

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

RELIGIOUS ASSEMBLY (Group A-3)

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)
- 2014 Milpitas Municipal Code (MMC)

This checklist provides requirements specific to *Religious Assembly*. 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.	Assembly uses with an occupant load of 50 or more intended for worship shall be classified as Group A-3 occupancy.	303.4	
2.	Religious educational rooms and religious auditoriums, which are accessory to places of religious worship with an occupant load less than 100, shall be classified as Group A-3 occupancy.	305.1.1	
3.	A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as Group B occupancy or as part of that occupancy.	303.1.2	
4.	A room or space used for assembly purposes that is less than 750 sq ft in area and is accessory to another occupancy shall be classified as a Group B occupancy or part of that occupancy.	303.1.2	
Chapter 5 - General Building Heights and Areas			
5.	Allowable height increase shall not be combined with allowable area increase due to the installation of automatic fire-sprinkler system in Group A-3 occupancies.	506.3 & 504.2	
6.	The total maximum allowable building area for unseparated Group A-3 occupancy building with two or more stories above grade plane shall not exceed twice of the max allowable area per floor.	506.4.1	
7.	The sum of the ratios on all floors for separated mixed occupancies shall not exceed 2 for Group A-3 occupancy building with two stories or higher above grade plane.	506.5.2	
8.	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			
9.	Fire walls in A-3 occupancies shall be 3-hr fire-rated, except in Types II or V construction, where fire wall may be 2-hr fire-rated.	Table 706.4	
10.	Fire barriers separating a single occupancy into different fire areas in Group A-3 occupancies shall be 2-hr fire-rated.	Table 707.3.10	
11.	Duct and air transfer openings in smoke partitions shall be provided with a smoke damper in Group A-3 occupancies.	711.5.7	
12.	Approved fire- and smoke dampers are required in ducts and air transfer openings of fire barriers in Group A-3 occupancies.	716.5.2	

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13.	In Group A-3 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.	717.5.4.1 716.5.3	
D. MEANS OF EGRESS			
Chapter 10 – Means of Egress			
14.	The occupant load for fixed bench seating without dividing arms shall not be less than the number of seats based on one person for each 18" seating length.	1004.7	
15.	Occupant load factor for concentrated assembly and multi-use rooms with non-fixed chairs only shall be 1 occupant per 7 sq. ft.	Table 1004.1.2	
16.	Illuminated floor-level exit signs and path marking shall be provided in all interior corridors of Group A-3 occupancies unless protected throughout by an approved supervised fire-sprinkler system.	1011.6 & 1011.7	
17.	The max exit access travel distance in Group A-3 occupancies buildings shall be 200ft when fire-sprinkler system is not provided and 250ft with fire-sprinkler system installed.	Table 1016.2	
18.	Corridors serving more than 30 occupants shall be 1 hr fire-rated unless equipped with automatic fire-sprinkler system.	Table 1018.1	
19.	The main exit in Group A-3 occupancies shall front on at least one street or an unoccupied space of not less than 20ft in width that adjoins a street or public way.	1028.2 1028.3.1.	
20.	Group A-3 occupancies with an occupant load over 300 shall be provided with a main exit accommodating at least ½ of the occupant load, but not less than the total required width of all means of egress leading to that exit.	1028.2	
21.	In Group A-3 occupancies with an occupant load over 300, in addition to the main exit, additional means of egress shall provide an egress capacity for at least ½ of the total occupant load served by that level. At least ½ of the additional means of egress shall be directly to an exit, or through a lobby to an exit, or to a 1 hr fire-rated corridor to an exit.	1028.3	
22.	In Group A-3 occupancies with an occupant load at least 100 but less 300, at least one means of egress shall directly lead to an exit, or through a lobby to an exit, or to a 1 hr fire-rated corridor to an exit or continuous through a 1-hr fire-rated lobby to an exit. At least one exit shall discharge on a street or an unoccupied space of min. 20ft in width that adjoins a street or public way.	1028.3.1	
23.	Provide dimensions of the width of all the aisles and other means of egress for assembly area.	1028.6 & 1028.9	
24.	The common path of egress travel shall not exceed 30ft from any seat to a point where an occupant has a choice of two paths of egress travel to two exits.	1028.8	
25.	Provide dimensions of the clear width of aisle accessways serving seating.	1028.10	
26.	Provide marking stripe on each tread of assembly aisle stairs.	1028.11.3	
27.	In places of assembly, the seats shall be securely fastened to the floor.	1028.12	
28.	Handrails shall be provided at the side or within the aisle width of ramped aisle with slope exceeding 1:15 and aisle stairs.	1028.13	
29.	Due to change of occupancy, the existing building may be required to be structurally upgraded.	3408.1, 3408.4	