



# COUNTER PLAN CHECK CORRECTION SHEET (2020 LABC)

Plan Review Date: \_\_\_\_\_

Plan Check #: \_\_\_\_\_ Permit Application Number: \_\_\_\_\_

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

Plan Check Engineer: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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).

Note: For plans checked as "Expanded Counter Plan Check" or "Appointment Plan Check," all verifications meetings shall take place in the same office where the plan check originated.

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

1. **Review corrections circled on this Plan Check Correction Sheet**, the plans, and the 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. Any of the forms requested by this document can be found on-line at <https://www.ladbs.org/forms-publications/forms/green-building>.
3. Phone or email the Plan Check engineer for a verification appointment after you have addressed the corrections. Verification of corrections is only done by appointment.
4. Bring the originally checked set of plans and calculations at the time of your appointment with this plan correction sheet.
5. **If you have any questions or need clarification on any plan check matters, please contact a plan check supervisor at (213) 202-3400.**

## **IMPORTANT ITEMS TO READ:**

1. Your early attention to the Clearance Summary Worksheet is suggested.
2. The permit application will expire 18 months from the plan check 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. Italicized numbers refer to refer to Code sections of the current Zoning Code, the 2020 edition of the Los Angeles Building Code (LABC), and the 2020 edition of the Los Angeles Residential Code (LARC).
5. The sections with R as the prefix are the LARC sections. The LARC only applies to detached single family dwellings, two-family dwellings, and townhouses not more than three stories above the grade plane and accessory structures thereto.

\*\*\*\*\*

## **PART I: GENERAL REQUIREMENTS**

### **A. PERMIT APPLICATION**

1. Provide a legible fully dimensioned 8½" x 11" plot plan to scale, in ink, and copy it to the PCIS application plot plan sheet.
2. Provide complete and correct legal description (Tract, Lot, Block, Grant Deed). Provide complete information for applicant, owner, engineer, architect, and contractor.
3. Obtain separate application for the following items:
  - a. Retaining walls
  - b. Grading work
  - c. Block fence walls
  - d. Signs
  - e. Swimming pools
  - f. Fire Sprinkler Systems
  - g. Separate structures
4. 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:
    - i. Notarized letter of authorization for agents.
    - ii. Certificate of workers Compensation Insurance made out to the Contractors State License
- h. Electrical, Mechanical, and Plumbing work
  - i. Shoring
  - j. Demolition

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities

- Board.
- iii. Copy of Contractor's State License or pocket ID.
- iv. Copy of City of Los Angeles business tax registration certificate (BTRC) or a newly paid receipt for one.

- 2. The address of the building, the name/address of the owner, and names/addresses of the consultants are required on their plans.
- 3.  (One)  (Two)  (Three) sets of plans will be required during permit issuance.  
Plans must be:

*106.3.2.2, 106.3.3, R106.3.2.2*

- 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.

One of these sets will be submitted to the County Assessor's Office.

- 4. The final set of plans must be stamped by:
 

<input type="checkbox"/> City Planning Dept.	<input type="checkbox"/> Sanitation Dept. (LID)
<input type="checkbox"/> Fire Dept.	<input type="checkbox"/> Other: _____

- 5. Provide the following with each set of plans:
 

<input type="checkbox"/> Topography Survey Map	<input type="checkbox"/> Survey Analysis Map
<input type="checkbox"/> Floor Plans	<input type="checkbox"/> Use of Each Room
<input type="checkbox"/> Two Elevations	<input type="checkbox"/> Construction Sections
<input type="checkbox"/> Roof Plans	<input type="checkbox"/> Foundation Plans
<input type="checkbox"/> Framing Plans	<input type="checkbox"/> Structural Details
<input type="checkbox"/> Green Code Notes	<input type="checkbox"/> Grading Plans
<input type="checkbox"/> Grading Details	
<input type="checkbox"/> Energy Notes & Certificates	
<input type="checkbox"/> _____	

- 6. Provide a fully-dimensioned plot plan to scale, showing:
 

<input type="checkbox"/> Legal Description	<input type="checkbox"/> Building Lines
<input type="checkbox"/> Easements	<input type="checkbox"/> Lot Size
<input type="checkbox"/> Highway Dedication Lines	<input type="checkbox"/> Zone Boundaries
<input type="checkbox"/> Alley location/size	<input type="checkbox"/> Street Centerline
<input type="checkbox"/> Parking Spaces	<input type="checkbox"/> Use of all buildings
<input type="checkbox"/> Construction type and numbers of stories of each bldg.	
<input type="checkbox"/> Size/location of all buildings	<i>106.3.2.1</i>

- 7. Show the building area, occupancy group(s), use(s), type of construction, number of stories, fire zone, lot size, lot area and height on the first sheet or title sheet of plans.
- 8. Remove all plans, details or notes that do not pertain to the project.

