

New Commercial/Industrial Plan Requirements

For commercial/industrial submittals the City of Temecula requires:

- A precise grading plan submitted to Public Works **prior to submittal** to Building & Safety
- Four complete sets of plans**
- All plans must be drawn to scale
- A graphic scale must be included
- Plans must be on substantial paper (a minimum of 24" x 36")
- Plans must be blueprinted or ink drawn and bear a seal and wet signature of a licensed professional engineer or architect licensed by the State of California
- Read the "detailed submittal requirements" below**
▲ Each project is unique and additional submittal requirements may be required ▲

All construction requirements are based on the California Code of Regulations (CCR) Title 24:

- 2016 California Building Code (CBC)
- 2016 California Mechanical Code (CMC)
- 2016 California Plumbing Code (CPC)
- 2016 California Electrical Code (CEC)
- 2016 California Fire Code (CFC)
- 2016 California Energy Code (CEC)
- ADA Regulations
- Specific requirements as outlined in a technical report

Geographical Information:

- Wind Speed- 110 MPH/Wind Exposure- C
- Seismic Zone - 4
- Rainfall - 3" Per Hour
- Climate Zone - 10

1. **Plot Plan:** Four fully dimensioned plot plans with the following information: Owner's name and address; site address; Assessor's Parcel Number (APN); contractor's name and address; legal description of property; lot size; setbacks from property lines; distance between proposed and existing structures; a North arrow; wells, watercourses and easements; proposed and existing fire hydrant type and location. Four sets of precise grading plans. A vicinity map showing distance to closest known fault, as shown in ICC publication "Maps of Known Active Fault Near-Sources Zones in California".
2. **Soils Report:** Provide two copies of the soils reports.
3. **Foundation Plan:** Fully dimensioned plan view of the foundation showing the location of all footings and masonry walls. Provide cross-sectional details of the footings showing distance below natural grade, height above adjacent grade, anchor bolt size and spacing, and reinforcement as required by the soils report.
4. **Floor Plan:** Fully dimensioned plan view identifying all occupied space (office, storage, etc.). Show width, distance to, and direction of all exits. Show location of panic hardware. Indicate width and distance of all corridors and type of fire resistive construction when required. Show all fixed elements of construction (walls, partitions, cabinets, etc.). Identify

area/occupancy separation walls and fire resistive rating of each. Show details of fire rated construction and included item number of assembly from the table in Chapter 7 of the CBC or indicate GA file number if assembly is from Gypsum Association Fire Resistance Design Manual. Show details of special or unusual construction or materials. Show location, size and grade of all framing members.

5. **Finish Schedule:** Show wall, ceiling and floor finish with smoke and flame spread ratings. Provide a door and hardware schedule and a window schedule. Identify the U-value of the proposed glazing.
6. **Roof Plan:** Provide complete roof plan including HVAC, smoke/heat vents and flashing requirements. Truss calculations are required for a proposed truss roof, or if conventionally framed, indicate size, spacing, and direction of rafters. Identify roof finish, sheathing underlayment and structural connection details, with ICC # or UL Listing for hardware and equipment. The truss calculations and the truss layout shall be signed and sealed by a professional civil or structural engineer.
7. **Elevations:** Provide four exterior elevations using North, South, East, and West identifications.
8. **Construction Details:** Provide structural cross-sections, showing the foundation, underpinning, floor joists, studs, ceiling joists, rafters, pitch of roof and location of intermediate roof supports. The cross-section shall specify ceiling, wall and floor insulation R-values.
9. **Energy:** Submit two sets of calculations showing compliance with the California energy Commission Regulations for nonresidential construction. The location of the water heater(s), furnace and air conditioning units are to be shown including manufacturer, model and size. The ENV, MECH, LTG and OLTG Certificate of Compliance forms shall be completed, signed and printed on the building plans. All other applicable worksheets and forms shall be included.
10. **Electric:** Provide a one-line diagram showing service, feeder panel, conductors, disconnect, over current sized, grounding methods and service load calculations. Provide panel schedule with circuit identification, description of circuits, watts and voltage. Provide fixture schedule, including exit signage, exit illumination and method of support. Detail suspended fixtures.
11. **Plumbing:** Provide a plumbing isometric or line drawing showing sewer, drain, waste, vents and cleanout sizes and material. Show the water piping system, pipe sizes and pipe material. Show the location of all gas meters and all gas piping including sizes and lengths of outlet side of meter and the demand at each outlet.
12. **Mechanical:** Show the location of heating and air conditioning equipment including manufacturer's name, model number and weight of equipment. Show the duct locations, material and sizes. Show the location of smoke and fire dampers and duct smoke detectors. Provide details for damper controls and automatic shutoff controls. Provide velocity calculations for duct size at the point of installation and velocity.

13. **Structural:** Provide two sets of structural calculations sealed and wet signed by the profession responsible for the calculations.

