

COMMUNITY DEVELOPMENT PUBLIC WORKS

E-SUBMITTAL CHECKLIST AND QUESTIONNAIRE

Please save and upload **PDF**s of all required DOCUMENTS and PLANS from the checklist below. All pre-application attachments uploaded to the Online Plan Submission Portal must comply with the E-Plan Submittal Requirements.

STEP 1:	Select project group: BUILDING AND GRADING			
STEP 2:	Select project type: TENANT IMPROVEMENT AND OTHER COMMERCIAL PROJECTS			
STEP 3:	Complete the required documents and questionnaire (if applicable) below.			
STEP 4:	Log in to the Online Plan Submission Portal and enter your project information to begin the pre-application process.			
STEP 5:	Upload your completed PDF documents.			

ADDITIONAL INFORMATION

- 1. All submissions must comply with the City of Irvine E-Plan Submittal Requirements.
- 2. All commercial projects and most residential projects, with the exception to residential remodels/additions that do not add conditioned space, are required to submit an online <u>Construction and Demolition Waste Management Plan</u>. This must be completed and approved before a permit can be issued.
- 3. Once your pre-application has been processed, you will receive a request for payment of your plan review fees. Please note, your submittal will not be distributed to applicable City departments, nor will your plan review period begin, until payment has been received.
- 4. If you are only looking to receive Advanced Plan Check Fees and do not have plan sheets to upload for review yet, upload this completed E-Submittal Checklist and Questionnaire in PDF as a plan document to the Online Plan Submission Portal. Staff will send you the plan check fees, assuming the plans will be submitted at a later date.

DOCUMENTS

- Electronic/Digital Signature Disclosure
- Building Permit Application
- Building Data Sheet (If applicable)
- Commercial Take-Off Sheet (If applicable)
- Recycling and Diversion of Construction and Demolition Waste Assessment 2.0
- OCFA Plan Submittal Criteria (NOTE: Upon review, City staff will email an OCFA SR Form if required)
- Developer Deposit Case Set Up (If applicable)
- Tenant Improvement Title Sheet (Plans must be formatted utilizing the standard title sheet)

QUESTIONNAIRE

1.	. Does the scope of work include any asphalt removal? 🗌 YES	NO	If YES, how many sq. ft.?		
	Trenching (Asphalt removal and repair is incidental to interior wor	rk; surface i	markings will be restored like-for-like)		
	Parking Lot Modification (mill & overlay, slurry seal & re-stripe, lot rehabilitation, etc.)				

2. Does this scope of work include any roof-top mechanical? YES NO (If YES, complete 2a and 2b)

2a. Will there be any new pads/curbs installed for the roof-top equipment? YES NO



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PLAN CHECK #: SUBMITTAL DATE:

BUILDING PERMIT APPLICATION

TARGET DATE: EXP DATE:

PROJECT ADDRESS				SUITE		GRID NUMBER		
TRACT		LOT		UNITS				
INACI				00013				
RESIDENTIAL TRACTS: PROE	DUCT NA	ME		PHASE		VILLAGE		
PERMIT TYPES APPLIED FOR								
RESIDENTAL BUILDING								CHANICAL
APPLICANT INFO APPLICANT/COMPANY NAM		TION		PROJECT DESCRIPTION OF) N		
				DESCRIPTION OF	WORK			
ADDRESS		CITY	ZIP					
CONTACT		PHONE		RELATED GRADIN	IG CASE/OTHER REL	ATED CASES		
EMAIL				_				
EMAIL				DOES THE SCOPE	INCLUDE AN ACCE	SSORY DWELLING U	JNIT?	
OWNER OF THE PROPERTY) SED USE INCLUDE I			
				OR RETAIL OR WA			FIACIC	JITICLS,
ADDRESS		CITY	ZIP	OCCUPANCY GRO	DUP(S)	CONTRUCTION T	YPE	
CONTACT				OCCUPANCY CUP	RENT	PROPOSED		
PHONE	EXT	FAX		CURRENT USE		PROPOSED USE		
TENANT NAME				VALUATION	NO. OF STORIES	SPRINKLERS	A/C	
							YES	
FOR OFFICE USE ONLY:	PLAN C		MARY		BUILDINGS			
BUILDING:		ELECTRICAL:		— INT. ALT.				sq.ft.
ENERGY:		MECHANICAL:		— EXT. ALT.	sq.ft.	REPAIR		sq.ft.
ZONING: WMPB:		PLUMBING: 			sq.ft.	PARKING LOT		sq.ft.
WIVIF D		AUTOMATION.				NO. OF SPACE	S	
тс	DTAL PLA	AN CHECK FEES: \$			DINGS ONLY			
RECEIPT #:		CUSTOMER #:		COMMERCIAL: TOTAL NU	Complete data s IMBER OF BUILDING	heet for multiple l	buildings.	
IFAS#:		EST INITIALS:			TOTAL SQ. FT. OF ALL BUILDINGS:			
TMPL#:		SUB INITIALS:		RESIDENTIAL:	Complete data s	heet for multiple f	floor plan	5.
TMPL#:		TMPL#:		CHECK ONE:	MODELS			
TMPL#: WMPB#:			CHECK ONE:					
	EDTIEV							
BY SIGNING BELOW, I C TO BE TRUE AND CORR					OF DWELLING UNIT			
				IUTAL SQ. FT.	OF DWELLING UNIT	5:		
APPLICANT SIGNATURE			PRINT APPLIC			DATE		