**B. CLEARANCES**

- 1. Obtain sign-off for 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 by each departments/agencies as part of their approval prior to 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.
- 4. A recorded affidavit is required for (\_\_\_\_\_). Obtain a copy of Information Bulletin P/GI 2020-024 for additional information.
- 5. 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.
- 6. Provide a copy of the Grading Pre-Inspection report and comply with the conditions of the report.
- 7. Fire lane access is required (for new construction) (where any part of the building is 150 ft. from the edge of an improved street or approved fire lane) with project valuation of \$50,000 or more. Obtain clearance from the Hydrants and Access Unit of the Fire Department. LAMC 57.09.03.

**C. ADMINISTRATION**

- 1. Each sheet of the architectural and structural plans must bear the signatures and registration of an architect or engineer registered in the State of California.

\*\*\*\*\*

**PART II: ZONING (Allow time for discretionary approval process from City Planning if zoning requirements cannot be met.)**

**A. GENERAL ZONING REQUIREMENTS**

- 1. Provide a copy of the Certificate of Occupancy and/or building permit with plot plan showing the legal existing use and parking.
- 2. Provide (\_\_\_\_\_) paved parking spaces. A min. of (\_\_\_\_\_) spaces shall be standard stalls and (\_\_\_\_\_) shall be for the disabled. *12.21 A4, 12.21A17(h), 12.21C10(g), 12.22A23*
- 3. 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)*

- 4. Provide parking layout, including: *12.21 A5*

<input type="checkbox"/> Parking Stall Dimensions	<input type="checkbox"/> Access Aisle Dimensions
<input type="checkbox"/> Striping Details	<input type="checkbox"/> Driveway Slope
<input type="checkbox"/> Stall Slope	<input type="checkbox"/> Other: _____
- 5. Automobiles are not permitted to back onto a public street or sidewalk. *12.21A5(i)1*
- 6. Revise plans to maintain a (\_\_\_\_\_) ft. backup aisle based on a stall width of (\_\_\_\_\_) ft. *12.21A5(b)*

7. Parking areas or access driveways within 15 ft. of a property line must be enclosed by a  (3 ft.)  (5 ft 9 in.) high  (solid)  (masonry) fence. 12.21A6(d),(e)
  8. Determine required prevailing setback for front yard. Incorporate block plot and calculations on plans. See the "Prevailing setback calculator" available at: <https://www.ladbsservices2.lacity.org/OnlineServices/?service=psc>
  9. Provide and dimension on plan: (\_\_\_\_\_) Front Yard (but not less than the prevailing setback, as applicable), (\_\_\_\_\_) Side Yard, and (\_\_\_\_\_) Rear Yard as required for Zone (\_\_\_\_\_).
  10. Provide 30" minimum clear access around main building(s) and accessory living quarters. 12.22C20(l)
  11. Provide topographic map with the building or structure outlined to determine height of building or structure. 12.03
  12. Building exceeds (\_\_\_\_\_) height limit for (\_\_\_\_\_) zone. 12.21.1, 12.21A17(c), 12.21C10(d)
  13. 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
  14. Maintain minimum  (10')  (\_\_\_\_\_) horizontal separation between dwelling and accessory building. 12.21C5(d)
  15. A (\_\_\_\_\_) passageway is required from the street to each dwelling unit or guest room. 12.21C2(b)
  16. Maximum eave projection of (\_\_\_\_\_) inches allowed in (\_\_\_\_\_) yard provided the yard is not reduced to less than 30". 12.22C20(b)
  17. Projection of (\_\_\_\_\_) into the
- (\_\_\_\_\_) yard / passageway is not permitted or limited to (\_\_\_\_\_). 12.22C20
  18. Fences, planters, and retaining walls shall not exceed (3 ft.-6 in.) (6 ft.) (8 ft.) above the natural ground level in required (front) (side) (rear) yard. 12.22C20(f)
  19. Accessory building is not permitted on front half of lot, except when located minimum 55-ft from the front line or private garage located on sloping lot in accordance with 12.21C5(l). 12.21C5(b)
  20. 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)
  21. Counter space in recreation room limited to 10 sq. ft. with max 12" x 12" bar sink and no hot water line.
  22. Provide copy of most recent Los Angeles County Tax Assessor's records to verify existing Residential Floor Area for additions with cumulative area less than 1,000 sq. ft. which are subject to Baseline Mansionization Ordinance. 12.03
  23. The HILLSIDE ORDINANCE may apply to this project. Obtain determination of street type (standard or substandard) adjoining the lot from Public Works. 12.21A17
  24. The BASELINE HILLSIDE ORDINANCE No. 184,802, applies to this project. Obtain and complete the Joint Referral Form from City Planning to determine the permitted maximum Residential Floor Area. The Joint Referral Form and the Slope Analysis Map shall be a part of the final approved set(s) of plans. 12.21C10(b)
  25. The proposed project exceeds the maximum Residential Floor Area (\_\_\_\_\_) sq. ft., and maximum cubic yards of grading (\_\_\_\_\_). 12.21C10(b), 12.21C10(f), Ord. 184,802 Baseline Mansionization

