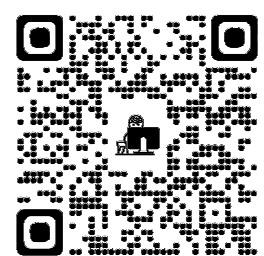


EXISTING PLAN:

DEMOLITION PLAN:

SITE PLAN CHECKLIST:

- ___ A DIMENSIONED (OR SCALED) DRAWING THAT INCLUDES THE FOLLOWING:
 - ___ DRAW THE PROPERTY LINES WITH DIMENSIONS (LOT WIDTH X DEPTH)
 - ___ SHOW ALL BUILDINGS ON THE PROPERTY.
 - ___ SHOW POOLS, SPAS, AND OTHER DECORATIVE WATER FEATURES.
 - ___ SHOW ALL EASEMENTS & SETBACKS FROM ULTIMATE PROPERTY LINES AND THE DISTANCES BETWEEN OTHER STRUCTURES.
 - ___ SHOW DRIVEWAYS
 - ___ SHOW STREETS, WITH STREET NAMES, AND SIDEWALKS ADJACENT TO THE PROPERTY
 - ___ SHOW ORIENTATION WITH A NORTH ARROW
 - ___ SHOW FENCE LOCATIONS WITH HEIGHTS AND TYPE (WOOD, VINYL, BLOCK WALL)
 - ___ EXISTING AND DEMO FLOOR PLAN OF THE TENANT SPACE SHOWING ALL ROOMS, DOORS, AND DEMISING WALLS
 - ___ BETWEEN ADJACENT TENANTS.
 - ___ PATH OF TRAVEL SHOWING MAINTAINED COMPLIANCE WITH DISABLED ACCESS REQUIREMENTS, (EX: MAIN ENTRANCE, PATH OF TRAVEL FROM PUBLIC SIDEWALK/ PARKING, RESTROOMS, DRINKING FOUNTAINS, AND TELEPHONES (IF PROVIDED)).
 - ___ REFLECTED CEILING PLAN IF THERE IS DEMO SCOPE IN THE CEILING AREA.
 - ___ HAZARDOUS MATERIAL INVENTORY LIST (LIST TYPE AND QUANTITIES OF CHEMICALS STORED ON SITE)
 - ___ LIST AREA AND OCCUPANCY TYPE OF EACH ROOM
 - ___ IF WORK SCOPE INCLUDES AREAS ON ROOF: FULLY DIMENSIONED ROOF PLANS.
 - ___ SHOW EGRESS PATH AND ALL EXIT LOCATIONS
 - ___ SHOW FIRE SEPARATION WALLS, FIRE-RATED CORRIDORS, DOOR RATINGS AND DOOR LOCATIONS.



WARNINGS & DISCLOSURES:

THE CITY OF COSTA MESA PROVIDES THESE STANDARD PLANS FOR A LIMITED NUMBER OF PERMITS AND A NARROWLY DEFINED SCOPE OF WORK. BY USING THESE STANDARDS, THE PERMIT HOLDER AGREES TO THE FOLLOWING TERMS:

- THE PLANS MUST BE SUBMITTED EXACTLY AS PROVIDED BY THE CITY, WITHOUT ALTERATION OR MODIFICATION. ANY UNAUTHORIZED CHANGES, INCOMPLETE SECTIONS, OR DOCTORED INFORMATION INVALIDATE THE PLANS & PERMIT.
- THESE PLANS MAY ONLY BE USED FOR THE SPECIFIC PROJECT AND SCOPE ASSOCIATED WITH THE CURRENT PERMIT APPLICATION. USE FOR ANY OTHER PURPOSE, INCLUDING PROJECTS OUTSIDE OF COSTA MESA, IS PROHIBITED.
- ALL INTELLECTUAL PROPERTY RELATED TO THESE PLANS REMAINS THE PROPERTY OF THE CITY OF COSTA MESA.
- FAILURE TO ADHERE TO THE PROVIDED STANDARDS, OR SUBMISSION OF INCOMPLETE OR INCORRECT INFORMATION, WILL RESULT IN DELAYS; AND MAY REQUIRE ADDITIONAL DOCUMENTATION, SUBMITTAL OF NEW APPLICATION(S), VOIDING OF THE PERMIT, AND/OR LEAD TO CODE ENFORCEMENT ACTIONS, INCLUDING CITATIONS AND FINES.

