GENERAL NOTES FOR SINGLE-FAMILY DWELLINGS

These General Notes are provided as an aid and should not be construed as a complete list of requirements. For additional clarity or for all other requirements, please refer to the City of Los Angeles Building and Zoning Codes.

A. GENERAL

1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facility (power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines, whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses. Obtain approval from the Real Estate Business Unit of the Department of Water and Power, (213) 367- 0562.
2. Obtain permits from Public Works prior to construction for temporary pedestrian protection as required by LABC Section 303.7 for any construction near any street or public area.
3. Provide electrical outlets along the walls of counter space, island and peninsula counter space in kitchens at maximum spacing of 48 inches. (Electrical Code, Section 210-52).
4. The lights in the new and remodeled bathrooms and kitchen shall be energy efficient types meeting minimum 40 lumens per watt, e.g. fluorescent types. (CA State Energy Code, T-24, Sec. 150(k)).

B. BATHROOMS

1. All shower enclosures, regardless of shape, shall have a minimum finished interior area of not less than 1024 square inches (0.66 m^2) and shall be capable of encompassing a 30 inch diameter (0.76 m) circle. The minimum area and dimensions shall be maintained to a point 70 inches (1.8 m) above the shower drain outlet. (Plumbing Code, Section 410.4).
2. A minimum 12 inch square access panel to the bathtub trap slip joint connection is required. (Plumbing Code, Section 405.2).
3. Provide Ground-Fault Circuit Interrupter (GFCI) protected electrical outlets within 36 inches of the edge of each basin. The bathroom outlets shall be fed from a dedicated 20 Amp circuit at the panel. (Electrical Code, Section 210-52(d)).

C. LAUNDRY ROOMS

1. Clothes dryer(s) located in an area that is habitable or containing fuel burning appliances shall be exhausted to the outside. (Mechanical Code Section 504.3.1).

2. A 4-inch diameter clothes dryer moisture exhaust duct is limited to a 14 feet length with two elbows from the clothes dryer to the point of termination. Reduce this length by 2 feet for every elbow in excess of 2. (Mechanical Code Sections 504.3.2 and 908).

D. MEANS OF EGRESS

1. Provide 32" wide doors to all interior accessible rooms within a dwelling unit. (LABC, Section 6304.1).
2. Provide emergency egress from sleeping rooms: 24" clear height minimum, 20" clear width minimum, 5.7 sq. ft. minimum area.

E. GRADING AND FOUNDATION

1. Expansive soils have a high content of clay and they swell when wet and shrink when dry. This movement can exert enough pressure to crack sidewalks, driveways, and foundations. These types of soil tend to be very sticky when wet and they develop surface cracks when they dry. If a scoop of soil is wetted and it can be rolled with the hands into an elongated shape, chances are the soil is expansive. This is only an approximation, only through special testing can the expansiveness of the soil be established with certainty.
   If soil is found to be expansive, foundation and floor slabs shall conform to the following or the recommendation of an approved soils report :
   - Depth of footings below the natural and finished grades shall not be less than 24 inches for exterior and 18 inches for interior footings.
   - Exterior walls and interior bearing walls shall be supported on continuous footings.
   - Footings shall be reinforced with minimum of four ½ -inch diameter deformed reinforcing bars. Two bars shall be placed within 4 inches of the bottom of the footing and two bars within 4 inches of the top of the footings.
   - The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing the concrete.
   - Concrete floor slabs on grade shall be placed on a 4" fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inches thick and shall be reinforced with #4 rebars at 16 inch on center each way.
     Note: Applicants may request a Grading Pre-Inspection (GPI) report to determine if the site soil is expansive. A fee is necessary.
2. Concrete slabs on expansive soil, compacted fill or slopes over 1:10 shall be placed on a 4-inch fill of coarse aggregate or on a 2" sand bed covered moisture barrier membrane. The slabs shall be at least 3-1/2 inches thick and reinforced with #4 bars spaced at intervals not exceeding 16 inches on center each way. (LABC, Section 1804.4).
3. Provide under-floor net ventilation opening size and locations equal to 1 sq. ft. for each 150 sq. ft. of under floor area and underfloor access crawl hole (18 x 24 inches). Openings shall be as close to corners as practicable and shall provide cross ventilation along the length of at least two opposite sides. Opening shall have 1/4 inch corrosion resistant metal mesh covering. (LABC, Sections 2306.3 and 2306.7).
4. Provide corrosion resistant weep screed below the stucco a minimum of 4" above earth or 2" above paved area. (LABC, Section 2506.5).