### PART III: BUILDING CODE REQUIREMENTS

#### A. OCCUPANCY CLASSIFICATION

The following are required for attached garage / carport:

1. U Occupancy garage is limited to 1,000 sq. ft. and one story in height. 406.3.1
2. Separation from the dwelling unit and its attic area by means of a minimum 1/2-inch gypsum board applied to the garage side. 406.3.2.1, R302.6
3. Separated from all habitable rooms above by not less than a 5/8-inch Type X gypsum board or equivalent. 406.3.2.1, R302.6
4. Doors between garage and 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. 406.3.2.1, R302.5.1
5. Exterior walls of a detached U occupancy less than 3' / 5' from a property line must be one hour construction without openings. Table 602, Table 705.8, Table R302.1(1), R302.1(2)
6. Garage shall not open directly into a room used for sleeping purposes. 406.2.5, R302.5.1
7. Detail on plan that exterior posts shall be at least 1" above

floor/slab and 6" above exposed earth. Isolated piers in enclosed crawl space must be 8" above exposed earth. As an alternate, use pressure treated posts. 2304.12.2.2, R317.1.4

#### B. BUILDING LIMITATION

1. Provide calculations for establishing grade plane as per Section 202. Attach calculations and established grade planes on elevation plans and site plan. 503, R202
2. Show maximum height of the structure (in feet and stories) from top of roof to grade plane on all elevation views. 202, R202
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. 202, R202
4. Maximum 3 stories allowed for R-3, Type (VA, VB) construction. Table 504.4

#### C. SPECIAL USE OR AREAS

1. This new building is located within Very High Fire Hazard Severity Zone. Comply with requirements of Materials, systems and construction methods of Chapter 7A and Chapter 72. R337

2. Show the pool enclosure on the plan. A 5' high fence and gate are required. The gate shall open outward away from the pool and shall be self-closing and self-latching.  
*3109.4.1.7, LARC Appendix V 100.2*

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

1. Provide 1-hr fire-resistance rating for exterior walls for R-3 and/or U occupancy less than 5 feet from property line or assumed property line. 2-hr (2-hr is for "fire walls and not exterior walls rating) fire-resistance rating exterior wall(s) required for building zero feet from property line or assumed property line.  
*Table 602, 705.5, R302.1*
2. Projections beyond exterior walls shall not extend any closer to the line used to determine the fire separation distance than shown in Table 705.2, Table R302.1(1), or Table R302.1(2).  
*705.2, R302.1*
3. The exterior walls shall be fire rated per Table 601, Table R302.1(1), Table R302.1(2) and 602 (\_\_\_\_) hr. rated. Provide complete details per Section 705.5.  
*R302.1*
4. Provide complete analysis for protected and unprotected exterior wall openings per section 705.8 and Equation 7-2.  
*705.8.1, R302.1*
5. Provide (1-hr) (2-hr) rated Fire Partition between each units and common areas. Provide complete details.  
*708.1, R302.2*
6. Show draft separation for attic areas between units in a duplex.  
*718.4, R302.12*

