



**SINGLE FAMILY DWELLING/DUPLEX  
PLAN CHECK CORRECTION SHEETS (2011 LARC)**

Plan Check Submittal Date: \_\_\_\_\_

Plan Check #: \_\_\_\_\_ Permit App.# \_\_\_\_\_

Job Address: \_\_\_\_\_

Applicant: \_\_\_\_\_ Phone: (\_\_\_\_\_) \_\_\_\_\_

P.C. Engineer: \_\_\_\_\_ Phone: (\_\_\_\_\_) \_\_\_\_\_

E-mail: firstname.lastname@lacity.org

**Your feedback is important, please visit our website to complete a Customer Survey at [www.ladbs.org/LADBSWeb/customer-survey.jsf](http://www.ladbs.org/LADBSWeb/customer-survey.jsf).**

**If you have any questions or need clarification on any plan check matters, please contact a plan check supervisor or call our Customer Hotline at (213) 482-0056.**

**INSTRUCTIONS FOR PROCEEDING WITH THE PLAN CHECK (PC) PROCESS:**

1. Review corrections circled on this Plan Check Correction Sheet and on the plans and calculation sheets.
2. Provide a written response or reference to details pursuant to the corrections. Location of any revisions on the plans shall be identified as part of your responses. For any questions related to the PC corrections, email or call the Plan Check Engineer.
3. Phone or email the PC engineer for a verification appointment after you have addressed the corrections. Verification of corrections is only done by appointment.
4. Complete item #2 above and bring the originally checked set of plans and calculations to the meeting along with this plan correction sheets. Unprepared responses with incomplete plans or calculations may result in cancellation of the meeting.
5. During the appointment, the plan check engineer will go over the corrections and comments.
6. Once all the items have been corrected to comply with the code requirements and clearances are obtained, the permit will be ready to be issued.

**IMPORTANT ITEMS TO READ:**

1. Your early attention is suggested to the approval process from other Departments as listed in the Clearance Summary Worksheet due to possible delays resulting from a public hearing or other processes required by other Departments. The City Planning Department, the Community Redevelopment Agency, and others may have requirements that could significantly affect the final design of the project.
2. The permit application will expire 18 months from the plan's submittal date.
3. Please be advised that the permit will be issued upon verification of compliance with the corrections included herein. The approval of plans does not permit the violation of any section of the Building Code, Zoning Code, other ordinance, or state law.
4. Numbers in the parenthesis refer to Code Sections of the 2011 Edition of the Los Angeles Codes or the current Zoning Code.
5. Code references with prefix R refer to 2011 LARC (example: R302).

**THE FOLLOWING SUPPLEMENTAL CORRECTION SHEETS ARE ATTACHED AND SHALL BE CONSIDERED A PART OF THIS REVIEW. COMPLIANCE WITH THESE CORRECTIONS MUST BE OBTAINED PRIOR TO THE ISSUANCE OF THE PERMIT.**

**Supplemental Correction sheets attached:**

- Fire District
- Flood Hazard
- Methane Seepage Regulation
- Storm Water Requirements
- Energy Conservation
- High wind area
- Grading – Genera
- Security Requirements
- Sound Insulation near Airport
- Sound requirements between units
- Supplemental Plan Correction Sheet for LA Residential Code Prescriptive Design
- Structural – General
- Mansionization Ordinance
- Hillside Ord. and Seismic Design (slope >3:1)
- Pools

**Review the following checked information bulletins and forms. Revise plans to show compliance (Copies can be obtained at [www.ladbs.org](http://www.ladbs.org) ).**

- P/GI 2002-022 General Notes for Single-Family Dwellings
- P/GI 2002-024 Recording Covenants with LA County
- P/GI 2008-025- Copies of LA Ordinances (Planning’s)
- P/BC 2008-001 Footings On or Adjacent to Slopes
- P/BC 2008-016 Dwellings in High Wind Velocity Areas
- P/BC 2002-021- Calculating building code’s floor areas
- P/BC 2008-023- Fire retardant roof covering for walking deck
- P/BC 2008-027- Onsite Wastewater treatment system
- P/BC 2002-038 Mezzanines in Residential buildings
- P/BC 2008-044 Alquist-Priolo EQ Fault Zoning Act
- P/BC 2002-047- Expansive soils
- P/BC 2008-060 - 30 days notification of intent to excavate
- P/BC 2008-064 Flood Hazard Management Specific Plan
- P/BC 2008-065 Coastal Development Permit
- P/BC 2002-073 Policy on signed and wet Stamped plans
- P/BC 2002-074 Sound Insulation near Airport
- P/BC 2008- 096 - 6" concrete block masonry fences
- P/BC 2008 -101 - Methane hazard Mitigation standard plan
- P/BC 2008-103- Sump Pumps for surface drainage
- P/BC 2008-113 - Reports for submittal to Grading Division
- P/ZC 2002-002: Heights of Fences
- P/ZC 2008-004: Yard projection & height for decks
- P/ZC 2002-006: Projections in Yards
- P/ZC 2002-008: Zoning Code “Building height”
- P/ZC 2002-015: Prevailing setback for front yards
- P/ZC 2002-016: Retaining walls in Hillside Areas

