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COMMERCIAL TENANT IMPROVEMENT Handout #13

The information in this handout provides general guidelines for the City of Bellflower Commercial Tenant Improvement permitting process. To obtain complete information for your project, please contact our friendly staff in person or over the phone at **Planning (562) 804-1424 ext. 2225 or Building and Safety (562) 804-1424 ext. 2274, during business hours (Monday through Thursday from 8:00 a.m. to 5:30 p.m. and alternating Fridays from 8:00 a.m. to 4:30 p.m.).**

What is required for a Commercial Tenant Improvement?*

For every Commercial Tenant Improvement in the City of Bellflower, a minimum required set of construction documents needs to be submitted, reviewed and approved by various city departments before the issuance of a building permit. The City of Bellflower requires the construction documents to be prepared, stamped, and signed by a registered licensed professional for the submittal and review process. The following construction documents are required:

- Site Plan and Plot Plan
- Floor Plan (existing and proposed)
- Foundation Plan (if altered)
- Roof/Floor Framing Plans (if altered)
- Structural and Construction Details, Cross Sections, Structural Calculations (if required)
- Plumbing, Mechanical, and Electrical Plans
- Title 24 Energy Calculations and Forms (if required)

Plans must correctly identify and comply with current codes. Provide a statement on the title sheet of the plans indicating the project shall comply with the:

- 2016 California Building Code (CBC)
- 2016 California Mechanical Code (CMC)
- 2016 California Plumbing Code (CPC)
- 2016 California Electrical Code (CEC)
- 2016 California Energy Code
- 2016 California Green Building Standards Code (CGBS)
- 2016 California Fire Code (CFC)
- City of Bellflower Regulations and Ordinances

The construction plans must be legible and shall be drawn on 18" x 24" or 24" x 36" paper. Typically, plan scale is 1/8" for the Site Plan & Plot Plan, and 1/4" scale for the Floor Plan, elevations, sections, details, etc. For a Commercial Tenant Improvement, submit four (4) complete sets of plans and two (2) sets of other construction documents, such as a Title 24 package and Structural Calculations, if required. Please note that Structural Design and Calculations, and Title 24 documents need to be prepared by registered licensed professionals.

****Please note, each project is unique and requirements may vary per project.**

Are building inspections required?

Yes. After building permits are issued and construction has begun, the contractor is required to schedule building inspections through all phases of the construction project. This is to insure code compliance and good workmanship.

Who should I contact with questions?

If you need further assistance, please contact our Planning Department at (562) 804-1424 ext.2225 or our Building and Safety Department at (526) 562-1424 ext. 2274.