have panic hardware in A occupancy with occupant load >50. (1010.1.10)
39. Doors opening into the path of egress travel, when fully opened, shall not reduce the required width by more than 7 inches. Doors in any position shall not reduce the required width by more than one-half. (1005.7.1)
40. Space between two doors in a series shall be 48 inches minimum plus the width of a door swinging into the space. Doors in a series shall swing either in the same direction or away from the space between the doors. (1010.1.7, 11B-404.2.6)
41. Only exit access doors may open into rated interior exit stairway enclosures. Other penetrations are not permitted except for mechanical, electrical and sprinkler systems serving the exit enclosure. (1023.4 & 1023.5)
42. Two exits are required; show the installation locations of overhead and tactile exit signs throughout the floor plans. (1013.1, 1013.3 & 1013.6.3)
43. Provide means of egress lighting with emergency power back-up supply. (1008.2)

GROUP I-2 AND I2.1 (SECTION 407)

44. Buildings and structures used for medical care on a 24-hour basis for more than five persons who are incapable of self-preservation or classified as non-ambulatory or bedridden, Group I-2, and a healthcare facility that receives persons for outpatient medical care that may render the patient incapable of unassisted self-preservation and where each tenant space accommodates more than five such patients, I-2.1, shall comply with the provisions of Section 407.
45. Corridors in occupancies in Group I-2 and I-2.1 shall be continuous to the exits and shall be separated from other area with 1-hour fire partitions in accordance with section 708. (407.2, 407.3)
46. Allowable intervening spaces opening into rated corridors with rated constructions as required for corridors:
 - a. Waiting and similar areas complying with Section 407.2.1
 - b. Nurses' stations complying with Section 407.2.2
 - c. Psychiatric treatment areas complying with Section 407.2.3

- d. Gift shops complying with Section 407.2.4
 - e. Nursing home housing units complying with Section 407.2.5
 - f. Nursing home cooking facilities complying with Section 407.2.6
47. Corridor doors in occupancies in Group I-2 and I-2.1 shall comply with section 407.3.1.
- a. Doors not equip with self-closing or automatic-closing devices shall not swing into the required width of the corridor.
 - b. Doors in walls of exit enclosures, vertical shafts, or incidental use spaces shall be protected as required for those assemblies.
48. Habitable rooms in Group I-2 and I-2.1 occupancies shall have an exit access door leading directly to a corridor. (407.4.1)
49. All rooms below grade shall have not less than one exit access that leads directly to an exterior exit door opening directly to an exit discharge at grade or public way. (407.4.1.2)
50. The distance of travel between any point in a Group I-2 and I-2.1 occupancy sleeping room, not located in a care suite, and an exit access door in that room shall be not greater than 50 feet. (407.4.2)
51. In a Group I-2 and I-2.1 occupancy, any sleeping room of more than 1,000 square feet shall have no fewer than two exit access doors from the sleeping room located in accordance with Section 1007.1. (407.4.2.1)
52. Any room, other than sleeping rooms, with an area of more than 2,500 square feet shall have no fewer than two exit access doors from the room located in accordance with Section 1007.1. (407.4.2.1)
53. Care suites in Group I-2 and I-2.1 (407.4.4):
- a. Exit access from all other portions of the building not classified as a care suite shall not pass through a care suite. (407.4.4.1)
 - b. Shall be separated from other portions of the building, not less than a one-hour fire barrier complying with Section 707. (407.4.4.2)
 - c. Movement from habitable space shall not pass through more than 1 intervening room and 100 feet distance of travel within the care suite.
 - d. Movement from habitable space other than sleeping rooms located within a care suite, shall not require passage through more than 2 intervening rooms and 50 feet distance of exit access travel within the care suite.
54. Any care suite that contains sleeping rooms (407.4.4.5):
- a. Limited to 5,000 sf in area. (407.4.4.5.1)
 - b. Limited to 7,500 sf in area where automatic fire sprinkler system is provided throughout the Group I-2 fire area. (407.4.4.5.1 exception 1.)
 - c. Shall be permitted to be not greater than 10,000 sf in area where automatic fire sprinkler system is provided throughout the Group I-2 fire area and automatic smoke detection system is provided in accordance with section 907. (407.4.4.5.1 exception 2.)