BY PROCEEDING, THE APPLICANT ACKNOWLEDGES THESE TERMS AND AGREES TO COMPLY FULLY WITH THE CITY OF COSTA MESA'S RESIDENTIAL RE-ROOF STANDARD DETAILS, SPECIFICATIONS, LIMITATIONS, AND REQUIREMENTS.

SIGNATURE: _____

SPECIFIC PROJECT INFORMATION:

- ALL MATERIALS, EQUIPMENT, INSTALLATION, AND WORK SHALL COMPLY WITH THE LATEST VERSION OF THE:
- 2022 CALIFORNIA BUILDING CODE (CBC)
 - 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
 - 2022 CALIFORNIA MECHANICAL CODE (CMC)
 - 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2022 CALIFORNIA PLUMBING CODE (CPC)
 - CALIFORNIA FIRE CODE (CFC),
 - CALIFORNIA ENERGY CODE (T24),
 - CALIFORNIA GREEN CODE (CALGREEN),
 - CITY OF COSTA MESA MUNICIPAL CODE.

SCOPE OF WORK:

AREA OF INTERIOR DEMOLITION: _____ SQUARE FEET

GENERAL REQUIREMENTS:

- A. **PLAN REQUIREMENTS:**
1. EXISTING AND DEMO FLOOR PLAN OF THE TENANT SPACE SHOWING ALL ROOMS, DOORS, AND DEMISING WALLS BETWEEN ADJACENT TENANTS.
 2. PATH OF TRAVEL SHOWING MAINTAINED COMPLIANCE WITH DISABLED ACCESS REQUIREMENTS, (EX: MAIN ENTRANCE, PATH OF TRAVEL FROM PUBLIC SIDEWALK/ PARKING, RESTROOMS, DRINKING FOUNTAINS, AND TELEPHONES (IF PROVIDED)).
 3. REFLECTED CEILING PLAN IF THERE IS DEMO SCOPE IN THE CEILING AREA
 4. LIST AREA AND OCCUPANCY TYPE OF EACH ROOM
 5. IF WORK SCOPE INCLUDES AREAS ON ROOF: FULLY DIMENSIONED ROOF PLANS.
 6. SHOW EGRESS PATH AND ALL EXIT LOCATIONS
 7. SHOW FIRE SEPARATION WALLS, FIRE-RATED CORRIDORS, AND DOOR RATINGS AND LOCATIONS.
- B. **GENERAL REQUIREMENTS**
8. ALL MATERIALS, EQUIPMENT, INSTALLATION AND WORK SHALL COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (T24), CALIFORNIA GREEN CODE (CALGREEN), CALIFORNIA FIRE CODE (CFC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA RESIDENTIAL CODE (CRC), AND CITY OF COSTA MESA MUNICIPAL CODE.
 9. THIS MAY NOT BE A COMPLETE LIST OF ALL DOCUMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION MAY BE REQUIRED AFTER THE PLAN REVIEW.
 10. REVIEW AND APPROVAL FROM OTHER DEPARTMENTS AND AGENCIES, SUCH AS HEALTH, FIRE, CITY PLANNING, AND PUBLIC WORKS MAY BE REQUIRED.
 11. LEAD TESTING FOR DEMOLITION OF CONSTRUCTION MATERIALS BUILT IN 1978 OR PRIOR YEARS MAY BE REQUIRED
 12. ASBESTOS TESTING FOR DEMOLITION MAY BE REQUIRED.
 13. WASTE HAULER RECEIPTS WILL BE REQUIRED FOR FINAL INSPECTION SIGN OFF
- C. **SITE PREPARATION AND PROTECTION**
14. PROTECT ALL AREAS NOT SCHEDULED FOR DEMOLITION OR MODIFICATION.
 15. EXISTING STRUCTURAL COLUMNS LOCATED WITHIN EMBEDDED WALLS MUST BE PROTECTED AND MAINTAINED DURING DEMOLITION. DEMO ONLY PARTITION WALLS, NOT STRUCTURAL ELEMENTS.
- D. **DEMOLITION AND REMOVAL OF DEBRIS**
16. AT LEAST 65% OF ALL CONSTRUCTION WASTE MATERIALS ARE TO BE RECYCLED
 17. TENANT SPACE SHALL BE LEFT BROOM CLEAN AND ALL DEBRIS REMOVED FROM THE SPACE
 18. REMOVE ALL DAMAGED CEILING TILES. REFER TO THE REFLECTED CEILING PLAN/NOTES FOR ADDITIONAL INFORMATION.
 19. AT DEMOLITION AREAS, REMOVE ALL FLOOR FINISHES (E.G., CARPET, SHEET VINYL, VCT) AND LEAVE THE FLOOR SURFACE CLEAN AND SMOOTH.