FOR OFFICE USE ONLY

PLAN CHECK#:

BUILDING DATA SHEET

BUILDING FLOOR PLAN NUMBER	ADDRESS(ES)	TEMPLA	TE NUMBER
LOT NUMBER(S)	UNIT NUMBER(S)	NO. OF BLDGS OF THIS FLOOR PLAN	NO. OF DWELLING UNITS PER BLDG
BUILDING USES		BUILDING AREAS (sq. ft.)	
NUMBER OF STORIES	SPRINKLERS	TOTAL BUILDING AREA (sq. ft.)	
OCCUPANCY GROUP(S)		NOTES/COMMENTS	
	CONSTRUCTION THE		
PV PANELS	PV SYSTEM WATTAGE	PV TEMPLATE NUMBER	
		FV TEMPEATE NOMBER	
	kw (DC)		
BUILDING FLOOR PLAN NUMBER	ADDRESS(ES)	TEMPLA	TE NUMBER
LOT NUMBER(S)	UNIT NUMBER(S)	NO. OF BLDGS OF THIS FLOOR PLAN	NO. OF DWELLING UNITS PER BLDG
BUILDING USES	1	BUILDING AREAS (sq. ft.)	
NUMBER OF STORIES	SPRINKLERS	TOTAL BUILDING AREA (sq. ft.)	
	YES NO		
OCCUPANCY GROUP(S)	CONSTRUCTION TYPE	NOTES/COMMENTS	
PV PANELS	PV SYSTEM WATTAGE	PV TEMPLATE NUMBER	
YES NO	kw (DC)		
BUILDING FLOOR PLAN NUMBER	ADDRESS(ES)	TEMPLA	TE NUMBER
LOT NUMBER(S)	UNIT NUMBER(S)	NO. OF BLDGS OF THIS FLOOR PLAN	NO. OF DWELLING UNITS PER BLDG
BUILDING USES		BUILDING AREAS (sq. ft.)	
NUMBER OF STORIES	SPRINKLERS	TOTAL BUILDING AREA (sq. ft.)	
	YES NO		
OCCUPANCY GROUP(S)	CONSTRUCTION TYPE	NOTES/COMMENTS	
PV PANELS	PV SYSTEM WATTAGE	PV TEMPLATE NUMBER	
YES NO	kw (DC)		



COMMERCIAL TAKE-OFF SHEET

FOR OFFICE USE ONLY

SUBMITTAL DATE:

PLAN CHECK#:

TEMPLATE#:

PROJECT ADDRESS

SUITE NUMBER

ELECTRICAL ITEMS						
CODE	TYPE OF FIXTURE OR ITEM	QUANTITY	CODE	TYPE OF FIXTURE OR ITEM	QUANTITY	
E4	Lighting Fixtures and Switches		E7	Outlets, Receptacles and Irrigation Controllers		
E4.2	Pole Mounted Fixture With Footing		E7.1	Branch Circuits (including breaker and J-boxes)		
E5.7	Motor, Transformer, Heating/Cooling Appliances and Miscellaneous		E8	New Illuminated Signs		
E3.7	Equipment (KW, HP or KVA): 0-1		E9.3	Temporary Power Poles		
E5.7	2-10		E9.4	Distribution Poles		
E5.7	11-50		E8.2	Time Clock		
E5.7	51-100		E15	Busway/Cable Tray (Amp/Feet)		
E5.7	101-500		E20	Switchboard/Panelboard: 0-400 Amps		
E5.7	Over 500		E20	401-1200 Amps		
E6.5	Service/Meter: 0-400 Amps		E20	Over 1200 Amps		
E6.5	401-1200 Amps		E19	Switchboard Over 600 Volts		
E6.5	Over 1200 Amps		E33	Solar System (KW)		
E6.5	Substation Over 600 Volts		L	· · · · · · · · · · · · · · · · · · ·		