- d. Care suite of more than 1,000 square feet shall have not fewer than two exit access doors from the care suite. (407.4.4.5.2)
 - e. The travel distance between any point in a care suite containing sleeping rooms and an exit access door from that care suite shall be not greater than 100 feet. (407.4.4.5.3)
55. Care suites of rooms, other than sleeping rooms (407.4.4.6):
- a. Shall have an area not greater than 10,000 square feet. (407.4.4.6.1)
 - b. Any room or care suite, other than sleeping rooms, with an area of more than 2,500 square feet shall have not fewer than two exit access doors from the room or care suite. (407.4.4.6.2)
56. Nonpatient-care suites (407.4.5):
- a. Shall be separated from other portions of the building, including other suites, by not less than a 1-hour fire barrier. (407.4.5.1)
 - b. Nonpatient-care suites of rooms shall have an area not greater than 10,000 square feet. (407.4.5.2)
 - c. Nonpatient-care suites shall be located in fully sprinklered buildings. (407.4.5.3)
57. Smoke barriers shall be provided to subdivide every story used by persons receiving care, treatment or sleeping into not fewer than two smoke compartments. The smoke barrier shall be in accordance with section 709. (407.5)
58. Smoke barriers shall be provided to subdivide other stories with an occupant load of 50 or more persons, regardless of occupancy or use, into not fewer than two smoke compartments. The smoke barrier shall be in accordance with section 709. (407.5)
59. Stories shall be divided into smoke compartments with an area of not more than 22,500 square feet in Group I-2 occupancies. (407.5.1)
60. The distance of travel from any point in a smoke compartment to a smoke barrier door shall be not greater than 200 feet. (407.5.2)
61. Refuge areas shall be provided within each smoke compartment (407.5.3):
- a. The size of the refuge area shall accommodate the occupants and care recipients from the adjoining smoke compartment.
 - b. Where a smoke compartment is adjoined by two or more smoke compartment, the minimum area of the refuge area shall accommodate the largest occupant load of the adjoining compartments.
 - c. The size of the refuge area shall provide not less than 30 net square feet for each care recipient confined to bed or stretcher, and not less than 6 square feet for each ambulatory care recipient not confined to bed or stretcher and for other occupants.
62. Each smoke compartment shall provide an independent means of egress without having to return through the smoke compartment from which means of egress originated. (407.5.4)
63. Horizontal assemblies supporting smoke barriers shall be designed to resist the movement of smoke. (407.5.5)
64. Automatic sprinkler system approved by the state fire marshal shall be installed in every building or portion thereof where clients or patients are housed for every facility where in

more than six clients or patients are housed or cared for on the premises on a 24-hour per-day-basis. (407.7)

65. A fire alarm system shall be provided for I-2 and I-2.1 occupancies in accordance with Section 907.2.6. (407.8)
66. Corridors in Group I-2, Condition 1 occupancies and spaces permitted to be open to the corridors by Section 407.2 shall be equipped with an automatic smoke detection system. Group I-2, Condition 2 occupancies shall be equipped with smoke detection as required in Section 407.2. (407.9)
67. Grounds are permitted to be fenced and gates therein are permitted to be equipped with locks, provided that safe dispersal areas having 30 net square feet for bed and stretcher care recipients and 6 net square feet for ambulatory care recipients and other occupants are located between the building and the fence. The safe dispersal areas shall be located not less than 50 feet from the building they serve. (407.10)

AMBULATORY CARE FACILITIES (SECTION 422)

68. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to individuals who are rendered incapable of self-preservation by the services provided shall comply with Section 422.
69. Ambulatory care facilities where the potential for four (4) or more care recipients are to be incapable of self-preservation at any time, whether rendered incapable by staff or staff accepted responsibility for a care recipient already incapable, shall be separated from adjacent spaces, corridors or tenants with a fire partition installed in accordance with Section 708. (422.2)
70. Where ambulatory care facilities is greater than 10,000 sq. ft. on one story, the story shall be provided with a smoke barrier to subdivide the story into no fewer than two smoke compartments in compliance with Section 422.3.
71. Each smoke compartment shall provide an independent means of egress without having to return through the smoke compartment from which means of egress originated. (422.3.3)
72. Refuge area of not less than 30 net square feet for each non-ambulatory care recipient shall be provided within the aggregate area of corridors, care recipient rooms, treatment rooms, lounge or dining areas and other low-hazard areas within each smoke compartment. (422.3.2)
73. Ambulatory care facilities shall be equipped with automatic sprinkler systems in accordance with Section 903.2.2. (422.4)
74. Ambulatory care facilities shall be equipped with fire alarm systems in accordance with Section 907.2.2. (422.5)

MEDICAL GAS SYSTEMS (SECTION 427)

75. Medical gases at health care-related facilities intended for patient or veterinary care shall comply with Section 427 and Chapter 53 of the California Fire Code.
76. Medical gases shall be located in areas dedicated to the storage of such gases without other storage or uses. (427.2)

77. Identify the material and quantities of medical gases stored in a storage. When the quantities of medical gases are greater than the permitted amount per Table 307.1(1) and 307.1(2) located inside the buildings, they shall be located in a 1-hour exterior room (427.2.1), 1-hour interior room (427.2.2) or a gas cabinet (427.2.3), and shall be in accordance with Group H occupancies. (427.2)
- a. A 1-hour exterior room shall be separated from the remainder of the building by fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both with a fire-resistance rating of not less than 1 hour. 427.2.1
 - b. Where an exterior wall cannot be provided for the room, a 1-hour interior room or enclosure shall be provided and separated from the remainder of the building by fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both with a fire-resistance rating of not less than 1 hour. 427.2.2
 - c. Gas cabinets shall be constructed in accordance with Section 5003.8.6 of the California Fire Code and shall comply with the following (427.2.3):
 - i. Cabinet shall be exhausted to the exterior through a dedicated exhaust duct system in accordance with Chapter 5 of the CMC.
 - ii. Supply and exhaust ducts shall be enclosed in a 1-hour rated shaft enclosure from the cabinet to the exterior.
 - iii. Cabinets shall be provided with an automatic sprinkler system internal to the cabinet.

ACCESSIBILITY

78. Refer to accessibility list for applicable code sections relating to the tenant improvement space and access from the parking and public sidewalk.
79. Provide turning space complying with Section 11B-304 inside the treatment room. (11B-223, 11B-805.4.3)

ADDITIONAL COMMENTS

80. See plans for additional comments and clarifications.