

CITY OF MILPITAS

Building & Safety Department
 455 E. Calaveras Blvd.
 Milpitas, CA 95035
 408-586-3240
www.ci.milpitas.ca.gov



ARCHITECTURAL PLAN REVIEW CHECKLIST

HIGH RISE BUILDING

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 *High Rise Building*. Refer to “*General Commercial Plan Review Checklist*” for additional applicable requirements.

	Code Requirements	Code section	Req'd
B. BUILDING ANALYSIS			
Chapter 4 - Special Detailed Requirements Based on Use and Occupancy			
1.	Elevator lobbies shall be provided in accordance with section 713.14.1.	403.6	
2.	High-rise buildings shall be provided with a passive or active smoke control system in accordance with section 909.	403.4.7.1	
3.	Every exit enclosure in high-rise buildings shall be smokeproof enclosure or pressurized stairway.	403.5.4 909.20 1022.10	
Chapter 5 - General Building Heights and Areas			
4.	Allowable height increase is not permitted in addition to allowable area increase due to the installation of automatic sprinkler system in high-rise buildings.	506.3 & 504.2	
5.	The total maximum allowable area for unseparated occupancies in high-rise building shall not exceed twice the max allowable area per floor.	506.4.	
6.	The sum of the ratios of actual to allowable floor area on all floors for separated mixed occupancies shall not exceed 2 for high-rise building.	506.4.1	
7.	The sum of the ratios of actual to allowable floor area on each floor for separated mixed occupancies shall not exceed 1.	508.4.2	
C. FIRE-RESISTANCE CONSTRUCTION AND FIRE PROTECTION SYSTEM			
Chapter 7 - Fire Resistance Rated Construction			
8.	In high-rise buildings exterior walls shall be fire-resistance rated in accordance with Tables 601 and 602 for exposure to fire from both sides regardless of fire separation distance.	705.5	
9.	In high-rise buildings duct and air transfer openings in smoke partitions shall be provided with a smoke damper.	717.5.7	
10.	In high-rise buildings approved fire- and smoke dampers are required in ducts and air transfer openings of fire barriers.	717.5.2	
11.	In high-rise buildings a listed smoke damper designed to resist the passage of smoke shall be provided at each point a duct or air transfer opening penetrates a fire-resistance rated corridor enclosure, which require to have smoke and draft doors in accordance with sec. 715.4.3.	717.5.4.1 716.5.3	