



INFORMATION BULLETIN / PUBLIC - BUILDING CODE

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POLICY FOR PLAN CHECK TIME EXTENSION

I. PURPOSE

Due to unforeseen circumstances, many developers have to keep construction projects in abeyance. Unfortunately, for many of these projects, the time to obtain a building permit is running out because under the current code, a project is allowed an 18-month plan check period which starts from the time the plan check fee is paid. Furthermore, almost all of these postponed projects were designed to comply with the previous cycles of Los Angeles Building Codes (LABC). If the plan check for these postponed projects were to expire, the projects would need to be redesigned to comply with the new 2017 Codes.

To alleviate this development hardship, the Los Angeles Department of Building and Safety (LADBS) has developed the following policy for extension of time to obtain a building permit.

II. TIME EXTENSION

The Los Angeles Municipal Code (LAMC) Section 98.0603 allows LADBS to grant an extension beyond the initial 18-month plan check period, and it has been the policy of this Department to allow a 6-month extension beyond the initial 18-month plan check period.

However, LADBS will extend the time to obtain a building permit up to an additional 18 months, three-six month extension, through an administrative process. This time extension, plus the initial 18-month period can provide up to a total of three years before the plan check expires, thus allowing additional time to obtain a permit.

The Department may consider plan check extensions beyond this period on a case by case basis. LADBS may grant an extension of time to obtain a building permit for the projects beyond three years from the submittal date, provided the plans are resubmitted for rechecking to comply with the current codes and plan check fee is paid as determined by the Department.

The "Plan Check Extension" modification may be processed by the plan check supervisors, at the level of Structural Engineering Associate III and above, at any of the plan check offices.

III. LIMITATIONS

While this proposal has the benefit of not requiring a redesign of the entire project, the project must still comply with the most up-to-date Planning and Zoning Code, and disabled access regulations effective on the date the extension of time is granted.

In addition, previously obtained clearances with an expiration date stated in the approval letters such as a ZA case approval, Project Permit approval, Coastal Zone approval, etc. shall be re-entered in PCIS by the plan check engineer and shall be re-approved by the appropriate agencies prior to issuance of the permit.

Finally, the Department approvals such as a Haul Route approval, Soils Report, Research Reports, etc., shall be valid throughout the plan check extension period.