



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 726 Torrance St
San Diego, CA

Project Type Building Construction

Primary Contact TIM SEAMAN
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Instructions

<p>The following issues require corrections to the documents submitted.</p>

Building Construction Plans PRJ-1111319.pdf

DSD-Structural

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[Comment 00001 | Sheet A1 | Open]

Plans must be submitted for recheck. Please submit revised plans and all associated documents electronically through Online Services - Accela Citizen Access.

Advisory Note: Before you submit for recheck, please make sure of the following: 1) all structural discipline plan review issues are responded to, 2) there is a response sheet addressing each plan review issue, 3) all sheets of plans in the set corresponds with the sheet index, 4) all structural calculations are provided and, 5) all sheets of plans and first page of structural calculations are stamped and signed by the CA registered/licensed architect or structural design consultant of record.

If desired, the applicant may book a virtual appointment to go over the comments. For a virtual appointment, please use the following link:

<https://www.sandiego.gov/development-services/virtual-appointments>
Please indicate the project number when booking the appointment.

[Comment 00002 | Sheet A1 | Open]

The scope of work proposes a change of occupancy (from Medical Office to Multi-family Residential). All sheets of construction plans must be signed by a registered civil engineer or a licensed architect certified by the State of California. (Business and Professions Code Sections 5537 and 6737.1)

Please stamp, sign and date ALL THE SHEETS within the final set of construction plans. This requirement will be verified at final recheck.

[Comment 00003 | Sheet A1 | Open]



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Specify on plans the original occupancy classification of the building prior to converting, as well as the proposed occupancy classification per 2022 CBC (R-2 for multi-family residential).

[Comment 00004 | Sheet A1 | Open]

The project is subject to the payment of school fees. The fee amounts are calculated by and paid to the appropriate school district(s). The school district(s) will need a City of San Diego Approval Report which documents the chargeable square footage. This Approval Report may be printed from the Permit approval on-line through OpenDSD. At the time of Permit Issuance you will need to submit a receipt or Certificate of Compliance from the respective school district(s). See Information Bulletin 146 for additional information.

Provide a schedule on plans specifying the square footages of "assessable space" (residential) on each floor as defined in IB-146. The area within the thickness of exterior walls shall be included in the calculation of the building areas.

[Comment 00005 | Sheet A1 | Open]

Type of Construction is shown to be " VB - Sprinklered ". Specify on the plans the type of fire sprinklers system proposed (NFPA 13R, or NFPA 13).

[Comment 00006 | Sheet A1 | Open]

Show an area analysis justifying the building area based on the type of construction and the proposed occupancy classification, for each story and for the total building. (CBC, Sec. 506).

[Comment 00007 | Sheet A1 | Open]

Revise the SHEET INDEX to show all drawings within the plan set, currently 71 sheets are submitted but only 60 of them are listed on the SHEET INDEX.

[Comment 00008 | Sheet A1 | Open]

Provide structural calculations and structural details for TRASH ENCLOSURE prepared by a California registered Civil / Structural Engineer.

[Comment 00009 | Sheet A1 | Open]

Provide enlarged layouts for new RAMPS showing the following :

- Running slope of not steeper than 1:12 [CBC 11B-405.2]
- The clear width 48 inches minimum [CBC 11B-405.5]
- Bottom landing of the ramp extending 72 inches minimum in the direction of ramp run. [CBC 11B-405.7.3.1]
- Handrails according to section 11B-505 [CBC 11B-405.8]

[Comment 00010 | Sheet A6 | Open]

Keynote #32: Steel stairs are stated to be "DEFERRED". Provide a schedule or itemize on the plans all deferred submittal items under a section labeled as "Deferred Submittals".

Add the following notes on plan:

"Plans for the deferred submittal items shall be submitted in a timely manner but not less than 30 business days prior to installation for City review and approval."

"The registered and responsible design professional shall review the deferred submittal documents and submit them to



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the Building Official, with annotation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building." [SDMC -B129.0205].

"The deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building Official." [SDMC -B129.0205]

[Comment 00011 | Sheet A6 | Open]

The walls separating the adjacent dwelling units from each other, and the walls separating the dwelling units from the corridors/egress balconies/lobbies, etc. shall be constructed as fire partitions with a fire-resistive rating of one hour. Detail the fire partition construction on the plans; specify the listing agency and approval report number for the fire rated wall assembly. [CBC 708.3; 708.4].

[Comment 00012 | Sheet A6 | Open]

Provide details for the floor-ceiling assembly separating dwelling units from each other to meet the following:

- Minimum Fire-resistance Rating of one-hour.
- Minimum Sound Transmission Class rating of 50.

Specify the approval listing agency for the floor/ceiling assembly along with the approval number and a detailed description of the assembly per the approval. [SDMC 149.0341]

[Comment 00013 | Sheet A6 | Open]

Dimension the fire separation distance for each of the faces of the building. Show that each face complies with CBC 705.8 for opening protection.