**Forms and Affidavits:**

- Summary Clearance Worksheet (attached)
- Community Driveway for 2 Parcels: PC/STR/Aff.13
- Impact Hazard Glazing :PC/STR/Aff.19
- Protection of adjoining property :PC/GRAD/App.13
- Grading Bond: PC/GRAD/Bond 03 and 04
- Lot Tie :PC/STR/Aff.22
- Building Maintenance :PC/STR/Aff.23
- Drainage Easement :PC/GRAD/Aff.17
- Structural Observation
- Graffiti Removal :PC/STR/Aff.42

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**PART I: GENERAL REQUIREMENTS**

**A. PERMIT APPLICATIONS**

1. Provide a fully dimensioned plot plan to scale, in ink and copy it to the PCIS application’s plot plan sheet
2. Valuation is revised to \$ \_\_\_\_\_. Pay additional plan check fee of \$ \_\_\_\_\_.
3. Provide complete and correct legal description (Tract, Lot, Block, Grant Deed). Provide complete information for applicant, owner, engineer, architect, and contractor.
4. Obtain separate application for the following items:
  - a. Retaining walls or block fence walls
  - b. Grading work
  - c. Swimming pools
  - d. A separate structure
  - e. Shoring
  - f. Demolition
5. The permit application must be signed by the property owner, or licensed contractor, or authorized agent at the time the permit is to be issued:

- a. For owner-builder permits: Owner's signature can be verified with owner's driver license. Owner's representatives must present owner's approval with a notarized letter from the owner.
- b. For contractor building permits: Prior to the issuance of a building permit, the contractor shall have the following:
  - 1) Notarized letter of authorization for agents.
  - 2) Certificate of workers Compensation Insurance made out to the Contractors State License Board.
  - 3) Copy of Contractors State License or pocket ID.
  - 4) Copy of City of Los Angeles business tax registration certificate or a newly paid receipt for one.

Safety with evidence that the adjacent property owner(s) have been given a 30-day written notice of such intent to make an excavation. This notice shall state the depth of such excavation and when it will commence. This notice shall be by certified mail, return receipt requested. (3307.1)(IB: P/BC 2008-060)

- 7. Soil/Foundation/Geology report(s) must be approved by the Grading Section. Provide a copy of the approved report and Department approval letter. Show compliance with the report's requirements and approval letter's conditions.
- 8. Fire lane access is required where any part of the building is 150 ft from the edge of an improved street or approved fire lane. Obtain clearance from the Hydrants and Access Unit of the Fire Department LAMC 57.09.03
- 9. No permit can be issued without a recorded Parcel Map / Tract Map. Provide an official recorded copy prior to permit issuance.
- 10. A grading bond is required to be posted for projects involving over 250 cubic yards of soil in "Hillside Grading Areas". (7006.5.1)
- 11. A haul route hearing is required for projects involving export or import of soil over 1000 cubic yards in "Hillside Grading Areas". (7006.7.4)
- 12. (See attached supplemental correction sheet) - Sign-off from Watershed Protection Division, Bureau of Sanitation, Department of Public Works is required for:
  - a. Projects located in or adjacent to or discharging directly into an Environmental Sensitive Area.
  - b. Single Family Dwellings and accessory structures where grading will occur on slopes 25% (1:4) or steeper.
  - c. Parking area of 5,000 sq. feet or more (including accessory driveways).
  - d. Projects with more than 500 s.f. of new floor area. Ord. 181,899
- 13. Obtain Clearances from the Green Building Division of LADBS.
- 14. The city records indicate there possibly is an oil well on the site. Obtain clearance to construct a new building or addition near or on an oil well from the Fire Department. Prior to requesting building permit clearance from the Fire Department, obtain a determination letter from the State of California, Division of Oil, Gas, and Geothermal Resources.

