



CITY OF BELLFLOWER
BUILDING AND SAFETY DIVISION
16600 Civic Center Drive
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COMMERCIAL BUILDING PLAN REVIEW

1) General Requirements

- All applicable 2016 Codes: California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Standards, 2016 Los Angeles County Fire Code and the City of Bellflower Municipal Code
- Provide four (4) sets of complete building plans (architectural, electrical, plumbing, mechanical, etc.)
- Standard plan size is 24"x36" (solar and pool standard size is 12"x18")
- Final plan size is 12"x18"
- Provide two (2) sets of soils reports, structural calculations and Title 24 documents
- Licensed Professionals or Designers to sign and stamp each sheet of plans
- Show site/plot plan, setbacks, and complete outline in building legend
- Show 2% drainage slope away from buildings

2) Fire Prevention on Property Without Sprinklers

- Exterior walls less than 5 feet from property line, requires one hour fire rating
- Eave projections less than 5 feet from property line, requires one hour fire rating

3) Fire Prevention on Property With Sprinklers

- Exterior walls less than 3 feet from property line, requires one hour fire rating
- Eave Projections less than 3 feet from property line, requires one hour fire rating

4) Automatic Fire Sprinklers:

- County of Los Angeles Fire Prevention approval required for any fire sprinkler system

5) Floor Plans Requirements

- Identify all dimensions
- Identify "existing" work and "proposed" work
- Floor plans dimensioned to ¼ inch scale
- Show complete scope of work

- Show wall finishes
- Show windows and door schedules
- Show landing on each side of exterior door

6) Mechanical Plans Requirements

- Show roof plan
- Show mechanical legend
- Show finish schedule
- Show boiler
- Show mechanical exhaust ventilation in bathrooms
- Show mechanical exhaust ventilation in kitchen
- Show forced air unit (FAU)
- Show exhaust fans
- Show water heater
- Show gas piping and calculations
- Show gas isometric layout
- Show duct construction
- Show duct flame spread, fire dampers and smoke dampers
- Show exhaust fans
- Show size and location of the heating, ventilation, and air conditioning (HVAC)
- Show heating, ventilation, and air conditioning (HVAC) connection details
- Show heating, ventilation, and air conditioning (HVAC) load calculations
- Show kitchen hood type I details
- Show kitchen hood type II details
- Show hood fire suppression (Ansul) system
- Show equipment schedule and equipment details
- Show grease trap and grease trap detail

7) Electrical Plan Requirements

- Show ground fault circuit interrupter (GFCI)
- Show arc fault circuit interrupter (AFCI)
- Show electric legend
- Show single line diagram
- Show multi-level line diagram
- Show main electric panel and sub-panel
- Show amp size and location

- Show electric load calculations
- Show grounding rod
- Show bonding clamp
- Show main disconnect switch
- Show underground ferrous electrical rod (UFER)
- Show conduit size
- Show inverter

8) Plumbing Plans Requirements

- Show meter size
- Show main size
- Show plumbing schedule
- Show plumbing legend
- Show interceptor
- Show gas isometric
- Show gas demand
- Show gas water detail
- Show 3 compartment sink detail
- Show plumbing (p-trap) and detail

9) Stairway/Handrails/Guardrails Requirements

- Show stairway detail
- Show guardrail detail
- Show handrail detail
- Show stairway landing detail
- Show stairway rise and run detail
- Show stairway width

10) Light and Ventilation Requirements

- Provide calculations for natural light and ventilation

11) Glazing Requirements

- Tub, shower, hot tub, whirlpool, sauna, and steam room, etc.
- Indoor/outdoor swimming pools and spas
- Stairway, landings and ramps

12) Roofing/Ventilation Requirements

- Specify roof/deck material
- Specify roof pitch
- Show attic ventilation and supporting calculations

- Show roof flashing
- Show roof drainage

13) Elevations/Sections Requirements

- Specify exterior finish material
- Building dimension from finished grade to finished floor lines ceilings and top of roof
- Show wall section details
- Show the thermal resistance (R-Value) of insulation for walls
- Show the thermal resistance (R-Value) of insulation for floors

14) Foundation Requirements

- Specify concrete comprehensive strength
- Specify depth and width of footing and foundation walls
- Show size and reinforcement of pads and footings
- Show size of holdowns, anchor bolts and plate washers
- Show size of plastic weep screed

15) Framing Requirements

- Specify grade of framing lumber
- Specify grade of structural steel
- Specify grade of masonry
- Specify grade of reinforcing steel
- Specify pressure treated plates/sills
- Specify size and spacing of roof rafters
- Specify size and spacing of hips and valley rafters
- Specify size and spacing of ridge boards and beams
- Specify size and spacing of ceilings and floor joists
- Specify size and spacing of purlins
- Specify header size
- Specify wall bracing and shear walls
- Specify size of posts
- Show post and beam connectors
- Show nailing schedule
- Show cross section details

16) Title 24 Requirements

- Show the thermal resistance (R-Value) of insulation for walls
- Show the thermal resistance (R-Value) of insulation for floors
- Provide two sets of Title 24 documents