Tenant Improvements Plan Requirements

For Tenant Improvements the City of Temecula requires:

- Three complete sets of plans **OR** four sets if exterior modifications are being made.
 - All plans must be drawn to scale
 - A graphic scale must be included
 - Plans must be on substantial paper (a minimum of 11" x 17")
 - Plans must be blueprinted or ink drawn and bear a seal and wet signature of a licensed professional engineer or architect licensed by the State of California
 - Please read the "detailed submittal requirements"** below for a comprehensive description of minimum submittal requirements
- ⚠ Each project is unique and additional submittal requirements may be required ⚠**

All construction requirements are based on the California Code of Regulations (CCR) Title 24:

- 2016 California Building Code (CBC)
- 2016 California Mechanical Code (CMC)
- 2016 California Plumbing Code (CPC)
- 2016 California Electrical Code (CEC)
- 2016 California Fire Code (CFC)
- 2016 California Energy Code (CEC)
- ADA Regulations

Geographical Information:

- Wind Speed- 110 MPH
- Wind Exposure- C
- Seismic Zone - 4
- Rainfall - 3" Per Hour
- Climate Zone - 10

1. **Plot Plan:** Fully dimensioned plot plans with the following information: Owner's name and address; site address; Assessor's Parcel Number (APN) contractor's name and address; location of the suite or area of improvement; name and type of occupant on either side of proposed improvement; all disabled access features.
2. **Floor Plan:** Fully dimensioned plan view identifying all occupied space (office, storage, etc.). Show width, distance to, and direction of all exits. Show location of panic hardware. Indicate width and distance of all corridors and type of fire resistive construction when required. Show all fixed elements of construction (walls, partitions, cabinets, etc.). Identify area/occupancy separation walls and fire resistive rating of each. Show details of fire rated construction and include item number of assembly from the tables in Chapter 7 of the CBC. or indicate GA file number if assembly is from Gypsum Association Fire Resistance Design Manual. Show details of special or unusual construction or materials. Show location, size and grade of all framing members.
3. **Finish Schedule:** Show wall, ceiling and floor finish with smoke and flame spread ratings. Provide a door and hardware schedule and a window schedule. Show T-bar ceiling details.

4. **Wall Section:** show the typical wall section detail indicating stud size, spacing, height, insulation and structural connection and bracing.
5. **Energy:** Submit two sets of calculations showing compliance with the California Energy Commission Regulations for nonresidential construction. The location of the water heater(s), furnace and air conditioning units are to be shown including manufacturer, model and size. The ENV, MECH and LTG Certificate of Compliance forms shall be completed, signed and printed on the building plans. All other applicable worksheets and forms shall be included.
6. **Electric:** Provide a one-line diagram showing service, feeder panel, conductors, disconnect, over-current sizes, grounding methods and service load calculations. Provide panel schedule with circuit identification, description of circuits, watts and voltage. Provide fixture schedule, including exit signage, exit illumination and method of support. Detail suspended fixtures.
7. **Plumbing:** Provide a plumbing isometric or line drawing showing sewer, drain, waste, vents and cleanout sizes and material. Show the water piping system, pipe sizes and pipe material. Show the location of all gas meters and all gas piping including sizes and lengths on outlet side of meter and the demand at each outlet.
8. **Mechanical:** Show the location of heating and air conditioning equipment including manufacturer's name, model number and weight of equipment. Show the duct locations, material and sizes. Show the location of smoke and fire dampers and duct smoke detectors, if applicable. Provide velocity calculations for duct smoke detectors including CFM, duct size at point of installation and velocity. Provide complete kitchen equipment schedule and exhaust hood plans, if applicable.

Shell Building Plan Requirements

For commercial/industrial submittals the City of Temecula requires:

- Soils reports, pad certification and foundation recommendation.
- Site plans showing location of all parking, landscaping, site lighting, trash enclosures, and ADA path of travel for ingress and egress.
- Site underground utilities.
- Architectural elevations and plan views.
- Landscape Construction Plans
- Structural calculation and design for:
- Foundation systems.
- Bearing walls and structural elements.
- Roof elements, structural design.
- Stair shafts
- Elevators
- Electrical plans for house electrical meter to include panel schedule, House meter required for the supply side of:
 1. Outside building security and parking lot lighting.
 2. Irrigation equipment to landscaping.
 3. Fire and/or security alarms

A Shell Building does not support occupancy as outlined for occupancy groups in the California Building Code (CBC).

Final Inspection:

A shell building for final inspection will be comprised of:

1. Site improvements completed.
2. Exterior elements and completed exterior walls and openings.
3. Finalized roof elements and roof covering.
4. Interior stair shafts and elevators.
5. Interior bearing walls and/or support systems.
6. Finalized electric house meter equipment.

The permit processing of a shell building that does not support any defined occupancy will always be classed as a B occupancy having a type of construction VB.

- A shell building WILL NOT have any of the following interior:
 - No completed ground concrete or finished ground floor.
 - No completed wall finish that includes any interior non-structural wall framing.
 - No interior plumbing.
 - No mechanical to include Title 24 energy.
 - No electrical other than house meter.

A shell building release of a tenant improvement permit will not be issued until after the release of the house electrical meter. Plans for tenant improvements can be submitted during the final construction of the Shell.