

# CITY OF MILPITAS

Building & Safety Department  
 455 E. Calaveras Blvd.  
 Milpitas, CA 95035  
 408-586-3240  
[www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov)



## ARCHITECTURAL PLAN REVIEW CHECKLIST

### RETAIL STORES T.I. IN COVERED MALL OF TYPE II CONSTRUCTION (Group M)

The intent of this checklist is to provide a general guideline for the architectural plan review. This checklist may not include items related to all possible projects. This checklist may include more items than specific set of architectural plans may encompass.

Referenced Codes:

- 2013 California Building Code (CBC)

\* Code section referenced is CBC unless noted otherwise.

**This checklist provides requirements specific to Retail Stores T.I. in Covered Mall of Type II Construction. Refer to "General Commercial Plan Review Checklist" for additional applicable requirements.**

	Code Requirements	Code section	Req'd
<b>B. BUILDING ANALYSIS</b>			
<b>Chapter 3 - Use and Occupancy Classification</b>			
1.	Buildings or tenant spaces used for the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to public shall be classified as Group M occupancy.	309.1	
<b>Chapter 4 - Special Detailed Requirements Based on Use and Occupancy</b>			
2.	Two means of egress shall be provided for any tenant space when the distance of travel to the mall exceeds 75ft.	402.8.3	
3.	Two means of egress shall be provided for any tenant space when the occupant load of 50 or more.	402.8.3	
4.	For anchor buildings, the required means of egress shall be provided independently from the mall means of egress system. The path of egress travel of malls shall not exit through anchor buildings.	402.8.4.1	
5.	The max travel distance within each individual tenant space to an exit or entrance to the covered mall shall not exceed 200 ft.	402.8.5	
6.	Each tenant space shall be separated from other tenant spaces by a 1-hr fire rated fire partition.	402.4.2.1	
7.	Interior wall and ceiling finishes within the mall and exits shall have minimum flame spread index and smoke-developed index of Class B.	402.6.1	
8.	Not more than 1/2 of the exits shall be permitted to include security grilles or doors.	402.8.8	
9.	Plastic signs affixed to the storefront of any tenant space facing the mall shall not exceed 20% of the wall area and shall not exceed 36" high, except a vertical sign shall not exceed 96" high and 36" wide.	402.6.4	
10.	Plastic signs affixed to the storefront of any tenant space facing the mall shall be located a min. of 18" from adjacent tenants.	402.6.4.3	
11.	Provide material specifications of the plastic signs showing compliance.	402.6.4	
<b>Chapter 5 – General Building heights and Areas</b>			
12.	The stock room shall be separated from the remaining area of the space by construction capable of resisting the passage of smoke. Provide details of the partitions to prevent smoke passage. Doors shall be self-closing without air transfer openings or undercut.	509.4.2	
<b>Chapter 6 – Type of Construction</b>			

