Commercial and Industrial
Tenant Improvement
Plan Check Submittal Requirements

Thank you for your interest in submitting tenant improvement plans in the Town of Yucca Valley. All construction requirements are based on the California Code of Regulations (CCR) Title 24: 2010 California Green Building Standards Code; 2010 California Building Code Volumes 1& 2; 2010 California Electrical Code; 2010 California Mechanical Code; 2010 California Plumbing Code; 2010 California Energy Code; and any specific requirements as outlined in a technical report.

Three complete sets of plans shall be submitted. All plans shall be drawn to scale, include a graphic scale, be on substantial paper (minimum 11" x 17"), be blueprinted or ink drawn and bear a seal and wet signature of a professional engineer or architect licensed by the State of California. Additional details for each item are provided in the attached pages.

		SUBMITTAL	
Building & Safety	1	Site Plan	
	2	Floor Plan	
	3	Schedules – Window, Door, and Equipment	
	4	Wall Sections	
	5	Energy (Title 24) Calculations	
	6	Electrical Plan	
	7	Plumbing Plan	
	8	Mechanical Plan	
	9	Green Building Plan	
	10	Fire Safety Plan approved by San Bernardino County Fire Department	
	11	Septic System Plan approved by both San Bernardino County Environmental Health Department and California Regional Water Quality Control Board	

PLEASE NOTE: DUE TO SITE SPECIFIC CONDITIONS, ADDITIONAL INFORMATION MAY BE REQUIRED.

Details

1. **Site 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:** Provide dimensioned floor plan, existing and proposed room(s) use, dimensioned interior wall partitions and location, size and type of existing and proposed doors and windows. Provide existing and proposed locations of required exits, exit lights, disabled accessibility features and construction reference detail(s). Provide size, grade and configuration of floor joists, beams, door and window headers, shear walls and columns. Specify zone nailing, if required.

3. **Schedules**: 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 (Title 24) Calculations:** 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 Plan:** Provide location and type of light fixtures, switches, outlets, single-line wire diagram, panel with load schedule, distribution and main panels with ampere rating, if applicable. Provide fixture schedule including exit signage, exit illumination and method of support. Detail suspended fixtures.

7. **Plumbing Plan:** Provide a plumbing isometric or line drawing showing septic, 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. Provide location, size and type of proposed plumbing fixtures and appliances.

8. **Mechanical Plan:** Provide location, size and type of HVAC registers and equipment, size and layout of duct system, exhaust fans, equipment specifications and schedules. Provide complete kitchen equipment schedule and exhaust hood plans, if applicable.

9. **Green Building Plan:** Note compliance with Nonresidential Mandatory Measures.

10. **Fire Safety Plan**: Please contact the San Bernardino County Fire Department at (909) 386-8465, for requirements specific to your project.

11. **Septic System Plan**: Please contact the San Bernardino County Environmental Health Department at (909) 387-4666; and the California Regional Water Quality Control Board at (760) 346-7491.