LOW VOLTAGE:

This submittal is solely for the installation, alteration, or repair of low voltage electrical circuits (operating at less than 50 volts) **AND DOES NOT** penetrate a fire-resistance rated assembly or serve equipment restricting free passage through egress doors (does not require plan review).



COMMUNITY DEVELOPMENT

Building and Safety

COMMERCIAL TAKE-OFF SHEET

FOR OFFICE USE ONLY

SUBMITTAL DATE:

PLAN CHECK#:

TEMPLATE#:

PROJECT ADDRESS

SUITE NUMBER

			6005		
CODE	TYPE OF FIXTURE OR ITEM	QUANTITY	CODE		QUANTITY
P2	Plumbing Fixtures: Water Closet		P15	Storm Drainage: Rainwater Drain	
P2	Urinal		P15	Subsurface Drainage System	
P2	Shower, Per Head		P15	Sump Pump	
P2	Bathtub or Combo Bathtub/Shower		P16	Interceptor/Clarifier/Separator	
P2	Kitchen Sink		P17	Repair/Alter to Water Piping	
P2	Lavatory or Other Sink		P18	Repair/Alter to Sewer or Waste/Vent Piping	
P2	Drinking Fountain		P20	Lawn Sprinkler System Connection	
P2	Hose Bibb		P21	Water System: Booster Pump	
P2	Floor Drain		P21	Backflow Device	
P2	Floor Sink		P21	Pressure Regulating Valve	
P2	Trap Primer		P21	Other Water Using Device	
P2	Other: (Specify)		P21	Sewer and Waste: Building Drain	
P3	Dishwasher		P21	Sewage Ejector	
P3	Clothes Washer		P21	Backwater Valve	
P4	Garbage Disposal		P21	Manhole	
P5	Building Sewer Connection		P6	Cesspool/Holding Tank	
P12	Water Heater and/or Vent		P7	Private Sewage Disposal System	
P12	Thermal Expansion Tank		P26	Yard Potable Water Dist. (Linear Feet)	
P33	Solar Water Heating		P26	Yard Recycled Water Dist. (Linear Feet)	
P13	Fuel Gas: Gas Outlets		P27	Yard Gas Dist. (Linear Feet)	
P31	Gas Pressure Regulator		P28	Yard Sewer (Linear Feet)	



COMMUNITY DEVELOPMENT

Building and Safety

COMMERCIAL TAKE-OFF SHEET

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PLAN CHECK#:

TEMPLATE#:

PROJECT ADDRESS

SUITE NUMBER

	CHANICAL ITEMS				
ODE		QUANTITY	CODE	TYPE OF FIXTURE OR ITEM	ļ
2a	Furnaces: Up to 100,000 BTU/h		M8	Each Register/Outlet/Grill	
/l2a	Over 100,000-500,000 BTU/h		M8	Repair/Alter Ducts	
И2а	Over 500,000-1,000,000 BTU/h		M10	Install/Relocate Cooling Coil	
12a	Over 1,000,000-2,000,000 BTU/h		M11	Install/Relocate Reheat Coil	
l2a	Over 2,000,000 BTU/h		M12	Install/Relocate Electric Strip Heater	
13	Evaporative Cooler		M14	Incidental Gas Piping	
	Environmental Vent System:		M15	Install/Relocate Suspended Wall/Unit	
Λ4	Environmental Vent Systems			Heater	
/4.1	Non-HVAC Vent Systems		M16	Heating Appliance: Fireplace	
	Product Conveying Vent System:		M16	Appliance Vent or Chimney, Listed	
15	Refrigeration Machinery Room		M16	Metal Chimney, Unlisted	
15	Class H Occupancy		M17	AC/Refrigerator Compressor hp	
15	Fume Hood		M18a	Air Handling Unit: Up to 2,000 CFM	
15	Smoke Control System		M18a	Over 2,000-10,000 CFM	
15	Stair Pressurization System		M18a	Over 10,000 CFM	
/15	Other: (Specify)		M20	Fire Protection Devices: Fire Damper	
	Commercial Kitchen:		M20	Smoke Damper	
16	Type I/II Exhaust Hood		M20	Combo Smoke/Fire Damper	
16.1	Vent Hood		M20	Ceiling Radiation Damper	
	Incinerators:		M20	Corridor Damper	
19	Industrial Incinerator		M20	Smoke Detector, Duct-Type	
19.1	Domestic Incinerator		M20	Smoke Detector, Area-Type	