**ARCHITECTURAL PLAN REVIEW CHECKLIST  
RETAIL STORES T.I. IN COVERED MALL OF TYPE II CONSTRUCTION (Cont'd)**

Code Requirements		Code section	Req'd
13.	In covered mall of Type II construction, interior non-bearing walls and partitions within tenant space shall be constructed of non-combustible materials or fire-retardant-treated wood, 1-hr fire-resistance-rated construction, or wood panels or similar light construction up to 6 ft in height.	603.1	
14.	In covered mall of Type II construction, all building elements shall be constructed of non-combustible materials, except as permitted.	602.2 603.1	
<b>C. FIRE-RESISTANCE CONSTRUCTION AND FIRE PROTECTION SYSTEM</b>			
<b>Chapter 7 - Fire Resistance Rated Construction</b>			
15.	In order to prevent interference of smoke detectors with the smoke removal system of Great Mall, smoke dampers shall not be installed in HVAC penetrations of incidental use partitions and a minimum 26 gauge sheet-metal ducting shall be provided from the incidental use area to the Mall distribution trunks. This requirement shall be applicable to supply and return systems. If any smoke is generated within the incidental use area, it should travel within the return duct, thereby activating the smoke removal system and making the HVAC unit go into 100% exhaust.	City Policy No. BDP-ME03	
16.	Clearly label and identify on the plans the fire barriers and smoke partitions along with their hourly fire ratings.		
17.	Provide approved assembly numbers for all fire rated assemblies.		
18.	Provide approved protection details for through penetrations and membrane penetrations at recessed fixtures on fire-resistive assemblies per sec. 714.3 & 714.4. Also, provide a note on the plans stating: "Penetrations of fire-resistive walls, floor-ceiling and roof-ceiling assemblies shall be protected."	714.3 & 714.4	
19.	Fire doors shall be self- or automatic closing.	716.5.9	
<b>D. MEANS OF EGRESS</b>			
<b>Chapter 10 – Means of Egress</b>			
20.	Provide a complete code and exiting analysis. Identify the path of exit travel on the plans and indicate the travel distance.		
21.	Provide door hardware schedule on the plans.		
22.	Exit doorway shall provide a min. clear width sufficient for the occupant load per sec. 1005.1 but not less than 32". and a clear height of 6'-8"min.	1008.1.1	
23.	Every room that is an assembly occupancy, such as break room, with an occupant load over 49, shall have the occupant load sign posted in a conspicuous place near the main exit or exit access doorway.	1004.3	
24.	The means of egress width shall not be less than the total occupant load served by the means of egress multiplied by 0.2 (0.3 for stairway) and not less than specified elsewhere in this code.	1005.1	
25.	Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50% of the required capacity.	1005.5	
26.	Doors in the egress path shall not reduce required width by more than 50%.	1005.5.7.1	
27.	Indicate the location of emergency means of egress illumination.	1006.3	
28.	Egress doors shall be side-hinged swinging and shall swing in the direction of egress travel where serving a room with occupant load of 50 or more.	1008.1.2	
29.	Provide level landing on each side of the door with not more than 0.75" threshold at sliding doors or 0.5" for other doors per sec. 1008.1.6. Raised thresholds and floor level changes greater than 0.25" at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (50% slope).	1008.1.5	
30.	Exits and exit access doors shall be marked by approved exit signs. When exits are not readily visible, exit signs shall be located such that no point in a corridor is more than 100 ft from the nearest visible exit sign.	1011.1	
31.	Tactile exit signs shall be provided at locations listed.	1011.4	