**B. CLEARANCES**

- 1. Obtain all clearances as noted on the attached Clearance Summary Worksheet. It is necessary to apply immediately for the signoff as it can take months for some departments to review the project. Comply with all conditions given during approval prior to the permit issuance.
- 2. Obtain lot cut date from Land Records of Public Works. Lot divided after 6-1-46 shall comply with Lot area requirement of the Zone. Lot divided after 7-29-62 shall obtain a Certificate of Compliance from City Planning Department. Allow months to process. Obtain application from City Planning Dept.
- 3. Provide copies of the following recorded documents for the parcel: ( ). More requirements or Clearances may follow upon review of the documents. For copies of recorded affidavits, contact Building and Safety Records Section. For copies of City Planning documents, contact the Department of City Planning at (213) 978-1259, or fax request to (213) 978-1263
- 4. A recorded affidavit is required. Obtain a copy of "instruction to process affidavit" from LADBS's web site and follow the instructions.
- 5. Provide temporary shoring plans for excavations removing the lateral support of public way or an existing building. Excavations adjacent to a public way require Public Works approval prior to permit issuance.
- 6. Where there is an excavation of a greater depth than are the walls or foundation of an adjoining building or structure and located closer to the property line than the depth of the excavation, the owner shall provide the Department of Building and

**C. ADMINISTRATION**

- 1. Each sheet of the architectural and structural plans must bear the signatures, registration of an architect or engineer registered in the State of California
- 2. The address of the building and the name/address of the owner are required on all plans. The name and address of the consultants are required on their plans.
- 3. (Two) sets of plans will be required during permit issuance. Plans must be: (R106.3.2.2.& R106.3.3.)
  - a. Quality blue or black line drawings with uniform and light background color.
  - b. Max. 36' x 48" size with minimum 1/8" lettering size.
  - c. Sticky back details must produce prints without contrasting shades of background color.
- 4. For new buildings and additions, one copy of only the architectural set is required for the County Tax Assessors (California Revenue and Taxation Section 72).
- 5. The final set of plans must be stamped by (City Planning Dpt.), (Fire Dpt), ( )
- 6. Provide the following with each set of plans:

- Topography Survey Map
- Grading
- Floor Plans

- Two Elevations
- Construction Section
- Foundation Plans
- Framing Plans
- Structural Details
- Use of each room

- 7. Provide fully dimensioned plot plan to scale. Show legal description, building lines, easements, lot size, zone boundaries, highway dedication lines, street center line, alley, parking spaces and location of all buildings (Show number of stories and the use for all buildings.)(R106.3.2.1)
- 8. Show location and distance of active and abandoned oil wells with respect to building perimeter, if any. Obtain a letter from the State of California, Department of Oil, Gas, and Geothermal Resources, regarding the status of the oil well abandonment. Then, obtain an approval from the Los Angeles Fire Department for construction on or adjacent to active or abandoned oil wells.
- 9. Show the building area, use(s), number of story(s), fire zone, lot size, lot area and height on the first sheet or title sheet of plans.
- 10. Show on site plans the natural and finish grade elevations around the perimeter of the building. Show elevations for all floors and top of roof. Survey Map must be signed by a licensed Surveyor or Civil Engineer. (R106.4.3.3)
- 11. Remove all plans, details or notes that do not pertain to the project.

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**PART II: ZONING**

(Allow time for discretionary approval process from City Planning if zoning requirements can't be met.)

- 1. Comply with the provisions of the \_\_\_\_\_ Specific Plan.
- 2. \_\_\_\_\_
- 3. Zoning Information File # ( \_\_\_\_\_ ) requires ( \_\_\_\_\_ )
- 4. Provide a copy of the Certificate of Occupancy and/or building permit with plot plan showing the legal existing use and parking.
- 5. Provide and dimension required Front Yard. Incorporate block plot and calculations on plans showing set backs from the front property line of all buildings on the same side of the street to determine prevailing front yard. Where a prevailing front yard can't be established, provide ( \_\_\_\_\_ ft) as required in the ( \_\_\_\_\_ zone) (hillside ordinance). Go to www.LADBS.org web site for more information.
- 6. Provide and dimension on plan: ( \_\_\_\_\_ ) Side Yard;
- ( \_\_\_\_\_ ) rear yard as required for Zone ( \_\_\_\_\_ ).
- 7. Provide 30" minimum clear access around main building(s) and accessory living quarters. (12.22C20(l))
- 8. Building exceeds ( \_\_\_\_\_ ) height for Zone ( \_\_\_\_\_ ). Show the height per P/ZC 2002-08
- 9. Basement containing a habitable room shall be considered a story for side and rear yard and Height District's requirements.(12.21C1(l), 12.21.1A8)
- 10. A two-car garage/carport is required. (12.21A4(a))
- 11. Provide ( \_\_\_\_\_ ) paved parking spaces. A minimum of one space per dwelling unit shall be a standard stall. (12.21A4(a), 5(c)) (12.21C10(g)(1))