RECYCLING AND DIVERSION OF CONSTRUCTION AND DEMOLITION WASTE ASSESSMENT 2.0

The City of Irvine Municipal Code (Section 6-7-900) and the California Green Building Standards Code (Sections 4.408, 5.408, and 5.713.8) require that most projects recycle and/or divert construction and demolition waste. The purpose for this is to promote the reuse of resources and to help extend the longevity of the local landfills pursuant to the California State law AB 939 (Sher), SB1374 (Kuehl) et al. Complete the questions below to determine if your project is subject to recycle/diversion requirements.

For projects required to comply with these provisions, percentages of materials subject to recycling have increased under the 2016 California Green Building Standards Code and the City of Irvine Municipal Code. The new percentages are as follows:

Residential Projects -

- 75 percent of non-hazardous concrete and asphalt construction and demolition debris.
- 65 percent of all other construction, demolition, excavated soil and land clearing debris.

Non-residential Projects -

- 100 percent of all non-hazardous excavated soil and land clearing debris.
- 75 percent of all non-hazardous concrete and asphalt construction and demolition debris.
- 65 percent of all other non-hazardous construction, demolition debris.

CHECK THE BOXES BELOW AS APPLICABLE - DOES YOUR PROJECT INCLUDE:

YES	NO							
		A new single family or multi-family reside	A new single family or multi-family residential main building or accessory building?					
		The remodel or renovation of an exist conditioned area or volume?	The remodel or renovation of an existing single or multi-family residential building that adds conditioned area or volume?					
		A non-residential project subject to a building permit?						
approval bond. Yo	If you answered YES to any question, your project is subject to the recycling/diversion requirement which includes the approval of a waste management plan and posting of a bond <u>at permit issuance</u> . Bond must be paid by check or surety bond. You may initiate this process at any time by contacting the City's Environmental Programs at 949-724-7669 or visit <u>cityofirvine.org/c&d</u> . [Note: projects with demonstrably small volumes of anticipated debris may be exempted.]							
PROJECT	PROJECT ADDRESS							
NAME OF INDIVIDUAL COMPLETING ASSESSMENT COMPANY								
SIGNATU	RE		DATE					

IMPORTANT NOTES: (1) The assessment will be verified during plan review. Mistakes in this initial assessment may result in project delays; (2) Some project proponents choose to award the construction contract prior to posting a bond and/or getting the waste management plan approved. While this is completely acceptable, the processing time does become a critical path item. It is therefore important that this step be appropriately included in the overall project schedule.



ORANGE COUNTY FIRE AUTHORITY

Plan Submittal Criteria COMMERCIAL projects, MULTIFAMILY RESIDENTIAL projects and RESIDENTIAL TRACT developments



INSTRUCTIONS:

- Fill in the project/business address and provide a brief description of the scope of work and type of business operation that will take place.
- Answer questions 1 through 10, read and initial items 11 and 12, then complete and sign the certification section.
- If you answer: "YES" to any part of questions 1 through 10, submit the type of plan indicated in italics to OCFA.
- In some cases, other plan types not indicated herein may also be necessary depending on specific conditions or operations.
- Visit www.ocfa.org for submittal information and locations. If you need assistance in filling out this form or have questions regarding