**ARCHITECTURAL PLAN REVIEW CHECKLIST  
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Code Requirements		Code section	Req'd
32.	Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes, except through the stockroom with the conditions as permitted by exception 2.	1014.2	
33.	Each tenant space shall be provided with access to the required exits without passing through adjacent tenant spaces, except where permitted by sec.1014.2.1 exception	1014.2.1	
34.	The common path of egress travel shall not exceed 75 ft.	1014.3	
35.	The common path of travel from any point in the merchandise pad shall not exceed 30 ft.	1017.4	
36.	Provide adequate exit separation between required exits. Exit access doorways, contributing to the total no. of exits or exit access doorways shall lead to separate exits.	1015.2	
<b>Chapter 11B – Division 4: Accessible Routes</b>			
37.	Revolving doors, gates or turnstiles shall not be part of an accessible route.	11B-404.2.1	
38.	The level area in the direction of door swing shall be at least 60" in length and the length opposite to the direction of door swing shall be at least 48".	11B-404.2.4	
39.	The width of the level area on the side to which the door swings shall extend 24" past the strike edge of exterior doors and 18" for interior doors.	11B-404.2.4	
40.	The clear space between two consecutive door openings shall be 48" plus the door width. The doors in series shall swing either in the same direction or away from each other.	11B-404.2.6	
41.	Accessible door hardware shall be centered between 34" and 44" above the floor.	11B-404.2.7	
42.	The bottom 10" of all doors shall have a smooth surface kick plate.	11B-404.2.10	
43.	Every corridor and hallway shall be 44" min. serving an occupant load of 10 or more and 36" min. serving less than 10 persons.	11B-403.5.1	
44.	When there is raised floor in the tenant space, a ramp with max. slope of 1:12 shall be provided to provide access from the main floor level.	11B-405	
45.	Ramps shall have a min. clear width of 48". Handrails may project into the clear width by 3½" max. ea. side.	11B-405.5	
46.	Top landings of ramps shall be 60" wide x 60" long and bottom of landing shall be 72" long.	11B-405.7	
47.	Where door opens into the ramp landing, the landing length shall be min. 42" plus the door width.	11B-405.7.5	
48.	Required ramps shall have a min. 2" high curb or wheel guide rail of 2-4" high when there is a vertical drop exceeding 4".	11B-405.9.2	
49.	Handrails are required on each side of ramp. Top of handrails shall be 34"-38" above the ramp surface extending min. 12" beyond top and bottom of the ramp parallel to the floor.	11B-505	
50.	Every portion of every building shall be provided with aisle 36" min. if serving on one side and 44" min. if serving both sides.	11B-403.5.1	
<b>E. INTERIOR ENVIRONMENT</b>			
<b>Chapter 8 – Interior Finishes</b>			
51.	Foam plastics shall not be used as interior finish except as provided in sec. 803.4. Foam plastic shall not be used as interior trim except as provided in sec. 806.3 or 2604.2.	801.8	
52.	When walls and ceilings are required to be fire-resistive or non-combustible, the interior finish material shall be applied directly against such construction or to furring strips not exceeding 1-3/4 inches applied directly against such surfaces. The furred space shall be filled with inorganic or non-combustible or Class A material or shall be fire blocked at max. 8 feet spacing in any direction.	803.11.1	
53.	An interior wall or ceiling finishes (except non-combustible materials) less than ¼" thick shall be applied directly against a non-combustible backing unless it is in accordance with an approved tested assembly.	803.11.4	
54.	Interior trim shall be Class C minimum. Combustible trim, excluding handrails and guardrails, shall not exceed 10% of the specific wall or ceiling area.	806.5	
<b>F. PUBLIC AND COMMERCIAL BUILDINGS ACCESSIBILITY</b>			
<b>Chapter 11B –Building Facility and Elements Accessibility</b>			

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Code Requirements		Code section	Req'd
55.	Check out aisles, sales counters and service counters shall be made accessible per 11B-227	11B-227	
56.	Spaces and elements within the employee work areas shall be provided with accessible route per 11B-206.2.8 and 11B-402 and accessible means of egress per 11B-207.1. Where employee work areas have audible alarm coverage, the wiring system shall be designed so that visible alarms can be integrated into the alarm system per 11B-215.3.	11B-203.9	
57.	On the customer side of the check stand, provide a 36" min. clear aisle width with max counter height of 38" with top of counter lip not exceeding 40" above finished floor.	11B-904.3.2 11B-403.5.1	
58.	Provide the min. no. of available accessible check stands per Table 11B-227.2. A min. of 1 accessible check stand shall always be available.	11B-227.2	
59.	The accessible check stand shall be identified with the International Symbol of Accessibility complying with sec. 11B-904.3.4.	11B-227.2	
60.	Circulation aisles and pedestrian ways shall be 36" min. wide.	11B-403.5.1	
<b>G. BUILDING ELEMENTS</b>			
<b>Chapter 24 – Glass and Glazing</b>			
61.	Provide safety glazing in the locations as described in sec. 2406.4.	2406.4	
<b>Chapter 26 – Plastic</b>			
62.	Foam plastics used as interior trim shall be min. 20pcf and max. 8" wide x 0.5" thk. The interior trim shall not be more than 10% of the wall and ceiling area. The flame spread index shall not exceed 75 tested per ASTM E 84 or UL 723. Provide testing data of the foam plastic.	2604.2	