

CITY OF MILPITAS

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



ARCHITECTURAL PLAN REVIEW CHECKLIST

HOTEL & MOTEL

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 *Hotels and Motels*. Refer to “General Commercial Plan Review Checklist” for additional applicable requirements.

	Code Requirements	Code section	Req'd
B. BUILDING ANALYSIS			
Chapter 3 - Use and Occupancy Classification			
1.	Residential occupancies of dwelling or sleeping units where occupants are primary transient in nature shall be classified as Group R-1 occupancy.	310.1	
Chapter 5 - General Building Heights and Areas			
2.	Allowable height increase is not permitted to combine with allowable area increase due to the installation of automatic fire-sprinkler system in Group R-1 occupancies.	506.3 & 504.2	
3.	The total maximum allowable building area for unseparated Group R-1 occupancy building two or more stories above grade plane shall not exceed twice of the max allowable area per floor.	506.4.1	
4.	The sum of the ratios on all floors for separated mixed occupancies shall not exceed 2 for Group R-1 occupancy building two stories or higher above grade plane.	506.5.2	
5.	The sum of the ratios 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			
6.	Fire walls in Group R-1 occupancies shall be 3-hr rated, except in Types II or V construction, where fire wall may be 2-hr rated.	Table 706.4	
7.	Fire barriers in Group R-1 occupancies separating a single occupancy into different fire areas shall be 2-hr rated.	Table 707.3.10	
8.	Duct and air transfer openings in smoke partitions shall be provided with a smoke damper in Group R-1 occupancies.	717.5.7.	
9.	Approved fire- and smoke dampers are required in ducts and air transfer openings of fire barriers in Group R-1 occupancies.	717.5.2	
10.	For Group R-1 occupancies, 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 required to have smoke and draft doors in accordance with sec. 715.4.3.	717.5.4.1 716.5.3	
11.	Provide/detail draftstops in attics, mansards, overhangs, false fronts set out from wall or other concealed roof spaces and above, and in line with dwelling unit separation walls unless NFPA 13 automatic fire-sprinkler system is installed throughout the building.	718.4.2	
Chapter 9 - Fire Protection Systems			

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12.	A manual fire alarm system shall be installed in Group R-1 occupancies.	907.2.8.1	
13.	An automatic fire alarm system shall be installed throughout all interior corridors serving sleeping units.	907.2.8.2	
14.	Group R-1 sleeping units shall be provided with a visible alarm notification appliance per Table 907.5.2.3.3, activated by both the in-room smoke alarm and the building fire alarm system.	907.5.2.3.3	
D. MEANS OF EGRESS			
Chapter 10 – Means of Egress			
15.	Path marking shall be provided at floor level or no higher than 8" above floor level in all interior rated exit corridors of Group R-1 occupancies.	1011.7	
16.	Two exits or exit access doorways from any space in Group R-1 occupancies shall be provided when the occupant load exceeds 10.	1015.1	
17.	Corridors with occupant load greater than 10 shall be 1-hr fire rated.	Table 1018.1	
Chapter 12 – Interior Environment			
18.	Provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies separating dwelling units from each other and from public or service areas. Identify all sound rated partitions. Provide construction details and indicate on plans all required STC rating for sound rated walls and floor-ceiling assemblies.	1207.2	
19.	Penetrations into sound rated walls or floor-ceiling assemblies shall be sealed, lined and insulated with an approved permanent sound insulation material.	1207.2	
20.	Provide structure-born sound insulation at floor/ceiling assemblies between dwelling units or between dwelling units and public or service areas	1207.3	