

THE CONSTRUCTION PROCESS

Example: Restaurant Tenant Improvement

1. Get Zoning and Property Information

- a. Legal Description: 5550 California Ave. Ste. 106, Bakersfield, Ca.
- b. Zoning: C2 commercial
- c. Land Use Designation: GC General Commercial
- d. Proposed use allowed (BMC 17.24 #35) OK

2. Existing Building Information

- a. Current Building Occupancy: A2, Restaurant
- b. Construction Type: Type V-B
- c. Fire Sprinklers: Not provided
- d. Tenant Area: 2313 s.f.
- e. Proposed Occupancy: A2, Restaurant (No occupancy change) OK
- f. Building Code: 2010 CBC
- g. Allowable Area: 6000 s.f. (table503) OK

3. Design the Proposed Project

- a. Obtain services of architect or engineer.
- b. Owner/developer should discuss with architect on how the layout of the space affects occupant load (A2 occupancy with more than 100 occupants requires sprinkler system).
- c. Owner/developer should discuss with architect how occupant load affects number of required toilet facilities.

4. Submit plans and Documentation to Building Department

- a. Three sets of plans and two sets of calculations.
- b. This example was submitted on July 19, 2011, went through 3 plan checks and was approved on September 13, 2011. Permit approval process was less than 2 months.
- c. Permit can now be issued when all development and permit fees are paid. Typical fees include fire and building inspection, sewer connection and traffic impact.

5. Plans are Processed and Permit issued

6. Begin Construction and Inspection

- a. The contractor/builder is responsible to request all required inspections.

7. Final Inspection and Certificate of Occupancy

- a. Obtain approval from all City departments, and County Health.
- b. The restaurant is ready to open for business.