12. In A & R zones, parking is not permitted in the required front yard and a 5' Side Yard along the side street lot line of a corner lot. (12.21A6(a))
13. Maximum driveway slope shall not exceed 20%. [Grade details and transition slopes required where slope exceeds 12½%. Maximum driveway cross slope is 10%. Maximum slope within parking area is 5%. 12.21A5(g), Information Bulletin# P/ZC 2002-001.
14. Automobiles are not permitted to back onto a Major or Secondary Highway or sidewalk - 12.21A5(i)1
15. Revise plans to maintain a backup aisle 12.21A5(b)
16. Parking and turning areas within 15' of property line must be enclosed by 5' 9" high solid wall. 12.21A6(d), (e), (f)
17. Maintain minimum 10' separation between dwelling and accessory building(s). (12.21C5(d))
18. A ( ) passageway is required from the street to each dwelling unit or guest room. (12.21C2(b))
19. Maximum eave projection of ( ) inches allowed in the ( ) yard provided the yard is not reduced to less than 30". (12.22C20(b))
20. Projection of ( ) into the ( ) yard/passageway is not permitted or limited to ( ). (12.22C20)
21. Fences, planters, and retaining walls shall not exceed a height of ( ) ft. above the natural ground level in required the ( ) yard. (12.22C20(f))
22. Floor plan layout is considered a possible flexible unit. Revise floor plan for a more open design.
23. Accessory building is not permitted on the front half of lot, except when located minimum (55 ft.) (75 ft.) from the front line. 12.21C5(l). (12.21C5(b))
24. Provide minimum 5-ft setback from rear property line (10' from alley center line ) and ( ) setback from side property line for accessory building containing recreation room or accessory living quarters. (12.21C5(e), (f), (g))
25. No mezzanine is permitted within a recreation room.(12.03)
26. A wet bar will not be considered as a kitchen provided it has no hot water, no garbage disposal, no 220 v. electrical, no gas outlet and no more than 10 sq. ft of counter surface area. (ZA 90-0080 (ZAI))
27. For any Major Remodel, construction of or addition to any One-Family-Dwelling or Accessory Building on a lot in A1, A2 or RD Zones which is located in whole or in part in a Hillside Area (12.21.A17)
- a. Obtain City Planning approval per 12.24X21 for new construction or addition to dwelling for:
- i. lot fronting on a Substandard street with a roadway width less than 20 ft.
- ii. less than 20 ft wide vehicular access route from driveway providing access to main residence to the boundary of the Hillside Area.
- b. Building exceeds ( ) height for Zone ( ).
- c. No portion of a building or structure within 20' of the front lot line shall exceed 24' in height where the elevation of the ground at a point 50 feet from the front lot line and midway between the side lot lines is 33 feet or more higher than the lowest point of the front lot line (12.21A17c(4)).
- d. Provide ( ) additional parking spaces.
- e. Open unenclosed stairways, porches, platforms and landing places not covered by a roof or canopy shall not project or extend into the front yard. (12.21A17(a)(3)).
- f. Balconies shall not project or extend into the required front yard with ( ) feet of vertical clearance beneath them. (12.21A17(a)(3)).
- g. Provide fire sprinklers. (12.21A17(d))
- h. Maximum lot coverage of ( %) max. for structures higher than 6 feet.
- i. Street dedication is required per Bureau of Engineering. Show dedication and yards clear of dedication on plot plan.
27. For new construction, addition or major remodel to any One-Family-Dwelling or Accessory Building on a lot in R1, RS, RE, or RA Zones and designated Hillside Area (12.21 C. 10.):
- a. Setbacks:
- 1) Provide and dimension ( ) required Front Yard, but not less than prevailing setback. Incorporate block plot and calculations on plans showing set backs from the front property line of all buildings and lot widths on the same side of the street to determine prevailing front yard. Where a prevailing front yard cannot be established, provide ( ) as required in

the ( ) zone per Table 12.21C10-1 or 5 feet min. for lots fronting a Substandard Hillside Limited Street. (12.21C10(a)(1) & 12.21 C.10(a)(2))

- 2) All portions of required front yard not used for necessary driveways and walkways, including decorative walkways shall be used for planting and shall not be paved. (12.21C10(a)(5))
- 3) On lots fronting a Substandard Hillside Limited Street, open unenclosed stairways, porches, platforms and landing places not covered by a roof or canopy shall not project or extend into the front yard. (12.21C10(a)(10)(ii))
- 4) Balconies shall not project or extend into the required front yard with ( ) feet of vertical clearance beneath them. (12.21C10(a)(10)(ii))
- 5) Provide and dimension on plan ( ) Side Yard, ( ) rear yard as required for Zone ( ) per Table 12.21C10-1. Any basement containing habitable rooms shall be considered a story. (12.21C10(a)(7))
- 6) For lot located in Coastal Zone, provide and dimension on plan ( ) Side Yard, ( ), rear yard as required for Zone ( ). (12.21C10(a)(8))

b. Maximum Residential Floor Area:

