

city of san luis obispo

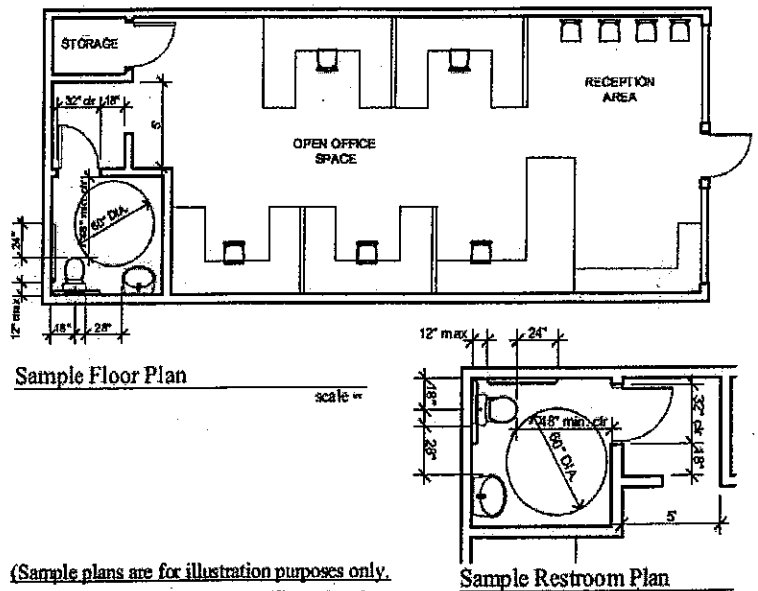
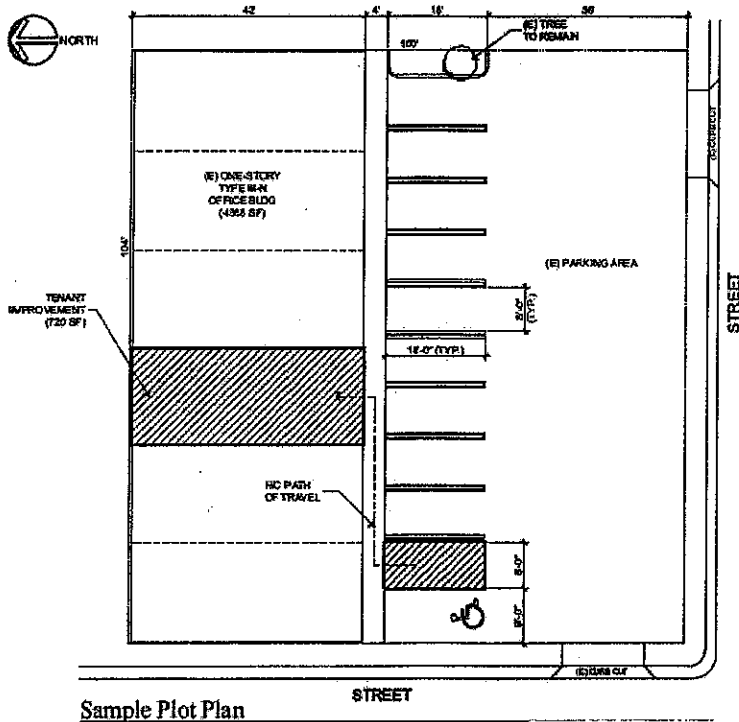
Building & Safety Division • 919 Palm Street • San Luis Obispo, CA 93401-3218 • (805) 781-7180

Minimum Requirements for Tenant Improvements

COMMERCIAL TI – WORK REQUIRING SUBMITTALS PREPARED BY A CALIFORNIA LICENSED DESIGN PROFESSIONAL

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| <ul style="list-style-type: none"> • Structural modifications • Wall construction exceeding 5'9"
Exception non-bearing partitions • Change of exiting • Storage racks over 8' tall • Change in occupancy classification • Mixed use occupancy | <ul style="list-style-type: none"> • Remodel work to Occupancy Groups A/E/H/I/R-1/S • Required Accessibility upgrades/changes • Additions • T-Bar Ceiling • Fire resistive construction • Any project deemed necessary by the Building Official |
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EXAMPLES OF REQUIRED TENANT IMPROVEMENT PLAN SUBMITTALS



