

THE CITY OF IRVINE



BUILDING PLANS

(VERSION 2019.3 APPLICABLE ON NOVEMBER 2019)

SPECIAL VERY HIGH FIRE HAZARD SEVERITY ZONE (CBC CHAPTER 7A AND CRC SECTION R337)

<SELECT ONE OF THE FOLLOWING OPTIONS: THE FOLLOWING REQUIREMENTS APPLY IN THEIR ENTIRETY; THE FOLLOWING REQUIREMENTS ARE NOT APPLICABLE AS THE PROJECT IS NOT WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE; THE FOLLOWING REQUIREMENTS APPLY AS INDICATED BY THE APPROVED FIRE PROTECTIONS PLAN>

SEE <INSERT PLAN SHEET WHERE APPROVED FIRE PROTECTION PLAN IS PROVIDED>

ROOFING

- PROVIDE MINIMUM 72 POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 OVER COMBUSTIBLE ROOF DECKING WHERE SPACES OCCUR BETWEEN ROOF COVERING AND ROOF DECK, UNLESS SPACES ARE CONSTRUCTED TO PREVENT INTRUSION OF FLAME AND EMBERS, OR SPACES ARE FIRE STOPPED WITH APPROVED MATERIALS. (CBC 705A.2 AND CRC R337.5.2)
- WHERE INSTALLED VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NUMBER 26 GAGE GALVANIZED SHEET) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36 INCHES WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 RUNNING THE FULL LENGTH OF THE VALLEY. (CBC 705A.3 AND CRC R337.5.3)
- WHERE PROVIDED ROOF GUTTERS SHALL BE CONSTRUCTED TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (CBC 705A.4 AND CRC R337.5.4)
- FOR ROOFING TO BE CONSIDERED TO BE CONSTRUCTED TO "...PREVENT INTRUSION OF FLAME AND EMBERS..." A LETTER FROM THE MANUFACTURER MUST BE INCLUDED IN THE PLAN THAT CLEARLY IDENTIFIES THE SPECIFIED ROOFING PRODUCT BY MODEL NAME AND PRODUCT NUMBER, INDICATES THE ROOFING PRODUCT DOES "...PREVENT THE INTRUSION OF FLAME AND EMBERS ..." AND DEFINES ANY SPECIFIC MEASURES NECESSARY TO MEET THIS STANDARD, E.G. USE OF MORTAR AT RIDGES AND HIPS, USE OF NON-VENTED EAVE CLOSURES, ETC.

EXTERIOR COVERING (CBC 707A, 709A, AND CRC R337)

- FOR EXTERIOR WALL CONSTRUCTION SEE <INSERT DETAIL REFERENCE AND PLAN SHEET>
- FOR ROOF EAVE CONSTRUCTION SEE <INSERT DETAIL REFERENCE AND PLAN SHEET>
- FOR EXTERIOR PORCH CEILING CONSTRUCTION SEE <INSERT DETAIL REFERENCE AND PLAN SHEET>
- FOR FLOOR PROJECTION CONSTRUCTION SEE <INSERT DETAIL REFERENCE AND PLAN SHEET>
- FOR WALKING SURFACES OF DECKS, BALCONIES, AND EXTERIOR STAIRS SEE <INSERT DETAIL REFERENCE AND PLAN SHEET>

EXTERIOR WINDOWS AND DOORS (CBC 708A, CRC R337)