 20. REMOVE ALL EXISTING FINISHES, INCLUDING FLOORING, WALK-OFF MATS, WALL FINISHES, CHAIR RAILS, CEILING TILES, LIGHT FIXTURES, PLUMBING FIXTURES, MILLWORK/BUILT-INS, LOCKERS, RESTROOM TOILET PARTITIONS, AND ACCESSORIES. PLUMBING STACKS ARE TO BE REUSED
 21. REMOVE ALL EXISTING WALL COVERINGS AND PREPARE WALLS FOR NEW FINISHES. ALL WALLS ARE TO RECEIVE TAPE AND TEXTURE.
 22. DEMO ALL EXISTING DOORS AND FRAMES AT DEMO WALLS AND WALLS SLATED TO REMAIN. NO DOORS OR HARDWARE ARE TO REMAIN, EXCEPT AT THE EXTERIOR.
- E. **ELECTRICAL AND MECHANICAL COORDINATION**
23. TIE ALL ELECTRICAL COMPONENTS BACK TO PANELS AT REMOVED LIGHTING FIXTURES AND DEVICES.
 24. DEMOLITION CONTRACTORS ARE TO CONSULT CLOSELY WITH MECHANICAL, ELECTRICAL, PLUMBING CONTRACTORS, AND THE OWNER'S TELEPHONE/CABLING/EQUIPMENT VENDOR BEFORE STARTING DEMOLITION.
 25. VERIFY THE USE/PURPOSE OF ANY OBJECTS PROTRUDING ABOVE SLAB/FINISH FLOOR AFTER REMOVING PARTITIONS, PLUMBING FIXTURES, AND ELECTRICAL DEVICES. PROTECT ALL ITEMS INTENDED TO REMAIN OR BE REUSED. OTHERWISE, REMOVE, GRIND SMOOTH, AND/OR CAP PER MECHANICAL, PLUMBING, AND ELECTRICAL DESIGN-BUILD DOCUMENTS.
 26. EACH DEMOLITION AREA MUST BE CLEAR OF DEBRIS AND SWEEP CLEAN. THE METHOD OF DEBRIS REMOVAL MUST BE REPAIR AND RESTORATION
 27. PATCH, SAND, PREP, TEXTURE, AND REPAIR REMAINING CONSTRUCTION WHERE DEMOLITION OCCURS TO MATCH THE EXISTING FINISH.
 28. REPAIR OR REPLACE ANY DAMAGED PARTITIONS NOT DESIGNATED FOR DEMOLITION. PREPARE ALL SURFACES THAT ARE SCHEDULED TO RECEIVE NEW FINISHES ACCORDINGLY.
 29. EXISTING CONDITIONS DAMAGED OR REMOVED AS A RESULT OF WORK UNDER THIS PROJECT SCOPE SHALL BE REPAIRED OR REPLACED TO THEIR ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT SURFACES.
- F. **VERIFICATION AND REPORTING**
30. VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION. REPORT ANY DISCREPANCIES TO THE OWNER.
 31. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING DEMOLITION PLANS AND DOCUMENTS, AND VERIFYING FIELD CONDITIONS FOR ACCURACY AND CONFIRMING THAT THE WORK CAN BE DONE AS SHOWN BEFORE PROCEEDING WITH DEMOLITION. IF THERE ARE COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- G. **FIRE SAFETY**
32. WHERE FIRE-SAFING IS REQUIRED, ALL PENETRATIONS MADE TO FLOOR SLABS DURING DEMOLITION/REMODEL OPERATIONS, OR EXISTING PENETRATIONS, SHALL BE FIRE-RATED WITH UL-APPROVED MATERIALS AND METHODS TO MAINTAIN EXISTING FIRE RATINGS. ANY NON-COMFORMING EXISTING PENETRATIONS FOUND SHALL BE FIRE-SAFED AS PART OF THIS PROJECT.
 33. REVIEW AND INTENT OF DEMOLITION
 34. DUE TO THE POSSIBILITY OF DISCOVERING UNFORESEEN CONDITIONS DURING DEMOLITION, THE CONTRACTOR MUST STUDY THE FULL INTENT OF THE REQUIRED DEMOLITION BY INCORPORATING A COMPLETE ANALYSIS OF THE PROPOSED NEW CONSTRUCTION.
 35. PHYSICAL STRUCTURES AND FEATURES OF THE BUILDING AND TENANT IMPROVEMENTS THAT ARE NOT ILLUSTRATED BY A 'DASHED' LINE, OR OTHERWISE SPECIFICALLY DESIGNATED FOR REMOVAL, SHALL REMAIN 'AS IS.'

