

Shell Building Plan Requirements

For commercial/industrial submittals the City of Temecula requires:

Four complete sets of plans

Construction Requirements	Geographic Information
<p>All construction requirements are based on the California Code of Regulations (CCR) Title 24:</p> <ul style="list-style-type: none"> • 2019 California Building Code (CBC) • 2019 California Mechanical Code (CMC) • 2019 California Plumbing Code (CPC) • 2019 California Electrical Code (CEC) • 2019 California Fire Code (CFC) • 2019 California Energy Code (CEC) • ADA Regulations • Specific requirements as outlined in a technical report • Temecula Adoption & Amendments – <u>Temecula Municipal Code 15.04</u> 	<ul style="list-style-type: none"> • Wind Speed- 110 MPH • Exposure- C • Seismic Zone - 4 • Rainfall - 3" Per Hour • Climate Zone – 10 <p style="text-align: center;">Exterior Lighting</p> <ul style="list-style-type: none"> • Riverside County Ordinance No. 655 <p>LED lights must be Dark Sky Compliant fixtures that are fully shielded and must have a color rendition of 3,000 Kelvin (K) or below.</p>

- Soils reports, pad certification and foundation recommendation.
- Site plans showing location of all parking, landscaping, site lighting, accessible route to trash enclosures, and ADA path of travel for ingress egress, throughout the site, and to the public right-of-way
- 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.