- EXTERIOR WINDOWS SHALL <SELECT ONE OR MORE OF THE FOLLOWING OPTIONS: BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 SAFETY GLAZING; BE CONSTRUCTED OF GLASS BLOCK UNITS; HAVE A FIRE -RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257; BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF THE SFM STANDARD 12-7A-2>
SEE <INSERT DETAIL REFERENCE OR SHEET NUMBER>
- EXTERIOR GLAZED DOORS SHALL <SELECT ONE OR MORE OF THE FOLLOWING OPTIONS: BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 SAFETY GLAZING; BE CONSTRUCTED OF GLASS BLOCK UNITS; HAVE A FIRE -RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257; BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF THE SFM STANDARD 12-7A-2>
SEE <INSERT DETAIL REFERENCE OR SHEET NUMBER>
- EXTERIOR DOORS SHALL <SELECT ONE OR MORE OF THE FOLLOWING OPTIONS: BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 SAFETY GLAZING; BE CONSTRUCTED OF GLASS BLOCK UNITS; HAVE A FIRE -RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257; BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF THE SFM STANDARD 12-7A-2>
SEE <INSERT DETAIL REFERENCE OR SHEET NUMBER>
- GLAZING IN HINGED DOORS SHALL <SELECT ONE OR MORE OF THE FOLLOWING OPTIONS: BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 SAFETY GLAZING; BE CONSTRUCTED OF GLASS BLOCK UNITS; HAVE A FIRE -RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257; BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF THE SFM STANDARD 12-7A-2>
SEE <INSERT DETAIL REFERENCE OR SHEET NUMBER>
- GLAZING IN GARAGE DOORS SHALL <SELECT ONE OR MORE OF THE FOLLOWING OPTIONS: BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 SAFETY GLAZING; BE CONSTRUCTED OF GLASS BLOCK UNITS; HAVE A FIRE -RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257; BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF THE SFM STANDARD 12-7A-2>
SEE <INSERT DETAIL REFERENCE OR SHEET NUMBER>

ACCESSORY STRUCTURES (CBC 710A, CRC R337)

ACCESSORY STRUCTURES SHALL <SELECT ONE OF THE FOLLOWING OPTIONS: N/A, BE CONSTRUCTED OF HEAVY TIMBER; BE NON-COMBUSTIBLE; BE IGNITION RESISTANT>

SEE <INSERT DETAIL REFERENCE OR SHEET NUMBER>

EROSION AND SEDIMENT CONTROL

AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED AT ALL TIMES. <INSERT ONE OF THE FOLLOWING SENTENCES: REFER TO PROJECT GRADING PLANS UNDER PERMIT FOR COMPLETE DETAILS. OR SEE CITY OF IRVINE STANDARD STORMWATER POLLUTION PREVENTION NOTES HERE IN>

STORM WATER POLLUTION PREVENTION NOTES

STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF IRVINE WATER QUALITY STANDARDS CONTAINED IN CHAPTER 3, WATER, OF DIVISION 8 OF TITLE 6 OF THE IRVINE MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION AND SEDIMENT CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

- AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES (BMPs) SHALL BE IMPLEMENTED TO PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES.
- SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
- TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