#### **E. FIRE PROTECTION**

1. Smoke detectors shall be provided in each sleeping room, on the ceiling or wall immediately outside of each sleeping room, and on each story and basement for dwellings with more than one story.  
*907.2.10.2, R314.3*
2. The power source for smoke detectors shall be as follows:
  - a. In new construction smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup.  
*907.2.10.6, R314.4*
  - b. In existing SFD, smoke detectors may be battery operated.  
*907.2.10.6, R314.4*
  - c. Carbon monoxide alarm is required per Sec 420.5 & R315

#### **F. MEANS OF EGRESS**

1. Provide emergency egress from sleeping rooms and basement. Show details on plans. Required minimum dimensions are 24" clear height, 20" clear width, 5.7 sq. ft. (5.0 sq. ft. at grade level) and 44" max to bottom of opening.  
*1030.2, R310.2*
2. Landing at a door shall have a length measured in the direction of travel of no less than (36") (44").  
*1010.1.6, R311.3*
3. Provide 42" high guards with less than 4" spacing opening between rails. For R-3 occupancies and within individual units in R-2 occupancies, guards whose top rail also serves as a handrail shall have a height between 34" to 38" measured vertically from the leading edge of the stair nosing tread.  
*1015.3, 1015.4, R312.1*

4. Show the following stairway details on plans:
  - a. Max. 7" (7.75") rise & Min. 11" (10") run. *1011.5, R311.7.5*
  - b. Min. 6'-8" headroom clearance. *1011.3, R311.7.2*
  - c. Min 36" clear width. *1011.2, R311.7.1*
  - d. Handrails 34" to 38" high above tread nosing  
*1014.2, R311.7.8.1*
  - 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  
*1014.3, R311.7.8.3 & R311.7.8.5*
  - f. Less than 4" clear spacing opening between rails.  
*1015.4, R312.1.3*
5. Enclosed useable space under interior stairs requires one hour fire resistive construction on enclosed side. (Such as 5/8" Type X gypsum board)  
*1011.7.3, R302.7*
6. Show stairway landing details. The width of landings shall not be less than the width of stairways they serve. The minimum dimension in the direction of travel must be equal to the width of the stairway.  
*1011.6, R311.7.1*
7. Ramp slopes shall not exceed 1:12 (8%). *1012.2, R311.8.1*
8. Occupied roofs shall be provided with exits as required for stories.  
*1006.3*
9. Provide a minimum of two exits if occupant load for (B) (R) (\_\_\_\_) occupancy group exceeds (49) (10) (\_\_\_\_).  
*Table 1006.2.1*
10. Exits shall be separated by at least (1/2) (1/3) the maximum diagonal of the area served.  
*1007.1.1*
11. Where more than one exit is required, dead end corridor limited to (20 feet) (50 feet) in length.  
*1020.4*
12. The required number of exits from any story, basement or individual space shall be maintained until arrival at grade or the public way.  
*1006.3.2*
13. Max (200 ft.) / (\_\_\_\_) ft. exit access travel distance to an exit is required.  
*1017.2 & Table 1017.2*
14. The common path of egress travel shall not exceed (30 feet) (50 feet) (75 feet).  
*1029.8*
15. Egress shall not pass through kitchens, storage rooms, garage, closets or spaces used for similar purposes.  
*1016.2, R311.1*
16. Provide min (6'-8") (7'-0") (7'-6") ceiling height along means of egress.  
*1003.2, R305.1*
17. For glass handrails and guards, the panels and their support system shall be designed to withstand the loads specified in Chapter 16. A safety factor of four shall be used. The minimum nominal thickness of the glass shall be 1/4 inch.  
*2407*

#### **G. TENANT IMPROVEMENT**

1. Details are required for non bearing partitions. Specify the size, gauge, height and spacing for steel studs and diag. bracing 48" o .c. staggered at the top of the wall.
2. Provide T Bar ceiling bracing detail and vertical compression strut details @12' o.c..

3. Provide a cross-section for one hour corridor wall and ceiling. If corridor wall extends to underside of floor above, specify an L.A. City approved fire safing material at void space in steel deck.
4. Door openings in 1-hr. corridors must be protected by tight fitting smoke and draft control assemblies with a fire rating of 20 minutes. 716.2.2.1
5. Provide smoke/fire dampers at ducts penetrating the 1-hr corridor. Smoke dampers are not required if ducts are 26 gauge and do not open into corridor. 717.1
4. Rooms containing bathtubs, shower, spas, and similar bathing fixtures, shall be mechanically ventilated. Separate mechanical permit may be required. 1202.5.2.1
5. Provide 15" min between center line of water closet to any side wall or obstruction and 24" clear space in front of water closet. LAPC 402.5
6. Provide (16") (18") x 24" min. underfloor access, clearance and ventilation. Under-floor ventilation shall be not less than 1/150 of under floor area. 1208.1, 1202.4.1.1, R408.1, R408.4