- 1) Provide the original City Planning approved Slope Analysis survey and Maximum Residential Floor Area Verification Form to be attached to the final permitted plans. A second copy is required for final permitting. (12.21C10(b)(1))
- 2) Maximum Residential Floor Area on any lot may be the percentage of the lot size per Table 12.21C.10-3 or 1000 square feet, whichever is greater. (12.21C10(b)(2))
- 3) The total Residential Floor Area ("RFA") of ( ) exceeds the maximum allowed by the following option (Only one bonus increase per property is allowed.) (12.21C10(b)(3)):  
City Planning Approved RFA = \_\_\_\_\_.  
Total Residential Floor Area with Bonus = RFA+ (20% / 30%) bonus = \_\_\_\_\_.
  - i. Proportional Stories Option – floor area of each story other than the Base Floor does not exceed 75% of

the Base Floor area. Only allowed on lots where the building pad is less than 15% prior to any Grading.

- ii. Front Façade Step Back Option – cumulative length (min. 25% bldg. width) of exterior walls, which are not a part of a garage, facing the Front Lot Line stepped back min. 20% of bldg. depth. Only allowed for Structures which are no more than 35 feet from the Frontage along an improved Street and on lots where the building pad is less than 15% prior to any Grading.
- iii. Cumulative Side Yard Setbacks Option – combined Side Yard widths shall be min. 25% of lot width, but in no event shall a single Side Yard setback be less than 10% of the lot width or the min. required Side Yard for the Zone, whichever is greater. The width of the required Side Yard setback shall be maintained for the entire length of a Side Yard.
- iv. 18-Foot Envelope Height Option – max. 18' height for lot not in the "1SS" Single-Story Height District.
- v. Multiple Structures Option – max. 20% lot coverage for any one structure over 6' above grade.
- vi. Minimum Grading Option – For properties where min. 60% of the Lot comprising of Slopes more than 30%, the total amount of any Grading in cubic yards does not exceed the numerical amount of the lesser of:
  - 10% of the lot area \_\_\_\_\_,
  - or
  - 1,000.
- vii. Green Building Option – new dwelling meeting Tier 1 requirements of Los Angeles Green Building Code.

c. Verification of existing Residential Floor Area ("RFA")

- 1) Provide the following on plans:
  - i. Total existing RFA
  - ii. Total max. RFA approved by City Planning, and
  - iii. Additional RFA.
- 2) For additions with cumulative RFA of less than 1,000 sf. constructed after August 1, 2010, or remodels, the existing RFA may



be the same as the building square footage shown on the most recent Los Angeles County Tax Assessor's Records. (12.21C10(c))

- 3) Provide a complete set of fully dimensioned plans with area calculations of all the structures on the lot prepared by a licensed architect or engineer to determine RFA for additions 1,000 sf. or larger and alterations where more than 50% of contiguous exterior walls or roof are not retained. (12.21C10(c))

d. Height Limits

- 1) Building exceeds the ( ) Maximum Envelope Height per Table 12.21 C.10-4. Show the lowest grade within 5 horizontal feet of the exterior wall of the building or structure and maximum roof elevation on plot plan, elevations, and sections. (12.21C10(d)(1))
- 2) Building or structure exceeds one story allowed in a Single-Story Height District, "1SS" on the Zoning Map. (12.21C10(d)(4))
- 3) The building or structure within 20 feet of the Front Lot Line exceeds 24 feet in height measured from the centerline or midpoint of the Street on which the lot fronts for a lot fronting onto a Substandard Hillside Limited Street and subject to the 5-foot front yard setback. (12.21C10(d)(5))
- 4) The unenclosed/uncovered rooftop decks, cantilevered balconies and "visually permeable railing" (42" or less) exceeds the max. projection of 5 horizontal feet beyond the Maximum Envelope Height per 12.21C.10(d)(1). (12.21C10(d)(6))
- 5) Projecting roof structures exceeds the max. projection and setback allowed per Table 12.21C10-5.

e. Lot Coverage/Grading

- 1) Lot coverage exceeds (40% / 45%) allowed for structures higher than 6 feet above natural ground level for (standard / substandard) lot. (12.21C10(e))
- 2) Grading quantities for the sum of Cut and Fill exceeds 500 cubic yards plus 5% of the total lot size in cubic yards or ( ) cubic yards per Table 12.21C10-6. (12.21C10(f)(1))

3) The maximum grading exceeds the limit of 500 cubic yards import and 1000 cubic yards export for lots fronting on a Standard Hillside Limited Street. (12.21C10(f)(2))

4) The maximum grading exceeds the limit of 375 cubic yards import and 750 cubic yards export for lots fronting on a Substandard Hillside Limited Street. (12.21C10(f)(2))

5) Provide earthwork calculations including any excavation from an exempted activity being used as Fill, outside of a 5-foot perimeter from the exempted grading activities, for any other on-site purpose established in 12.21C(f)(1) and (2). (12.21C(f)(3))