Note: An NFPA 13 automatic sprinkler system is required to use the increase in allowable area of exterior wall openings associated with the "Unprotected, Sprinklered" classification of Table 705.8. [CBC Table 705.8].

[Comment 00014 | Sheet A6 | Open] Provide a fully dimensioned means of egress floor plan addressing all occupiable spaces and indicating the following:

- Calculate and specify the occupant load at individual spaces per Section 1004
- Specify the overall occupant load of the tenant space
- Show intended egress routes, specifying the cumulative occupant load at exit access doors, corridors, stairways, etc.
- Show the common path of travel and the exit access travel distances
- Calculate the minimum width of all means of egress components
- Show the required and actual distance between exit and exit access doorways

[Comment 00015 | Sheet A6 | Open]

Show the common path of egress travel distance from the most remote point on the 2nd floor does not exceed 125 feet. The distance around temporary or movable fixtures must be included in determining the common path of egress travel distance. [CBC Table 1006.3.4.1]

[Comment 00016 | Sheet A6 | Open]

Provide an emergency escape and rescue opening for each bedroom that complies with all of the following:

- Minimum net clear opening of 5.7 square feet (5 square feet minimum at grade floor openings)
- Minimum 20 inch net clear opening width
- Minimum 24 inch net clear opening height
- Bottom of the clear opening not greater than 44 inches measured from the floor

[CBC 1031]



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[Comment 00017 | Sheet A6 | Open]

Provide and show smoke alarms, interconnected and hard-wired with battery back-up:

- Within each sleeping room
- Outside each separate sleeping area in immediate vicinity of bedrooms
- On each story of the dwelling, including basements and habitable attics
- Shall be installed a min. of 3 ft. away horizontally from the door or opening of a bathroom that contains a bathtub or shower.

[CRC R314]

[Comment 00018 | Sheet A6 | Open]

Provide and show carbon monoxide alarms, interconnected and hard-wired with battery back-up:

- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s)
- On every level of a dwelling unit including basements.
- Where a fuel-burning appliance is located within a bedroom or attached bathroom.

[CRC R315]

[Comment 00019 | Sheet A6 | Open]

The proposed project is a change of occupancy and therefore is considered a newly constructed covered multifamily dwellings. Revise plans to provide accessibility in accordance with the requirements of CBC, Chapter 11A. [CBC, Sec. 1101A].

[Comment 00020 | Sheet A6 | Open]

The 1st floor is considered a ground floor. Show all eight dwelling units on this floor on an accessible route and complying with CBC, Chapter 11A. (CBC, Sec. 1104A.2).

[Comment 00021 | Sheet A6 | Open]

New common use areas shown on plan such as mailboxes, fire-extinguishers, trash, recycling, corridors, and similar areas, are serving the covered multifamily dwellings must be on an accessible route. Revise plans to make these common areas accessible in accordance with the requirements of CBC, Chapter 11A. [CBC, Sec. 1101A].

[Comment 00022 | Sheet A6 | Open] Show kitchens within the accessible and adaptable dwelling units complying with accessible route, clear floor space, removable base cabinets, countertops, lower shelving, sink faucet controls, knee and toe spaces, and plumbing protection specifications of CBC, Section 1133A.

[Comment 00023 | Sheet A6 | Open]

For each of the dwelling units on the 1st floor, show bathroom(s) complying with Items 1 thru 10 of CBC, Section 1134A.2-Option 1. Provide an enlarged plan showing all dimensional requirements.

[Comment 00024 | Sheet A18 | Open]

The DOOR SCHEDULE and WINDOW SCHEDULE are too small and the text is illegible. Revise and provide clear legible information on plans .

[Comment 00025 | Sheet S1 | Open]

Many of the existing walls have been removed. Verify and show on plans the existing shear walls. Provide a complete lateral analysis to justify the lateral stability/strength of the building.

[Comment 00026 | Sheet S1 | Open]



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For the 2-story structure, check the story drifts according to ASCE 7 section 12.12.1.

[Comment 00027 | Sheet SN1 | Open]

Structural Wood (sheathing fastener spacing of 4 in. and less): Revise Statement of Special Inspections to specify special inspections for nailing, bolting, anchoring and other fastening to other elements of the seismic/main wind force-resisting system, including wood shear walls, wood diaphragms, shear panels, drag struts, braces and hold-downs. (CBC, Secs. 1705.11.1, 1705.12.2).

[Comment 00028 | Sheet M-0.1 | Open]

Specify the weight of the roof mounted equipment on the plans. Provide engineering calculations and structural plans for the support and anchorage of roof mounted equipment: [ASCE 7-16, Section 13.1]

- Weighing more than 400 pounds, or
- With a center of mass located more than 4-feet above the roof level.

[Comment 00029 | Sheet M-0.1 | Open]

Specify the weight of the suspended equipment on the plans. Provide engineering calculations and structural plans for the support and anchorage of suspended components weighing more than 75 pounds. [ASCE 7-16 , Sections 13.1]