## H. ACCESSIBILITY

*NOTE: Areas of renovation, structural repair, alteration are required to meet the same accessibility standards as for new construction projects. Show compliance with the following:*

1. Where existing elements or spaces are altered, each altered element or space shall fully comply. 11B-202.3
2. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided. The primary accessible path of travel shall include: 11B-202.4
  - a. A primary entrance to the building or facility,
  - b. Toilet and bathing facilities serving the area,
  - c. Drinking fountains serving the area,
  - d. Public telephones serving the area, and
  - e. Signs.
3. When the adjusted construction cost is less than or equal to the current valuation threshold of \$170,466.00, the cost of compliance shall be limited to 20 percent of the adjusted construction cost of alterations, structural repairs or additions. A request for Unreasonable Hardship shall be prepared and submitted to the Department for review and approval.

In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

- a. An accessible entrance;
- b. An accessible route to the altered area;
- c. At least one accessible restroom for each sex;
- d. Accessible telephones;
- e. Accessible drinking fountains; and
- f. When possible, additional accessible elements such as parking, storage and alarms.

*NOTE: For the purposes of this exception, the adjusted construction cost of alterations, structural repairs or additions shall not include the cost of alterations to path of travel elements required.* 11B-202.4, Exception 8

## I. INTERIOR ENVIRONMENT

1. Required ceiling height is (7'-0") (7'-6") min., 7'-0" min. in kitchen, bathrooms, laundry rooms and storage rooms. 1207, R305.1
2. Provide natural light in (habitable rooms), (\_\_\_\_\_) with an area not less than 8% of floor area or provide artificial light with an average illumination of 10 ft.-candles at a height of 30" above floor level. 1204.1, R303.1
3. Provide natural ventilation in (habitable rooms) (\_\_\_\_\_) by means of operable exterior openings with an area not less than 4% of floor area. Mechanical ventilating systems may be permitted. 1202.5, R303.1

7. Provide (20") (22") x 30" min. attic access, clearance and ventilation. Attic ventilation shall be not less than 1/150 of attic area. 1208.2, R807.1

8. In residential buildings, every interior door through which occupants pass shall have a minimum width of 32". 6304.1

## J. BUILDING ENVELOPE

1. Provide a Class (A), (B) or (C) fire-retardant roof covering per Section 1505.1 & Table 1505.1., R902.1
2. Glazing in hazardous locations shall be tempered: 2406.4, R308.4
  - a. Ingress and egress doors
  - b. Panels in sliding or swinging doors
  - c. Doors and enclosure for hot tub, bathtub, showers (Also glazing in wall enclosing these compartments within 5' of standing surface)
  - d. If within 2' of vertical edge of closed door and within 5' of standing surface
  - e. In wall enclosing stairway landing
  - f. Guards and handrails
3. Show roof slope(s), drain(s) and overflow drain(s) or scuppers on the roof plan. Provide a detail of the roof drain and overflow system. 1502.1, R903.4
4. In R3 occupancy, window sill of openable windows more than 72 inches above finished grade or other surface below shall not be less than 24/42 inches from finished floor of the room it is located in. 1015.1, R312.2
5. Details of the guards at the floor and roof openings, occupied roofs and balconies or porches more than 30" above grade are required. Guards shall be 42" in height, have intermediate rails or balusters spaced at 4" maximum and be designed for (50 lbs./ft.) (20 lbs./ft.) (200 lb. concentrated) lateral load. 1015.3, 1015.4, 1607.8.1, 2407, R312.1
6. Clearly indicate on the plans location of glass or plastic skylights. If the roof slope is less than 3:12, provide minimum 4 inch curb. Glass skylights shall comply with Section 2405 & R308.6. Plastic skylights shall comply with Section 2610. 2405.4, 2610.2, R308.6.8
7. For pre-fab fireplaces, provide manufacturer, model, and Underwriter Laboratories certification number (or ICC's) (a cut sheet is required per Green Building Code – the fireplace shall be direct-vent and sealed combustion type). For masonry fire place (not allowed per Green Building Code), provide details and calculations for chimney. Show compliance per Sec. 2111 & 2113, R1004.1, R1001.1, R1003.
8. Show on plan that top of chimney must extend a minimum of 2' above any part of the building within 10', but not less than 3' above from the adjacent roof below. 2113.9, R1003.9

9. Provide energy certificate of compliance, Mandatory Measures, and calculations, signed by a California licensed engineer, architect, or contractor. The Certificate and Mandatory Measures shall be a part of the plans. Provide minimum insulation of:
  - a. R-13 in exterior walls.
  - b. R-19 in raised floors.
  - c. R-30 in ceiling or roof.