6) Provide a geotechnical investigation Report (Soil and /or Geological report) for grading activity on 100% slope. (12.21C10(f)(6))

f. Off-Street Parking Requirements

1) Provide ( ) additional off-street parking spaces in addition to the two cars required by the code. (12.21C10(g)(2))

2) Tandem parking shall not be more than two cars in depth. (12.21C10(g)(4))

g. Fire Sprinkler Requirements

1) Provide an approved automatic fire sprinkler system on any lot fronting a Substandard Hillside Limited Street or located either more than 2 miles from a fire station housing a Los Angeles City Fire Department Truck Company or more than 1 ½ miles from a fire station housing a Los Angeles Fire Department Engine Company with scope as listed below:

i. New buildings or structures

ii. Addition to an existing One-Family Dwelling or Accessory Building that increases Residential Floor Area by 50% or more of the existing floor area.

iii. Major Remodel when the aggregate value within one-year period exceeds 50% of the replacement cost of the Dwelling or Accessory Building. (12.21C10(h))

h. Street Access/Sewer

- 1) Street dedication per Bureau of Engineering (show dedication on plot plan). (12.21C10(i)(1))
- 2) Obtain City Planning approval per 12.24X28 for new construction or addition to dwelling since this lot:
  - i. Fronts on a Substandard Hillside Limited Street with a roadway width less than 20 ft. (12.21C10(i)(2))
  - ii. Does not have a vehicular access route equal or more than 20 ft. from the driveway providing access to main residence to the boundary of the Hillside Area. (12.21C10(i)(3))

3) Since the proposed work neither adds to nor enlarges the dwelling on a property nonconforming as to maximum RFA, the proposed work can be allowed if at least 50% of the perimeter of the contiguous exterior walls and 50% of the roof are maintained. (12.23A1(c))

4) Provide copies of existing building permits and certificate of occupancies to show compliance to following exemptions:

- i. Additions to dwellings built prior to 8/1/10 where cumulative RFA does not exceed 500 sq ft and building complies with setback, height and grading requirements of 12.21C10.
- ii. Remodel which does not add square footage and aggregate value of all alterations within a one-year period does not exceed 50% of the replacement cost of the main building.

i. Nonconforming/Exemptions

- 1) Indicate on plans which walls and portions of the roof will remain to maintain nonconforming rights for buildings in the RA, RE, RS, R1 in a Hillside Area nonconforming as to the maximum Residential Floor Area ("RFA").
- 2) Additions or enlargement to this dwelling is not allowed since this property is nonconforming as to the maximum RFA. (12.23A1(c))

- 28. Los Angeles City Electrical Test Lab Research Report is required to use an electro-mechanical lift to provide parking spaces.
- 29. "A maintenance of vehicle lift system (2-levels or more) affidavit" shall be approved and recorded prior to issuing a building permit.

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**PART III: BUILDING CODE REQUIREMENTS**

**A. GENERAL REQUIREMENTS**

1. The building does not comply with the scope of 2011 Los Angeles residential Code (2011 LARC), since:

- Building is over 3 stories
- Separate means of egress are not provided from each unit.
- Does not comply with definition of Townhouse

Building shall comply with 2011 Los Angeles Building Code (2011LABC)

2. The following nonstructural products shall comply with an approved ICC evaluation report or Los Angeles City Research Report. Copy the report and conditions of approval onto the plans and show compliance with those conditions.

- Deck Coating
- Exterior Siding
- Skylights
- Damp proofing material
- Others such as \_\_\_\_\_
- Roofing Materials
- Sound/ Foam plastic insulation

- 3. Add notes on plans:
  - a. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (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.
  - b. An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on 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.” (Per Ordinance 170,158) (Separate plumbing permit is required).

- c. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).
- d. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).
- e. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).
- f. Provide ultra low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
- g. Provide 70 inch high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure.” ( R308)
- h. Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating (research report not required). (R308.6.9)
- i. Water heater must be strapped to wall (Sec. 507.3, LAPC)
- j. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. Max.) For a single opening. The deactivation switch shall be at least 54" above the floor. P/BC 2008-014
- k. For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME is required for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per the Assembly Bill (AB)No. 2977.
- l. Automatic garage door openers, if provided, shall be listed in accordance with UL 325.
- m. Smoke detectors shall be provided for all

dwelling units intended for human occupancy, upon the owner’s application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000). (R314.6.2)

- n. Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2)
- o. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level. (R303.1)
- p. A copy of the evaluation report and/or conditions of listing shall be made available at the job site