5. Provide rain gutters and convey rain water to the street. (LABC, Section 7013.9).

F. ZONING NOTES

1. A/C units and water heaters are not allowed in the required side yard and front yard.

G. SPECIAL HAZARDS

1. Glazing in hazardous locations shall be tempered (LABC, Section 2406.4): Ingress and egress doors; Panels in sliding or swinging doors; Doors and enclosure for hot tub, bathtub and showers. Glazing in wall enclosing these compartments within 5' of standing surface; In wall enclosing stairway landing. Each light of safety glazing (pane) material installed in hazardous locations shall be identified by a permanent label that specifies the labeler, and states that safety glazing material has been utilized in such installations.
2. Pre-fab fireplaces are required to have manufacturer, model, and Underwriter's Laboratories certification (or ICBO).
3. Provide an approved spark arrester for the chimney of a fireplace, stove, or barbecue which uses fuel burning material. (L.A. Fire Code, Section 20.25).
4. An approved seismic gas shutoff valve shall be installed into the fuel gas line at the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (L.A. Ordinance 171,874 - for work over $10,000). See Information Bulletin P/PC 2002-001 "Seismic Gas Shut-Off Valve Requirements" for more details, on LADBS website: *www.ladbs.org*.
5. Water heater must be strapped to the wall. (Plumbing Code, Section 507.3). See Information Bulletin P/PC 2002-003 "How to Brace Your Water Heater" for details.

H. STRUCTURAL REQUIREMENTS

1. Provide lead hole 40%-70% of threaded shank diameter and full diameter for smooth shank portion of Lag Bolts. (1997 NDS).
2. All bolt holes, other than Lag Bolt holes, shall be drilled 1/32" to 1/16" oversized. (1997 NDS, Section 8.1.2.1).
3. Provide lateral support for the top of interior non-bearing walls when manufactured trusses are used. (LABC, Section 1611.5).
4. Provide double joists under parallel bearing partitions. (LABC, Section 2320.8.5).
5. Provide full length studs (balloon frame) on exterior walls of rooms with vaulted ceiling. (LABC, Section 2320.11.1, Table 23 -IV-B).
6. All roof and shear wall nailing shall utilize common nails or galvanized box. "Clipped head" or "sinker nails" are not acceptable.
7. Roof nailing shall be inspected before covering. Face grain of plywood shall be perpendicular to supports. Floor shall have tongue and groove or blocked panel edges. Plywood spans shall conform with Table 23-11-H. (LABC Section106.4.3).
8. All horizontal joints occurring in braced wall panels shall occur over blocking equal in size to the studding. (LABC Section 2320.11.3).

9. Stucco shear walls shall utilize furring, galvanized nails (having a minimum 11 ga., 1-1/2" long, 7/16" diameter head, and furred out a min of 1/4") to attach the lath to the studs. Staples shall not be used. (LABC, Table 25-I). Self furring lath approved by Los Angeles Research Report is permitted.
10. Structural wood shear walls shall be covered with minimum two layers 15# felt underlay prior to placing finish material.
11. Shop weld must be performed in a LADBS licenced fabricator's shop.
12. Plate washers are required for all hold down to post connections. (LABC Section 2315.5.6).
13. Foundation sills shall be Douglas-Fir (Group II Lumber) pressure treated or foundation grade Redwood. (LABC, Section 2306.4). Hold-down connector bolts into wood framing require approved plate washers; and hold-downs shall be tightened just prior to covering the wall framing. (LABC Section 2315.5.6). All bolt holes shall be drilled a maximum of 1/16" oversized and inspector shall verify at the job site.
14. For cutting, notching, and boring of wood framing members and other framing details see Information Bulletin No. P/BC 2002-004 "Type V Sheet."

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