**K. ADD NOTES ON PLANS**

1. 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.
2. An approved Seismic Gas Shut Off Valve or Excess Flow Shut Off 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 and 180,670) (Includes Commercial additions and TI work over \$10,000.) Separate plumbing permit is required.
3. Provide ultra-flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
4. Provide (70) (72) inch high non-absorbent wall adjacent to shower and approved shatter resistant materials for shower enclosure. (1209.2.2, 2406.4.5, R307.2, R308.4)
5. Water heater must be strapped to wall. (Sec. 507.3 & LAPC)
6. Specify on plans: "Sprinkler system must be approved by the Mechanical Division prior to installation."
7. A fire alarm (visual and audible) system is required. The alarm system must be approved by the Fire Department and Electrical Plan Check prior to installation. (LAMC 57.122)
8. Carbon monoxide alarm is required per (Sec. 420.5, R315)

**L. STRUCTURE**

1. Provide a Los Angeles City Research Report number for (\_\_\_\_\_). Show compliance with all report requirements.
2. All sheets of plans and cover sheet of calculations must be signed and stamped by a civil or structural engineer, or architect, licensed by the State of California.
3. Dimension exterior and bearing wall foundations. Show depth of embedment of foundation into soil. 1808.8, R403.1
4. Footings of foundations for buildings and structures founded on expansive soils shall be designed per 1808.6. Existing footings supporting new loads shall also comply.

5. Provide material specifications for (Concrete) (Minimum concrete strength is 2,500 psi) (Masonry) (reinforcements) (Steel), (\_\_\_\_\_).
6. Provide design by a licensed engineer or architect for the (vertical) (seismic/wind lateral) force resisting system per Section 2305, 2306, & 2307, R301.1.3.
7. Provide a nailing schedule for plywood diaphragms and shear walls on plans. Use common nails.  
*Table 2304.10.1, Table R602.3(1)*
8. Provide size, spacing and direction of: (Girders), (Floor Joists), (Ceiling Joists), (Rafters), (Beam over \_\_\_\_\_), (Post Under \_\_\_\_\_).
9. Provide shear wall elevations and connection details on plans, to show shear load transfer path.
10. Provide approved plate washers.
11. Show hold-down locations on the foundation plan.
12. A licensed fabricator is required for (\_\_\_\_\_).
13. (Continuous Special Inspection) (Periodic Special Inspection) is required for (\_\_\_\_\_ ) per Sec 1704.
14. The maximum height-width ratio for shear panels is (2:1 for plywood) (1.5:1 for stucco). *Table 4.3.4 SDPWS & 2305.1*
15. The Wood Frame Prescriptive Provisions (WFPP) sheet requires spacing between braced wall lines to be 25 feet max in both directions. *2308.6.1, R602.10.1.3*
16. The Wood Frame Prescriptive Provisions (WFPP) sheet requires minimum length of (plywood) (stucco) shear panels not less than (\_\_\_\_) (48%) (100%) of the entire wall line per Table 2308.6 & R602.10.
17. Provide foundation anchor bolts not less than (1/2) (5/8) inch diameter with embedment depth into the concrete or masonry and spacing per 2308.3, R403.1.6.
18. Provide the following distances for construction on slope:
  - a. H/3 distance to daylight from bottom of footing.
  - b. H/2 setback from toe of slope. *1808.7, R403.1.7*

**M. ADD STRUCTURAL NOTES ON PLANS:**

1. Specify on the plans that bolt holes shall be max. 1/16" oversized. Note on the plans "inspector to verify".
2. Structural observation is required per Sec 1709 for: (shear walls in excess of 300 plf) (hold-down anchors) (diaphragm) (other: \_\_\_\_\_).
3. Specify continuous inspection for:
  - a. Concrete greater than 2,500 psi
  - b. Installation of concrete anchors per LARR.
  - c. Field welding/Rebar welding.
  - d. Masonry
  - e. Other (\_\_\_\_\_).