## **B. OCCUPANCY CLASSIFICATION**

### **Townhouse:**

1. This townhouse should be classified as R2 occupancy since it does not comply with the requirements of townhouse as per 2011 LARC.
2. Townhouses shall be separated by two 1-hour fire-resistance-rated wall assemblies complying with the requirements of Section R302.1 for exterior walls. A common 1-hour fire-resistance-rated wall assembly is permitted if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall (R302.2).
3. The fire-resistance-rated wall separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab, and extend the full length of the wall or assembly (R302.2.1).
4. Parapets shall be provided for townhouses as an extension of exterior walls or common walls. These parapets shall extend not less than 30 inches above the roof surface or meet the criteria in Section R302.2.2 for parapet alternatives (R302.2.3).
5. Each individual townhouse shall be structurally independent except where the separation is provided by a common 1-hour fire-resistance-rated

wall. Exterior sheathing, wall covering and roofing is exempt from the provisions requiring structural independence (R302.2.4).

section R313. [T- R302.1 (2)]

### **Garage/ Carports**

1. The proposed building is a Garage and not a carport since it is not open at least 2 sides.
2. Openings from a private garage directly into a room used for sleeping purposes are not permitted (R302.5.1).
3. Doors between garage and the dwelling unit shall be self-closing and self-latching, solid wood or solid or honeycomb core steel not less than 1 3/8 inches thick, or have a minimum fire protection rating of 20 minutes. (R302.5.1)
4. The garage shall be separated from the dwelling and its attic area in accordance with Table R302.6 (R302.6).
5. Ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and there shall be no openings from the ducts into the garage (R302.5.2).
6. Other penetrations of garage/dwelling ceilings and walls are to be protected as required by Section R302.11, Item 4 (R302.5.3).
7. Garage floor surfaces shall be of an approved noncombustible material, and the area used to park vehicles shall be sloped to a drain or toward the main vehicle entry (R309.1).

### **C. BUILDING HEIGHT LIMITATION**

1. Provide calculations for establishing grade plane as per Section R201. Attach calculations and identify established grade planes on elevations plans and site plan. (R201)
2. Show maximum height of the structure (in feet and stories) from Average height of highest roof surface to grade plane on all elevation views.(R201)
3. Lowest level is determined not to be a basement. This level is considered as 1st story above grade plane. Include this story in total building height. (R201)

### **D. FIRE-RESISTANCE RATED CONSTRUCTION**

1. Provide 1-hr fire-resistance exterior walls if fire separation distance is:
  - Less than 5' [T- R302.1 (1)] , or
  - Less than 3' if the building is equipped throughout with an automatic residential fire sprinkler system installed in accordance with

2. Show how 1- hr fire- resistance is being provided.
3. Openings are not allowed within 3' / 5' fire separation distance. [T-R302.1(1) & T- R302.1(2)]
4. Maximum 25% opening area are allowed when the fire separation distance is >3' and ≤ 5'. (T-302.1(1))
5. Projections beyond the exterior wall shall comply with Table R302.1 and shall not extend:
  - a. To a point closer than 2 feet from interior lot line.
  - b. More than 4 inches at the roof eave for detached garages accessory to a dwelling when located within 2 feet of a lot line.
  - c. Over the lot line for accessory structures that are exempt from permits.
6. Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Provide complete details (R302.3)
7. Through penetrations of fire-resistance-rated wall or floor assemblies shall comply with Section R302.4.1.1 or R302.4.1.2. Provide detail and copy of listing on the plans.(R302.4.1)
8. Membrane penetrations shall comply with Section R302.4.1. Where walls are required to have a fire-resistance rating, recessed fixtures shall be installed so that the required fire-resistance rating will not be reduced. (R302.4.2)
9. In combustible construction, fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. (R302.11)
10. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet. Draftstopping shall divide the concealed space into approximately equal areas. (R302.12)

### **F. FIRE PROTECTION**

1. The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R313.3 or NFPA13D. (R313, 12.21A17(d))
2. Add note on plans: The Sprinkler System shall be approved by Plumbing Div. prior to installation.

3. An approved smoke alarms shall be installed in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)
4. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)

#### **G. MEANS OF EGRESS**

1. For habitable levels or basements located more than one story above or more than one story below an egress door, the maximum travel distance from any occupied point to a stairway or ramp that provides egress from such habitable level or basement, shall not exceed 50 feet (R311.4)
2. Occupied roofs shall be provided with exits as required for stories.
3. The required number of exits from any story, basement or individual space shall be maintained until arrival at grade or the public way. (R311.1)
4. Provide emergency egress from sleeping rooms. Show details on plans. Min.- 24" clear ht, 20" clear width, 5.7 sq.ft min area (5.0 sq ft at grade level) & 44" max to sill. (R310.1)
5. Provide minimum 9 sq.ft. window wells (with fixed ladder) at escape and rescue opening windows below grade. (R310.2)
6. At least one door shall be 36" wide by 80" high (R311.2)
7. Provide 32" wide doors to all interior accessible rooms. (6304.1)
8. Show on plans that the entry /exit door must open over a landing not more than 1.5" below the threshold. Exception: Providing the door does not swing over the landing. Landing shall be not more than 7.75" below the threshold. Storm and screen doors are permitted to swing over all exterior stairs and landings.(R311.3.1)