FIRE DEPARTMENT NOTES

- FOR ASSISTANCE WITH FIRE-RELATED PLAN REVIEW ISSUES OR TECHNICAL QUESTIONS, PLEASE CALL (714) 573-6108. FOR FIRE-RELATED INSPECTION QUESTIONS OR ISSUES, PLEASE CONTACT YOUR OCFA INSPECTOR DIRECTLY OR OCFA INSPECTION SCHEDULING AT (714) 573-6150 FOR ASSISTANCE.
- THE PROJECT SHALL COMPLY WITH THE CURRENTLY ADOPTED CALIFORNIA BUILDING CODE, CALIFORNIA FIRE CODE, AND OTHER CODES, STANDARDS, REGULATIONS AND REQUIREMENTS AS ENFORCED BY THE ORANGE COUNTY FIRE AUTHORITY. APPROVAL OF THESE PLANS SHALL NOT PERMIT THE VIOLATION OF ANY CODE OR LAW.
- FOR PROJECTS INVOLVING NEW STRUCTURES, ADDITIONS TO EXISTING STRUCTURES, INSTALLATION OF GATES/WALLS/FENCES, OR ALTERATION OF VEHICULAR ACCESS, A FIRE MASTER PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE OCFA PRIOR TO SUBMITTAL OF ARCHITECTURAL PLANS. AN APPROVED FIRE MASTER PLAN SHALL BE SUBMITTED WITH THE ARCHITECTURAL PLANS.
- ALL WEATHER FIRE ACCESS ROADS SHALL BE APPROVED BY THE OCFA AND BE IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE. ACCESS ROADS SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS DURING AND AFTER CONSTRUCTION.
- ADDRESS NUMBERS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS, BE A MINIMUM SIX INCHES HIGH, CONTRAST WITH THEIR BACKGROUND, AND BE PLAINLY VISIBLE FROM THE ROADWAY THE BUILDING IS ADDRESSED ON OR AS OTHERWISE ALLOWED BY OCFA GUIDELINE B-09.
- BUILDINGS UNDER CONSTRUCTION OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. NO SMOKING OR COOKING IS ALLOWED IN STRUCTURES WHERE COMBUSTIBLE MATERIALS ARE EXPOSED OR WITHIN 25' OF COMBUSTIBLE MATERIALS STORAGE AREAS. CUTTING, WELDING, OR OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CFC AND CCR TITLE 19. AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED DURING CONSTRUCTION ON EACH FLOOR AT EACH STAIRWAY, IN EACH STORAGE AND CONSTRUCTION SHED, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, OR WHERE SIMILAR HAZARDS ARE PRESENT. BEFORE FINAL OCCUPANCY, AT LEAST ONE 2A:10B:C EXTINGUISHER SHALL BE PROVIDED SO THAT NO POINT IS MORE THAN 75' TRAVEL DISTANCE FROM THE EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED ALONG THE PATH OF EGRESS TRAVEL AND IN A READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE EXTINGUISHER AT LEAST 4" ABOVE THE FLOOR. ADDITIONAL EXTINGUISHERS MAY BE REQUIRED BY THE INSPECTOR AND FINAL PLACEMENT IS SUBJECT TO APPROVAL.
- WALL, FLOOR AND CEILING FINISHES AND DECORATIVE MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC/CFC CHAPTER 8. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL. SUCH ITEMS SHALL BE APPROVED AND INSPECTED PRIOR TO INSTALLATION.
- KNOX BOXES/KEY CABINETS SHALL BE PROVIDED FOR ALL POOL ENCLOSURES, GATES IN THE PATH OF FIREFIGHTER TRAVEL TO STRUCTURES, SECURED PARKING LEVELS, DOORS GIVING ACCESS TO ALARM PANELS AND/OR ANNUNCIATORS, AND ANY OTHER STRUCTURES OR AREAS WHERE

IMMEDIATE ACCESS IS REQUIRED OR IS UNDULY DIFFICULT.

- DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN AISLES.
- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. RATED DOORS SHALL BE SELF-CLOSING AND LATCHING; SUCH DOORS SHALL NOT BE EQUIPPED WITH DOOR STOPS OR OTHERWISE PROPPED OPEN.
- SPRINKLER AND ALARM SYSTEMS SHALL BE PROVIDED WHEN REQUIRED BY CBC/OCFA CHAPTER 9 AND LOCAL ORDINANCE. IN STRUCTURES OF UNDETERMINED USE, THE MINIMUM FIRE SPRINKLER DESIGN DENSITY REQUIRED SHALL BE ORDINARY HAZARD (GROUP 2) WITH A DESIGN AREA OF 3000 SQUARE FEET.
- EXISTING SPRINKLER AND ALARM SYSTEMS IN SPACES UNDERGOING REMODELING SHALL BE EVALUATED BY A LICENSED CONTRACTOR KNOWLEDGEABLE IN SUCH SYSTEMS TO DETERMINE WHETHER CHANGES WILL BE NECESSARY TO MAINTAIN THESE SYSTEMS IN CONFORMANCE WITH APPLICABLE STANDARDS. IF MODIFICATIONS ARE NECESSARY, PLANS SHALL BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL PRIOR TO MODIFICATION OF THE SYSTEM. SPRINKLER AND ALARM SYSTEMS SHALL BE SUPERVISED BY A UL-LISTED CENTRAL ALARM STATION.
- WHERE COMMERCIAL-TYPE FOOD HEATING OR COOKING EQUIPMENT THAT PRODUCES GREASE-LADEN VAPORS IS PRESENT, AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED AND SHALL COMPLY WITH CFC, CMC, AND NFPA 17A. REVIEW AND APPROVAL OF A HOOD AND DUCT EXTINGUISHING SYSTEM PLAN BY THE OCFA IS REQUIRED PRIOR TO INSTALLATION, MODIFICATION, REARRANGEMENT, OR USE OF COOKING EQUIPMENT.
- HAZARDOUS MATERIALS EQUIPMENT, PROCESSES, STORAGE, DISPENSING, OR USE SHALL COMPLY WITH CBC AND CFC REGULATIONS AND SHALL BE REVIEWED AND APPROVED BY THE OCFA PRIOR TO SUCH MATERIALS OR EQUIPMENT BEING BROUGHT ON SITE.
- STORAGE AREAS GREATER THAN 500 SQ.FT. WITH HIGH HAZARD MATERIALS STORED HIGHER THAN SIX FEET AND OTHER MATERIALS STORED HIGHER THAN TWELVE FEET ARE NOT PERMITTED WITHOUT FIRST SUBMITTING PLANS TO AND OBTAINING APPROVAL FROM THE OCFA.
- A NEW HVAC UNIT EXCEEDING A 2,000 CFM CAPACITY SHALL BE PROVIDED WITH A DUCT SMOKE DETECTOR. THIS DETECTOR SHALL SHUT DOWN ONLY THE AFFECTED INDIVIDUAL HVAC UNIT UPON SMOKE DETECTION. THIS DETECTOR MUST ALSO BE INTERFACED TO AN EXISTING FIRE ALARM SYSTEM. THE DETECTOR SHALL ONLY PROVIDE A SUPERVISORY SIGNAL AT THE FIRE ALARM PANEL UPON SMOKE DETECTION.

EMERGENCY RESPONDER RADIO SYSTEM

<SELECT EITHER THE "EXEMPT" OR "REQUIRED" NOTE BELOW, AS APPLICABLE, AND DELETE THE OTHER>

EXEMPT: THIS BUILDING IS EXEMPT FROM EMERGENCY RESPONDER RADIO SYSTEM COVERAGE REQUIREMENTS PER CFC 510.1.

REQUIRED: AN EMERGENCY RESPONDER RADIO SYSTEM SHALL BE INSTALLED IN THIS BUILDING IN ACCORDANCE WITH CFC 510. IN BUILDINGS OF TWO OR MORE STORIES, INCLUDING SUBTERRANEAN LEVELS, A CONDUIT SHALL BE INSTALLED AS NEAR TO THE CENTER OF THE BUILDING AS PRACTICAL, EXTENDING FROM THE LOWEST LEVEL TO THE ROOF, AND ACCESS POINTS SHALL BE PROVIDED AT EACH LEVEL, THE ROOF, AND AS OTHERWISE NECESSARY THROUGHOUT THE STRUCTURE TO FACILITATE INSTALLATION OF THE SYSTEM. PRIOR TO INSTALLATION, OCC-APPROVED PLANS AND A COMPLETED OCFA "DAS/BDA DESIGN CERTIFICATION" FORM SHALL BE SUBMITTED TO OCFA. PRIOR TO OCCUPANCY, COVERAGE SHALL BE VERIFIED AND CERTIFIED IN CONFORMANCE WITH OCC/OCFA DAS/BDA GUIDELINES - A TESTING REPORT AND A COMPLETED OCFA "DAS/BDA TESTING CERTIFICATION" FORM SHALL BE SUBMITTED TO OCFA. SEE OCFA INFORMATION BULLETIN 01-17 FOR ADDITIONAL INFORMATION.

DESIGNED:	7	NO	DATE
DRAWN:	6		
CHECKED:	5		
DATE:	4		
SCALE:	3		
DEVELOPER:	2		
SOILS ENGINEER:	1		
REPORT #			
ARCHITECT:			
LICENSE NO. EXP. DATE			
CITY OF IRVINE COMMUNITY DEVELOPMENT DEPARTMENT			
PLAN CHECK:			
PERMIT:			
SHEET	2		
OF	2		