



BUILDING AND SAFETY DIVISION NEW BUSINESS OCCUPYING AN EXISTING BUILDING LIFE SAFETY PLAN REQUIREMENTS

What is a life safety plan?

A plan that delineates and demonstrates the existing building life safety system and components comply/match the new business accommodation, storage methods, commodity types and quantities, egress path modification, emergency egress path illumination, exit signs and fire suppression systems are in place and/or need to be revised, changed, enhanced or modified to meet the new business lay out, and/or operation(s).

When is it required?

- ✓ Change of Occupancy and/or use that is regulated by the Building Codes
- ✓ Modifying existing egress path of a building or site (by creating obstructions or changing the course)
- ✓ Same business as before, but handles, stores or distributes different commodities (type, size, amount, storage method)

The main purpose of a Life Safety Plan is to clearly delineate a building's life safety features, which are crucial to safeguarding the public, emergency responders and property from hazards in the building as follows:

- Egress path from all areas of the building (legible identified)
- Egress path emergency lighting (1 lumen minimum per square foot)
- Ventilation system (exhaust and make-up air)
- Exits. Exit signs, directional exit signs. (For egress path direction and illumination)
- Fire suppression system(s) (as applicable)

Format and content of Life safety Plan

- Scaled drawing, typically 20:1 for the site/plot plan and 1/4th for the floor plan.
- A site plan to illustrate: (typically used as the cover sheet) the Accessible parking spaces and accessible path to project's main entry, project location, Scope of work, Sheet index, general notes, etc.
- Building Code analysis for the proposed business, and new or existing occupancy, to include, at minimum, the occupancy type, occupant load, number of exits required/provided, number of plumbing fixtures required/provided, commodities amount and storage method(s), etc...
- Building floor plan with clear identification of any new, remodeled, and existing portions.
- Storage racks, gondolas, shelving, furniture, equipment, accessories, machinery (as applicable).
- Each room and space labeled with plain text, keynotes, or legends.
- Occupancy and area separations (as applicable).
- An electrical plan to include, at minimum, existing and proposed loads, emergency lights, exit signs, directional exit signs.
- A Mechanical Plan to include ventilation means for the proposed business, complying with the California Mechanical and Energy code requirements (existing and/or proposed).



BUILDING AND SAFETY DIVISION NEW BUSINESS OCCUPYING AN EXISTING BUILDING LIFE SAFETY PLAN REQUIREMENTS

Who can prepare a Life Safety Plan?

A California Certified Professional or an interior designer as allowed by the California Business and Professions Code:

BPC Section 5538- This chapter does not prohibit any person from furnishing either alone or with contractors, if required by Chapter 9 (commencing with Section 7000) of Division 3, labor, and materials, with or without plans, drawings, specifications, instruments of service, or other data covering such labor and materials to be used for any of the following:

- a. For nonstructural or non-seismic storefronts, interior alterations or additions, fixtures, cabinetwork, furniture, or other appliances or equipment.

How do I apply and how much does it cost?

1. Five sets of plans – hard copies- must be submitted to the building and safety division for its review and approval (plans to be routed to B&S, Electric, Fire, Engineering, and Planning department/division as applicable).
2. The building permit cost will be based on the area, square footage, being affected by the proposed business storage and/or operations. Fees may be calculated by accessing the B&S Fees Schedule link at the development services webpage. <https://www.coltonca.gov/comm-Industrial-Fee-Schedule> (coltonca.gov)