CITY OF COSTA MESA



L.T.I.A. DEMOLITION STANDARD

PERMIT LIMITATIONS:

1. THIS PERMIT IS FOR THE INTERIOR DEMOLITION OF AN EXISTING TENANT SPACE IN A MALL OR HIGH RISE IN THE PRE-DESIGNATED LTIA ZONE.
2. INCLUDES THE CAPPING OF ALL ELECTRICAL, MECHANICAL, AND PLUMBING AS APPLICABLE.
3. THIS PERMIT IS FOR INTERIOR, NON-STRUCTURAL DEMOLITION ONLY.
4. ALL TENANT IMPROVEMENTS SHALL BE PROCESSED UNDER A SEPARATE PERMIT.
5. NO OTHER IMPROVEMENTS ARE ALLOWED WITH THIS PERMIT.

FOR OFFICE USE ONLY:

PERMIT #:

ISSUED:

PROJECT NAME: _____
PROJECT ADDRESS: _____ COSTA MESA, CA

CITY REQUIREMENTS:

1. JOB PLACARD SHALL BE POSTED ON THE SITE, IN A LOCATION READILY VISIBLE FROM THE STREET.
2. ALL COMPANIES & CONTRACTORS WORKING OR OPERATING WITHIN THE CITY OF COSTA MESA MUST HAVE A VALID CITY OF COSTA MESA BUSINESS LICENSE. (BUSINESS LICENSES CAN BE APPLIED FOR ONLINE WITH TESSA)
3. OVERSIZED LOAD PERMITS ARE REQUIRED FOR:
 - SINGLE TRUCKS EXCEEDING 8'-6" W X 40' L X 14'
 - COMBINATION TRUCKS EXCEEDING 8'-6" W X 75' L X 14'
4. (OVERSIZED LOAD PERMITS CAN BE APPLIED FOR ONLINE WITH TESSA)
5. A PRELIMINARY PUBLIC WORKS INSPECTION IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY WORK.
6. A FINAL PUBLIC WORKS INSPECTION IS REQUIRED IMMEDIATELY PRIOR TO THE FINAL BUILDING INSPECTION.
7. ANY DAMAGE TO THE EXISTING PUBLIC IMPROVEMENTS (E.G. SIDEWALKS, CURB & GUTTER, STREET PAVING, LANDSCAPING, ETC.) THAT OCCURRED TO THE AREA SURROUNDING THE SITE DURING THE COURSE OF CONSTRUCTION SHALL BE REPAIRED PER THE CITY STANDARDS AT THE PROPERTY OWNERS EXPENSE.
8. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY AND ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY (SEPARATE APPLICATION REQUIRED)

CONSTRUCTION WORKING HOURS:

- MONDAY THROUGH FRIDAY, 7AM TO 7PM
- SATURDAYS, 9AM THROUGH 6PM
- CONSTRUCTION WORK IS NOT ALLOWED ON SUNDAYS OR THE FOLLOWING SPECIFIED FEDERAL HOLIDAYS: NEW YEARS DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY, AND CHRISTMAS DAY.
- VIOLATORS WILL BE CITED AND POTENTIALLY FINED.

INSPECTIONS:



* AFTER BOOKING THIS INSPECTION, LOG INTO TESSA TO UPLOAD THE SUPPORTING DOCUMENTATION TO THIS INSPECTION ITEM BEFORE THE INSPECTOR ARRIVES.



TO BOOK AND INSPECTION, VIEW THE INSPECTION SCHEDULE, OR SEE INSPECTION RESULTS, VISIT TESSA

OWNER INFO

NAME: _____

PHONE: _____

EMAIL: _____

CONTRACTOR INFO

NAME: _____

PHONE: _____

EMAIL: _____

LICENSE: _____ EXPIRATION: _____

PLAN PREPARER INFO

NAME: _____

PHONE: _____

EMAIL: _____

EMERGENCY CONTACT INFO

NAME: _____

PHONE: _____

ROLE/RELATION TO PROPERTY: _____

TENANT INFO (IF APPLICABLE)

NAME: _____

PHONE: _____

EMAIL: _____



FORM NUMBER:
CBLD-1

(RELEASE: 09-2024)