

BULLETIN

Great Mall Permitting Tips

10/2017

This bulletin is to make you aware of issues that have been identified by the City or other retailers and suggest Tenant's architect and engineer pursue further as it relates to Tenant's contract documents.

The City of Milpitas has an informative website:

<http://www.ci.milpitas.ca.gov/milpitas/departments/building-and-safety-department/>

Additionally, there is a page specific to retail uses:

<http://www.ci.milpitas.ca.gov/milpitas/departments/building-and-safety-department/commercialindustrial/#1460444767735-4bfa5044-7370>

There are checklists specific for covered mall in Type II construction:

Kiosks: http://www.ci.milpitas.ca.gov/_pdfs/bld_arch_plan_check_list_covered_mall_kiosk.pdf

Retail stores:

http://www.ci.milpitas.ca.gov/_pdfs/bld_arch_plan_check_list_covered_mall_retail.pdf

Restaurants:

http://www.ci.milpitas.ca.gov/_pdfs/bld_arch_plan_check_list_covered_mall_restaurant.pdf

This site is useful in understanding the overall process of filing for a building permit. The city has also pointed out some common errors that delay issuance of a building permit. Please note the following:

- The mall is an Occupancy Class M, Mercantile, Type II B, fully sprinkled building governed by the 2016 California Building Code as adopted by the City of Milpitas.
- Each tenant space within the mall is part of a Landlord installed smoke control system. Please review the MEP 1 and Tab Sheets for specific for specifics and make note on plans for submittal.
- Blockage of the smoke control system at the storefront may require the installation of a transfer duct on the storefront to allow for the introduction of make-up for the mall common area.
- Fire/smoke damper shall not be provided at the supply/return air duct any partitions. Note that all return air shall be ducted.
http://www.ci.milpitas.ca.gov/_pdfs/bld_policy_mechanical_ME03.pdf
- Provide striping for the access path from stock room entry door to the restroom in the stock room for accessibility compliance.
http://www.ci.milpitas.ca.gov/_pdfs/bld_policy_construction_BLG30.pdf
- Office located in stockroom shall be provided with a demarcated min. 44" exit aisle defined by full or partial height fixed wall or bollards spaced at max. 48" o.c. with striping.
http://www.ci.milpitas.ca.gov/_pdfs/bld_policy_construction_BLG30.pdf

- Fire retardant treated wood shall be used for all wood blocking for backing. No combustible material, including fire retardant plywood, shall be installed over the top of ceiling joists or platform or bulkhead.
- Seismic details on fixtures as needed.
http://www.ci.milpitas.ca.gov/pdfs/bld_policy_constructrion_BLG10.pdf
- Drywall on the demising wall studs shall extend to the roof deck.
http://www.ci.milpitas.ca.gov/pdfs/bld_policy_constructrion_BLG14.pdf
- Max. load of 4 psf including slatwall weight is allowed to be attached to the tenant separation wall at each side. For additional weight support and reinforcing of metal stud wall, submit design prepared by an engineer to the Building and Safety Department for review and approval prior to installation.
- Seismic compression studs are required above the ceiling. Due to the roof structure being over 10-15' above most ceiling, a compression strut of sufficient stiffness is required. The following design guidelines may be used for selecting the appropriate size:
http://www.ci.milpitas.ca.gov/pdfs/bld_guideline_ci_suspended_ceiling.pdf
- The use of suspended gypsum board ceiling system shall be provided with ICC-ESR report and construction details shall be provided in accordance with the ICC report. Structural calculations and details for the lateral bracing is required.
- The roof of the center is standard built up roof with rigid insulation on metal decking. There is no concrete or wood decking. No attachment shall be made to the metal decking.
- Check the city's website for all current fees.
- Confirm specific manufacturer on studs, labels for this will be checked on site by the inspector to match spec on the plans. Due to the height of the roof structure (~24'-6" A.F.F.), the studs of full height partition shall be sized to span the length. Where diagonal brace is provided, the brace size shall be sized to span the length. The following design guidelines may be used for selecting the appropriate stud and brace size:
http://www.ci.milpitas.ca.gov/pdfs/bld_guideline_ci_partition_interior_non.pdf
- Most corridors at the rear of the tenant space are fire rated exit passageways. The central exit passageway is 2hr fire rated and other exit passageways are 1 hr fire rated. These corridors shall be clearly labeled as fire rated exit passageways. No through penetration into the exit passageway or membrane penetration on the exit passageway side is permitted. Membrane penetration on the tenant side is permitted but the penetrations shall be fire protected accordingly.
- Visit the site to review and correctly detail partitions as the existing roof framing is a truss/wide flange structure with roof metal deck over 8" deep I-beam spaced at ~7'-6" o.c. over 40" deep OWSJ spaced at ~ 15'-0" o.c. Partition top and bottom connection details and diagonal brace connection details shall be provided.
- Visit the site to review the existing storefront and bulkhead framing and provide all framing and connection details of the new storefront taking into account the existing framing conditions. Structural calculations may be required for storefront design.
- The city may require the overall site noting adjacent handicapped parking stalls. The site plan can be obtained on the Simon.com website. Click on Leasing, then select the Property Name and locate the Site Plan. If not available, please contact your Tenant Coordinator.
- Class B or higher finish materials shall be used on the storefront facing the Mall.
http://www.ci.milpitas.ca.gov/pdfs/bld_policy_constructrion_BLG03.pdf

- Kiosks shall be provided with sufficient clearance to adjacent tenant space and adjacent kiosks/carts/obstruction as indicated in the following policy:
http://www.ci.milpitas.ca.gov/_pdfs/BLG39ClearanceRequiredforKiosksandCarinCoveredMall.pdf
- Architects for Mall projects are usually from out of town and are not familiar with local government agency requirements and processes. For food establishments Architects need to submit early to:
Santa Clara County Department of Environmental Health
<http://www.sccgov.org/portal/site/deh>
- Food facilities requiring grease trap or grease interceptor shall submit the following questionnaire and provide sizing calculations for grease interceptor:
<http://www.ci.milpitas.ca.gov/milpitas/departments/building-and-safety-department/grease-trap/>

The permit applications are filed with the:

City of Milpitas
Building and Safety Department
455 East Calaveras Boulevard
Milpitas, CA 95035
Telephone number (408) 586-3240

The Chief Building Official is Keyvan Irannejad, P.E.. Keyvan and his staff are very cooperative. Betty Chan, Plan Check Engineer, bchan@ci.milpitas.ca.gov is the primary contact for Great Mall. Another good resource is Bardia Khadiv, Plan Checker, Building & Safety, bkhadiv@ci.milpitas.ca.gov.

The General Contractor must be licensed in the State of California and the City of Milpitas.

The store address shall be:

Store Name, Great Mall _____ Milpitas, CA 95035	(aka space number) Great Mall Drive
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