



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 5/13/2025

PROJECT NAME:

PLANNING APPLICATION NO. PA-2025-0028

ENTITLEMENTS:

PROJECT LOCATION: 18260 Goldenwest St

PLAN REVIEWER: Mehdi Taheri, PE, PhD

TELEPHONE/E-MAIL: (714) 374-1538 / Mehdi.Taheri@surfcity-hb.org

PROJECT DESCRIPTION: Outdoor Patio Dining with beer and wine sales at Huntington Beach Sports Complex at 18260 Goldenwest and 7300 Talbert

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

PART 1. REQUIREMENT

1. Development Impact Fees will be required for new construction and commercial/industrial additions.
2. Submit separate plans and permits for all disciplines: Building, Mechanical, Electrical, and Plumbing.
3. All accessory and minor accessory structures including site MEP will be on separate permits. Architectural plans, structural plans, and structural calculations will be required. Grading plans or civil plans will not be reviewed by Building Division.
4. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans.
5. **All site work for accessibility will be reviewed and inspected based on the approved architectural plans.** Grading plans or civil plans will not be reviewed by Building Division.
6. Project must adhere to all CA Title 24 Building Codes as adopted by the City in the City Municipal Code at the time of plan review submittal.

PART 2. CODE REQUIREMENTS COMMERCIAL

1. Project shall comply with the current State building codes adopted by the City at the time of permit application submittal. Currently they are the 2022 California Building Code (CBC), 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical Code, 2022 California Energy Code, 2022 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Provide all project implementation code requirements and conditions of approval on the approved building plans
3. Identify property lines on architectural site plans and clear distances between fence/ wall and building exterior walls. Show required setbacks for accessibility, egress width, fire rating requirements, opening limitations, and projections, etc per CBC.
4. Provide existing and proposed floor plans. Tenant improvement plans must show all required information for change of use and occupancy group. Plans must show that the building meets requirements for the proposed change of use and occupancy classification per 2022 CBC. Tenant improvement plans must provide a **building analysis** showing that the Building meets the requirements of 2022 CBC. Please note that previous use required the building to comply with CRC.
5. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online at the city's website.
6. For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the CBC, Section 107.3.4.
7. In addition to all of the code requirements of the California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit, the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the City will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.
8. Where applicable, provide short-term bicycle parking spaces (anchored bicycle racks within 200 feet of the visitor's entrance, readily visible to passers-by) (CGBC 5.106.4).

PART 3. COMMENTS COMMERCIAL

1. New structures or structural modifications require structural plans and calculations. A California licensed engineer must sign and stamp the plans and calculations.
2. Provide existing and proposed floor plans. If **existing permitted** floor plan/site plan differ from proposed plans, tenant improvement plan are required. Also if occupant load per 2022 California Building Code increases because of proposed scope of work, changes in floor plan, or change in seating layout, added outdoor dining, etc. tenant improvement plans are also required. Please see the link below for Tenant Improvement plan check submittal requirements:
<https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Building%20Inspections/Permit%20Centre/Applications%20&%20Forms/Plan%20Review%20Correction%20Lists/2022%20TI-Correction-List-Website.pdf>
3. Provide a floor plan and provide occupant load calculations based on function of use of each space. Show square footage of each space on floor plan and provide assumed occupant load factor per Table 1004.5 on floor plans. Include proposed patio area in the calculation of the occupant load:
 - a. Specify type of seating (fixed or movable) in the assembly spaces.

- b. Seating booths: Include one person for each 24 inches of booth seat length measured at the backrest of the seating booths. For areas having fixed seating without dividing arms, the occupant load must not be less than the number of seats based on one person for each 18 inches of seating length [1004.4].
 - c. For areas having fixed seats and aisles, the occupant load shall be determined by the number of fixed seats installed therein [1004.6].
 - d. Waiting spaces: The occupant load for areas in which fixed seating is not installed, such as waiting spaces, shall be determined in accordance with Section 1004.5 and added to the number of fixed seats [1004.6].
 - e. Include proposed patio area in the calculation of the occupant load.
4. Specify existing occupancy group classification for the tenant space. Change of occupancy group classification as part of the Tenant Improvement might be required. See below for more information:
- a. Revise occupant group classification from **B to A-2**. Please note CBC Section 303.1.1 can only be used with occupant load of less than 50 persons, CBC Section 303.1.1:
Small buildings and tenant spaces: *A building or tenant space used for assembly purposes with an occupant load of less than 50 persons shall be classified as a Group B occupancy.*
 - b. Show compliance with mixed use and occupancy per CBC Chapter 508. Identify occupancy group of the adjacent unit(s) on site plan. Specify required separation of occupancies per CBC 508. Provide minimum required fire rated assembly of demising walls: Add note on plans: fire rated assemblies must extend from top of footing to underside of roof sheathings continuous (V.I.F.). Provide construction details at demising wall locations with UL fire rated assembly.
 For example, a 2-hr fire rated assembly is required per CBC Table 508.4 between M and A2 occupancies for non-sprinkler buildings.
 - c. Where a change of occupancy applies, a complete building analysis per requirements of CBC will be required.
5. Exiting Plan & Analysis: Plans should include an occupant load analysis on the plans and provide an "Exit Plan" to show a clear and dimensioned Means of Egress system that provides a continuous, unobstructed exit from any occupied point in the building to a public way.
6. Show that there are enough plumbing fixtures for the added occupant loads and proposed occupancy classification:
- a. Provide minimum required plumbing fixture calculations per California Plumbing Code Section 422.1: Which includes number of required water closets, lavatories, urinals, service sinks, and drinking fountains. The total occupant load and occupancy classification shall be determined in accordance with the California Building Code. See CBC Section 1004 for occupant load calculation. The area in calculations must include existing indoor and new outdoor patio areas.
 - b. Each building or structure shall be provided with toilet facilities for employees and customers. Requirements for customers and employees shall be permitted to be met with a single set of restrooms accessible to both groups (CPC 422.4).
 - c. Include urinals, service sinks, and drinking fountains in the minimum plumbing service calculations per CPC 422.1.
7. Project must comply with the requirements of CBC for disabled accessibility. A Certified Access Specialist (CAsp) report is recommended and shall be incorporated onto the plans.

HUNTINGTON BEACH FIRE DEPARTMENT PLANNING COMMENTS

DESCRIPTION: Sports Complex Patio Dining
ADDRESS: 18260 Goldenwest and 7300 Talbert
PA #: 2025-0028
DATE: 5/2/2024
REVIEWER: Jacob Worthy, Deputy Fire Marshal
Jacob.Worthy@surfcity-hb.org

The following is a list of code requirements deemed applicable to the proposed project based on the conceptual plans provided. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

1. The proposed plans do not appear to be showing any fencing, gates or doors that would impact egress. If at anytime a gate, fully enclosed fence or doors are proposed that would create an enclosed area (even outside), then compliance with CFC/CBC CH. 10 for egress will be required.
 - a. This may included 2+ exits is area has a proposed occupant load of 50 or more, exit signs, panic hardware, max occupant load signs, egress analysis etc.

Fire Department City Specifications may be obtained

through the City's website at:

www.huntingtonbeachca.gov/hbfd

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.