-	ments for review, please contact OCFA at 714-573-6108 or visit us at 1 F	-		CA 92602.		
Address		Suite	City	Irvine		
Project Sc	cope/Business Description					
YES NO	Construction of a new building, a new story, or increase the foot curbs, or drive aisles? Addition, relocation, or modification of 300 feet of an active or proposed oil well? <i>Fire Master Plan (PR1)</i>	fire hydrar				
	Property is adjacent to a wildland area or non-irrigated native ve Fire Master Plan (PR145); a Fuel Modification Plan may also be requ		0, PR124)			
	Located in or < 100' from a Division of Oil, Gas, and Geotherm an oil/gas seep, or < 1000' from a landfill? <i>Methane Work Plan.</i> (1		es (DOGGR) field boundary, < 300' from		
	Installation/modification/repair of underground piping, backflow private fire hydrant/sprinkler/standpipe systems? <i>Underground F</i>			artment connections serving		
	Drinking/dining/recreation/meetings/training/religious functions or other gatherings in a room > 750 sq.ft. (> 1,000 sq.ft. for training/adulteducation) or > 49 people? Healthcare/outpatient services for > 5 people who may be unable to immediately evacuate without assistance? Education for children (<i>academic tutoring for ages 5+ is exempt unless classified as an E occupancy by the Building Official</i>)? Adult/child daycare? 24-hour care/supervision? Incarceration or restraint? Hotel/apartment or residential facility with 3+ units and 3+ stories (<i>3-story townhouses/rowhouses where an independent direct exit to grade is provided for dwelling are exempt</i>)? Congregate housing/dormitories with 17+ people? High-rise structure (55+ feet to highest occupied floor level)? <i>Architectural Plan (PR200-PR285)</i>					
	Installation/modification of locks delaying or preventing occupation button, or similar action to open a door <u>in the direction of ex</u> <i>depending on the occupancy and type of device installed (PR200-PR22</i>)	it travel?	Architectural,	Sprinkler, and/or Alarm Pla		
	Installation/modification/use of spray booths; dust collection; industrial/commercial refrigeration systems; compressed gass liquids; vapor recovery; smoke control; battery back-up/chargin ion); welding/brazing/soldering, open flame torches, of <i>Special Equipment Plan (PR315, PR340-PR382)</i>	es; tanks g systems	for cryogeni (> 50 gal. e	c or flammable/combustible lectrolyte, > 1,000 lb. lithiur		
	Storage/use/research with flammable/combustible liquids maintenance/repair? Cabinetry/woodworking/finishing facility? <i>H occupancy</i>); Special Equipment Plans may be necessary. (PR315-PL	Chem C	lass & floor			
	Storage or merchandizing areas in excess of 500 sq. ft. where i commodities, plastic, rubber, foam, etc.)? <i>High-piled Storage Pla</i>		ocated highe	r than 12' (6' for high-hazard		
0.	Cooking under a Type I commercial hood; installation or mod commercial cooking hood? <i>Hood & Duct Extinguishing System, no</i>					
1.	of the following two items indicating that you have read and underst *Sprinklers/Alarms: Consult Building/Fire Codes and ordinances to required, plans shall be submitted for OCFA review. Existing building contractor to determine if modification is needed; if so, contractor shall s	determine s undergoii	sprinkler/alarm ng remodel m	ust be evaluated by a licensed		
2.	Fire Hazard Severity Zone: Consult maps available at building department in a FHSZ. Buildings in a FHSZ may be subject to special construction the building department will determine specific requirements.	ent or on OC	FA website to	determine if your site is located		
Initials I certify und	der penalty of perjury under the laws of the State of California that the	ne above is	true:			
Brint Nome	Signature	10 00000 13				

Print Name	Signature
Phone Number	Date

Building Department: If you have verified that all of the questions have been answered accurately as "NO", and the project does not otherwise require OCFA review of sprinkler or alarm plans*, then you may accept this signed form as a written release that OCFA review is not required. Should you still require that the applicant have plans approved by OCFA, please initial here ______ or attach an OCFA referral form and have the applicant submit the form along with the appropriate plans and fees for OCFA review. 10-08-14 EE



COMMUNITY DEVELOPMENT / PUBLIC WORKS ELECTRONIC/DIGITAL SIGNATURE DISCLOSURE

I understand and agree that (i) electronically signing and submitting any document(s) to the City of Irvine legally binds me in the same manner as if I had signed in a non-electronic or non-digital form, and (ii) the electronically stored copy of my signature, any written instruction or authorization and any other document provided to me by the City of Irvine, is considered to be the true, accurate, and legally enforceable record in any proceeding to the same extent as if such documents we re originally generated and maintained in printed form. I agree not to contest the admissibility or enforceability of the City of Irvine's electronically stored copy of any other documents.

By using the system to electronically sign and submit any document, I agree to the terms and conditions of this Electronic/ Digital Signature Disclosure.

SIGNATURE

DATE