



**Project Description:** Costco Hearing Aid Center Remodel.

**Project Address:** 1144 Broadway, Chula Vista, CA 91910

**Application/Permit #:** B22-1098

**Occupancy:** M

**Type of Construction:** VB

**Sprinklers:** Yes

**Fire Alarm:** Yes

**Stories:** 1

**Floor Area (sf.):** Demo and Install new Hearing Aid Center 314 sf.

**Fire Hazard Severity Zone / WUI:** N/A

Bureau Veritas has completed the second plan review of the below listed documents on behalf of the City of Chula Vista Building & Safety Department:

1. Plans: One (1) copy of plan sheets: Ts101, G202, G203, G204, G205, A101, A509, A601, S1.1, MP-1, MP-2, E-1 by MG2 Corporation.
2. Structural Calculations: No
3. Geotechnical Investigation: No

### GENERAL INSTRUCTIONS

1. This plan review has been made to verify conformance to minimum requirements of codes and ordinances adopted by the **City of Chula Vista**. Codes in effect for this project include the 2019 editions of the California Building Code (CBC), ~~California Residential Code, (CRC), California Fire Code,~~ California Green Building Standards Code (CGBSC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Electrical Code (CEC), California Energy Code (CENc). The CBC is based on the 2018 editions of the *International Building Code*, which was published by the *International Code Council*. The CPC and CMC are based on the 2018 edition of the *Uniform Plumbing and Mechanical Codes*, respectively, which were published by IAPMO. The CEC is based on the 2017 edition of the *National Electrical Code* published by the National Fire Protection Association (NFPA). Applicable code sections are referenced after each item in this list.
2. These plans and documents have been reviewed for compliance with the applicable code requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of a violation of any applicable codes and/or standards nor relieve the owner, design professional of record or contractor of compliance with any applicable codes and/or standards. Plan review of documents does not authorize construction to proceed in violation of any federal, state, nor local regulation.
3. The review does not necessarily include errors and omissions. Complete compliance is the responsibility of the designer.
4. All comments shall be resolved on the plans prior to the recommendation to the governing body for approval.
5. The comments identified in other sections of this review require clarifications/corrections before this plan check can be completed.
6. For reference for explanations in the examiner's comment sections, *italic* text refers to the initial submittals, **bold** text on second submittals, and underlined text on third submittals.
7. Please annotate your response in the areas on each comment, please see the comment section,



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8. Submit a list **showing any changes to the plan** or previously submitted documents that are not the result of the plan check comments. Please “cloud” and/or “delta” all revisions made on plans due to this comment list as well as any other design changes.

Resubmit complete corrected sets of documentation for another review to the City of Chula Vista.

*Please write the sheet number, detail number, and/or location indicating where the comment is located. **Please be specific as to where comment items have been addressed so that recheck may be expedited.** To aid in the plan review process—please indicate in the space adjacent to each comment or on a separate sheet, the sheet and the exact location on the sheet where corrections have been made (e.g., Detail S of Sheet 3). Please “cloud” and/or “delta” all revisions made on plans due to this comment list as well as any other design changes.*

Respectfully Submitted,

**Regional Operations Manager:** Moe Heivand P.E. (858) 353-8058; [moe.heivand@bureauveritas.com](mailto:moe.heivand@bureauveritas.com),

**Reviewers:**

Syed Aleem, P.E., => (Architectural, Structural, Access, & (Arch.) Green Bldg. Stds) for questions, call at (858) 863-2076 or email: [syed.aleem@bureauveritas.com](mailto:syed.aleem@bureauveritas.com)

Steve Suhendra, P.E., => (Mechanical, Plumbing, Title 24, Mech. Green Bldg. Stds. Electrical) for questions, call at (858) 504-0959 or email [steve\\_suhendra@yahoo.com](mailto:steve_suhendra@yahoo.com)

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ARCHITECTURAL / STRUCTURAL COMMENTS.

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- A1. — ~~No details are provided for the HAC Booth. Is this going to be a pre-manufactured unit?~~
- A2. — ~~Detail 6/S2.1 as referenced on HAC Concept Plan 13/A509 is not provided. Check cross referencing.~~
- A3. — ~~Provide framing plan for HAC walls on S1.1.~~
- A4. — ~~Cross reference Details 1, 2, 3 and 4 on S1.1 to framing plan/metal stud wall plan.~~
- A5. — ~~Partial ceiling framing plan on S1.1 is not clear? Which are the ceiling framing elements?~~

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DISABLED ACCESS COMMENTS.

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- D1. — ~~Verify that the HAC booth will be disabled accessible. Specify size of door to the HAC booth.~~

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GREEN BUILDING STANDARDS COMMENTS.

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No comments.

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TITLE 24 COMMENTS.

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- T1. Submit Title 24 calculations for the new HVAC addition.
- **PC#2. Title 24 calculations, sheet M0.1 stated Does Not Comply. In addition, include all require information on Table F and Table J on NRCC-MCH-E forms.**
  - **Include Title 24 calculations, sheet M0.1 into drawing index, sheet TS101.**



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- T2. Show all complete NRCC-MCH-E forms or Performance forms, on plans and T-24 calculations. **PC#2. See correction T1.**
- T3. Provide signatures and license numbers, on all NRCC-MCH-E forms or Performance forms, on plans and calculations as required by T-24. These forms shall be signed by the licensed professional who is responsible for the mechanical system's design. **PC#2. See correction T1.**

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#### MECHANICAL COMMENTS.

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- M1. ~~Show min. 3/4" condensate drain of condensate line for new HVAC unit.~~
- M2. Show location of permanent ladder/access to roof mounted equipment. Roof ladder access shall comply with section 304 CMC. **PC#2. No Response.**
- M3. Show outside air intake and outside air CFM capacity or show transfer air to new room. **PC#2. Per your response, show transfer air from warehouse to new room.**

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#### PLUMBING COMMENTS.

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- P1. ~~Submit plumbing plans for water and DWV for new sink.~~
- P2. ~~Indicate 1/4" per foot slope for waste pipes per section 708 CPC.~~
- P3. ~~Provide layout for sanitary system. Indicate POC, all drain and vent pipe sizes and cleanouts.~~
- P4. ~~Add note: "Building drain and vent piping materials shall comply with Sections 701.0 and 903.0 of the California Plumbing Code."~~
- P5. ~~Add note: "All sanitary system materials shall be listed by an approved listing agency."~~
- P6. ~~Add note: "Each vent shall rise vertically to a point not less than six (6) inches above the flood-level rim of the fixture served before offsetting horizontally or before being connected to any other vent."~~
- P7. ~~If applicable, add note on plans: "Water heater (WH ) is a listed, non storage, instantaneous heater having an inside diameter of not more than 3 inches." Otherwise, provide expansion tank or other approved method of relieving pressure per Section 608.3 CPC and show routing and termination of pressure and temperature relief drain for water heater.~~
- P8. ~~Add note on plans: "Sink faucet shall not exceed a water flow of 1.8GPM."~~
- P9. ~~Indicate material for potable water piping on plans.~~

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#### ELECTRICAL COMMENTS.

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- E1. ~~Show weatherproof disconnect switch and feeder for all mechanical equipment on roof. Indicate voltage, amps and fuses sizes on plan.~~



E2. ~~Show 120V, 20A W.P. receptacle with GFCI protection mounted within 25' of mechanical equipment on roof.~~

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END OF COMMENTS

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