9. Landing at a door shall have a length measured in the direction of travel of no less than 36". (R311.3)
10. A landing shall be provided at the top and bottom of stairways. *Exception for top of an interior flight of stairs and stairs in an enclosed garage* (R311.7.5).
11. Show the following stairway details on plans:
  - a.7.75" rise & min. 10" run. (R311.7.4)
  - b.Min. 6'-8" headroom clearance. (R311.7.2)
  - c.Min. (36") clear width. (R311.7.1)
  - d.Handrails 34" to 38" high above tread nosing (R311.7.7.1)
  - e.Handgrip portion of handrail shall not be less than 1.25" and no more than 2" cross-sectional dimension having a smooth surface with no sharp corners. (R311.7.7.3)
  - f.Max 4" clear spacing opening between rails. (R312.3)
12. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2 inch gypsum board. (R302.7)
13. All interior and exterior stairways shall be illuminated (R303.6).
14. Winder treads shall comply with Section R311.7.3.
15. Spiral stairs shall comply with Section R311.7.9.1.
16. Ramp slopes shall not exceed 1:12 (8%).(R311.7.3)
17. Provide 42" high guards with max 4" clear spacing opening between rails at (\_\_\_\_\_) (R312).
18. For glass handrails and guards, the panels and their support system shall be designed to withstand the loads specified in Chapter 16 of 2011 LABC. A safety factor of four shall be used. The minimum nominal thickness of the glass shall be 1/4 inch. (2407)

#### **H. INTERIOR ENVIRONMENT**

1. Every dwelling unit shall have at least one habitable room with at least 120 square feet of gross floor area (R304.1).
2. Habitable rooms, except kitchens, shall have a floor area of at least 70 square feet (R304.2).
3. Habitable rooms, except kitchens, shall not be less than 7 feet in any horizontal dimension (R304.3).
4. The minimum ceiling height for habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall be not less than 7 feet (R305.1).

5. Provide a door and window schedule. Show type and size of each.
6. Provide natural light in (habitable rooms), (\_\_\_\_\_) by means of exterior wall openings with an area not less than 8% of floor area. (R303.1)
7. Provide natural ventilation in (habitable rooms) (bathrooms) (\_\_\_\_\_) by means of openable exterior wall openings with an area not less than 4% of floor area. Mechanical ventilating systems may be permitted (R303.1)
8. Provide natural light and ventilation for adjoining spaces (R303.2)
9. Under-floor ventilation shall be not less than 1/150 of under floor area. (R408.1)
10. Show minimum 18" x 24" under floor access opening. (R408.4)
11. Attic ventilation of 1/150 of the area of ventilated space (approximately 10 sq. in. for each 10 sq. ft. of attic area) is required.(R806.2)
12. Attic area having a clear headroom of 30" must have an access opening (20" x 30" min). (R807.1)
13. Provide 15" min. between the center of water closet to any side wall. (Calif. Plumb. Code 407.6)
14. Provide 24" clear space in front of any water closet. (Calif. Plumb. Code 407.6)
15. Bathrooms, water closet compartments and other similar rooms shall be provided natural ventilation or with mechanical ventilation capable of 50 cfm exhausted directly to the outside (R303.3)
16. Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. (R303.8)

**I. BUILDING ENVELOPE**

1. Provide a class A, B or C fire-retardant roof covering per Section R902.1.
2. Every dwelling unit shall be provided with a water closet, lavatory, bathtub or shower, and kitchen (R306.1 and R306.2).
3. Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R308.3 (see exceptions) (R308.4):
  - a. Fixed and operable panels of swinging, sliding

and bifold door assemblies.

- b. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
- c. Glazing in an individual fixed or operable panel that meets all of the following conditions:
  - 1) Exposed area of an individual pane greater than 9 square feet.
  - 2) Bottom edge less than 18 inches above the floor.
  - 3) Top edge greater than 36 inches above the floor.
  - 4) One or more walking surfaces within 36 inches horizontally of the glazing.
- d. Glazing in railings.
- e. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
- f. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally and in a straight line, of the water's edge.
- g. Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches above the plane of the adjacent walking surface.
- h. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches above the nose of the tread.

4. Skylights and sloped glazing shall comply with Section R308.6.
5. Lots shall be graded to drain surface water away from foundation walls with a minimum fall of 6 inches within the first 10 feet (R401.3).
6. Dampproofing, where required, shall be installed with materials and as required in Section R406.1.
7. Vehicular access doors shall comply with Section R612.7.