(Sample plans are for illustration purposes only. Some info may not apply to specific projects)

REQUIRED TENANT IMPROVEMENT PLAN SUBMITTAL INFORMATION

Project Data

- Project Address
- Owner and Contact information
- 2007 California Codes (CBC, CMC, CPC, CEC & Energy)
- Detailed Scope of Work Description
- Use, Occupancy Group(s) and Type of Construction
- Gross Floor Area
- Index of all sheets of plans
- General Construction notes
- All ADA/Accessible features with details provided

Plot Plan

- Adjacent street(s) and driveway
- Dimensions of property lines and existing buildings
- Setbacks from buildings to property lines
- Location/Area of remodel
- Parking layout indicating closest Accessible Parking
- Accessible route of travel from Accessible Parking

Equipment and Fixtures

- Location of all shelves, storage racks, machinery, counters, office equipment, tables and fixed seating
- Location of smoke alarm/detectors, exit signage, fire extinguishers, and related equipment

Floor Plan

- Accessible Route of Travel
- Existing, new and demo walls with wall legend
- Uses of all areas and rooms
- Location of doors and windows
- Wall, Door, and Window schedule indicating types
- Location of electrical, plumbing and mechanical devices

Restroom Facilities

- Detailed and dimensioned on the floor plan indicating Accessible clearances
- Interior elevations or call-out required water proof finishes at walls and floors
- County Health Department coordination when required
- Ventilation and electrical

PLAN SUBMITTAL REQUIREMENTS TO DEMONSTRATE DISABLED ACCESS COMPLIANCE



2007 California Building code Chapter 11B section 1134B: When alterations, structural repairs or additions are made to existing buildings and facilities, the area of construction shall comply with all disabled access provisions for that of a new building.

However, if the valuation of the project does not exceed the valuation threshold amount, or an "Unreasonable Hardship" determination has been made, only 20% of the total construction cost will be required to be spent toward accessibility upgrade outside the area of remodel.

Complete plans and details are required regardless if any of the above items comply or do not comply. This is to assure compliance or to determine if a hardship condition exists.

To apply for a hardship exemption, complete and sign the disabled access "**Unreasonable Hardship Request**" form. Provide complete plans showing the following Access Compliance information:

Site Plan

Fully dimensioned, drawn to scale showing entire existing building indicating:

- Proposed use
- Location of tenant space on the Site Plan
- Number of stories
- Number of dwelling units (when applicable)
- Total floor area for all buildings on site
- Total lot size
- Fronting streets and/or alleys
- An "Accessible Route of Travel" from the public way or Accessible compliant parking stall to an accessible entrance into the area of alteration
- Loading zone and parking areas
- Covered entrance & passenger loading zone for medical & dental facilities

Parking Layout

- Fully dimensioned and referenced details showing stall width, length and angle of stall.
- Indicate all Accessible compliant, standard, and compact parking stalls required, and provided for building
- Signage for Accessible parking

Floor Plan (tenant space)

- Fully dimensioned plan of the area of alteration
- Identify the proposed use of all areas and rooms
- Show all existing and proposed partitions, doors, and windows
- Show elevations

Door Schedule

- Show door sizes and applicable hardware type for all existing and proposed doors

Restroom/Sanitary Facilities

- Provide detailed and dimensioned floor plans and interior elevations of all sanitary facilities, drinking fountains and public phones serving the area of alteration
- Accessible signage at restrooms

Equipment and Fixtures

- Show location of all including shelves, machinery, counters, tables and fixed seats.
 - Show location and details for elevators on plans per CBC Section 1124A and 1116B.
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