



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 9/25/2025

PROJECT NAME:

PLANNING APPLICATION NO. PA-2025-0073

ENTITLEMENTS:

PROJECT LOCATION: 16612 Beach Blvd

PLAN REVIEWER: Mehdi Taheri, PE, PhD

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PROJECT DESCRIPTION: to permit full service alcohol (ABC Type 48 License - On Sale Public Premises) at an existing bar

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. "All fees applicable at plan check submittal and permit issuance must be paid pursuant to the City Master Fee Schedule, Community Development Fee Schedule, City Municipal Code, City Ordinances, City Policies, and any other fees required by the City and related agencies, including but not limited to the Huntington Beach City Unified School District, Health department, and Orange County Sanitation District."
7. 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

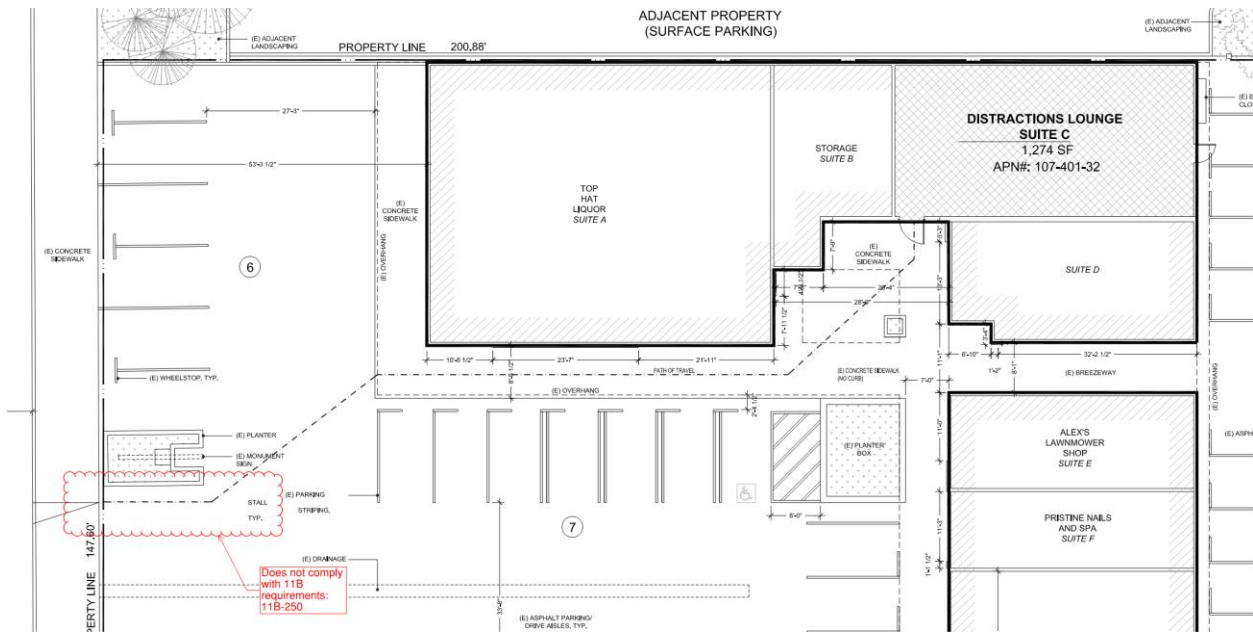
1. Project shall comply with the current State building codes adopted by the City at the time of permit application submittal. Currently they are the 2022 California Building Code (CBC), 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical Code, 2022 California Energy 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. Project shall comply with the requirements of CBC for type of construction, allowable area, height, number of stories, occupancy group requirements, exterior wall ratings, and means of egress per the CBC. Plans should clearly identify the locations of the Fire Areas, Fire Walls, Fire Barriers, Fire Partitions, and all Occupancy separations. Provide complete legends and details on the plans.
4. 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.
5. 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.
6. 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.
7. The City of Huntington Beach has adopted the California Green Building Standards Code including section 301.1.1 where all non-compliant fixtures shall be replaced with water conserving fixtures as described in section 403.3.1. Non-compliant fixtures are defined in section 1101.3(c) of the California Civil Code.
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. 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>
2. 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. Where provided, 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.
3. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress including the path of the exit discharge to the public way in compliance with the provisions of this code (107.2.3). Exit plan (egress analysis) will be required and must show compliance per CBC Chapter 10.
 4. 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. Please note that "*Table A*" has been deleted from 2022 CPC. 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.
 5. 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.
 6. Show accessible route from site arrival point (public way) to building primary entrance [11B-202.4]. The provided accessible route do not meet requirements of circulation path, 11B-250. Circulation path must meet requirements of CBC 11B-250. For example, accessible route cannot be located on the required drive aisles without required separation.



7. Provide legend for accessible route:
 - The running slope of walking surfaces shall not be steeper than 1:20 (5%) per 11B-403.
 - The cross slope of walking surfaces shall not be steeper than 1:48 (2%).
 - The clear width shall be 48 inches minimum CBC 11B-403.5.1 Exception 3 and 11B-405.5.
 - Specify ground surface finishes and provide compliance with 11B-302.1: Floor and ground surfaces shall be stable, firm and slip resistant and shall comply with Section 11B-302.
8. Trash enclosures must be accessible and located on an accessible route (11B-206.2.2).
9. Accessible parking spaces:
 - a. Minimum number of accessible parking spaces must meet requirements of 11B-208.2. Specify the required and provided total number of disabled parking stalls per 11B-208.2 (number of standard and van accessible parking stalls). Proposed accessible parking stalls does not meet minimum required per 11B-208.2.
 - b. Specify required and provided number of van accessible parking stalls per 11B-208.2.4.
 - c. Show accessible parking stalls and call-out enlarged plans 11B-501.1.
 - d. Show location of van accessible parking stall per 11B-501.1. Access aisles for van accessible parking spaces must be located on the passenger side of the parking spaces (11B-502.3.4).