



DEMOLITION COUNTER PLAN CHECK CORRECTION SHEETS (2023 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.

If you have any questions or need clarification on any plan check matters, please contact your plan check engineer and/or his or her supervisor.

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. Bring the originally checked set of plans and calculations along with this plan correction sheet and the newly revised plans and calculations back to the counter so that a plan check engineer may review the corrections and comments.
3. 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 on the Plan Check Correction Sheet or 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 check submittal date.
3. The approval of plans does not permit the violation of any section of the Building Code, other ordinance, or State law.
4. Italicized numbers refer to Code Sections of the 2023 Edition of the Los Angeles Codes or the current Zoning Code.

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

Clearance Summary Worksheet (attached)

P/BC 2020-039 Demolition of Buildings

PART I: GENERAL REQUIREMENTS

A. PERMIT APPLICATION

1. Provide a fully dimensioned plot plan to scale, in ink on the PCIS application's plot plan sheet. Show lot size, easements, alley, parking spaces, location, use and size of all buildings and any remaining parking spaces.
91.0106.3.2
2. Demolition permits must be obtained by a licensed wrecking contractor (Class C-21), or by a licensed general contractor (Class B-1) who is also the contractor for a new building to be erected on the same site. A Class-A licensed contractor may demolish structures that require special engineering knowledge and skill.
3. The property owner may obtain a demolition permit for one or two-story wood frame buildings where the maximum span does not exceed 25 feet.
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 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.

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

5. Provide a complete and correct legal description (Tract, Lot, Block, and a copy of the Grant Deed). Provide complete information for applicant, owner, engineer, architect, and contractor.
6. Obtain separate application for the following items:
 - a. Demolition Pre-Inspection (DPI)
 - b. Grading work
 - c. Shoring
 - d. Backfill of (E) swimming pool/spa
7. The proposed demolition of multiple buildings or structures requires one demolition permit and one Demolition Pre-Inspection (DPI) report per building.
Exception: Only one demolition permit and one DPI report is required for the demolition of a single-family dwelling and their accessory structures on the same site.

7. Obtain approval from Public Works for removal of lateral support of public way due to proposed demolition work. Obtain City Planning clearance for CEQA review if the proposed demolition is part of a larger development project which will require discretionary approval or, if CEQA review is not required, property owner shall sign and notarize "Notice and Owner's Declaration Related to CEQA".

B. CLEARANCES

1. Obtain all clearances as noted on the attached Clearance Summary Worksheet. Prompt attention is suggested as it can take months for some departments to review the project. Comply with conditions given under approval prior to the permit issuance.
2. Obtain Los Angeles Fire Department permit for removal of the concrete slurry filling of any underground tanks used for storage of flammable liquids.
3. Obtain a sewer capping plumbing permit.
4. The demolition of rental units (duplex, apartments, or 3 or more units on a lot or guest rooms rented for over 60 consecutive days) subject to Rent Stabilization requires that the applicant file a declaration and obtain clearance from the Los Angeles Housing Department.
5. This site/building is a Historical-Cultural Monument. An environmental assessment and California Environmental Quality Act (CEQA) review will be required to determine the environmental effects of the proposed demolition. See the Clearance Summary Worksheet for contact address/phone.
91.106.4.5
6. Demolition of buildings containing 3 or more dwelling units located in the Coastal area (CZCA), requires City Planning clearance for the Mello Bill. Unless the project is found exempt by City Planning, clearance from the Los Angeles Housing Department is also required. Aside from the Mello Bill, a separate signoff for CZCA is required. See the Clearance Summary Sheet for contact address/phone.

C. ADMINISTRATION

1. One set of plans will be required for permit issuance. Plans must be: *106.3.2.2, 106.3.3, R106.3.1*
 - 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.
- a.
 2. Each sheet of the plans and calculations shall bear the signature, registration numbers and expiration date of an architect or engineer registered in the State of California.
 3. The address of the building and the name/address of the owner are required on all plans. The name and the address of the consultants are required on their plans.
 4. Provide with each set of plans:
 - a. Construction section of (_____).
 - b. Grading details for (_____).
 - c. Provide method and sequence of building demolition.
 - d. Complete safety precautions that are to be taken.
 - e. Site drainage pattern after completion of demolition work.
 5. Provide detailed plans and procedures showing that the demolition work will be conducted without creating a hazardous condition for the demolition of:
 - a. Walls more than 20 feet in height between stories.
 - b. A basement within (_____) feet of another building.
 - c. Footings adjacent to or extending below the footings of another building.
 - d. A pre-stressed or post-tensioned structure.
 - e. A building with five or more stories.
 - f. Remaining portion when the entire structure is not to be demolished.
 6. A Demolition Pre-Inspection is to be conducted prior to approval of a building demolition permit. A Demolition Pre-Inspection form will be provided following inspection of site. Comply with all noted corrections on the Demolition Pre-Inspection form and attach the form to the plans.

PART II: BUILDING CODE REQUIREMENTS

A. GENERAL

1. Provide a protection fence (and canopy) along (_____). Obtain a Street Use Permit from the Department of Public Works, Bureau of Street Services.
2. A (_____) foot distance is required from building to street, alley, or property line for (_____) method of wrecking.
3. An 8-foot high chain link fence must be provided to prevent unauthorized entry to the vacant lot after demolition.
4. Provide the Method of Demolition on the plans:
P/BC 2020-039
 - a. Handwrecking: Use of small wheel mounted pneumatic tools will be permitted if first approved by building inspector.
 - b. Dozer or Loader Wrecking: 1 or 2 stories, maximum 24 feet high building with yards greater than the height of building.

- c. Clam Shell Wrecking: Requires yards greater than 1/2 times the height of the building, maximum 2 times maximum story height.
- d. Cable Wrecking: Requires yards greater than 1-1/2 - times the height of the building.
- e. Ballwrecking: Requires yards greater than 1-1/2 times the height of the building, but not greater than 50 feet.
5. 30-Day written notice of excavation to adjacent property owner(s) is required if excavation depth is larger than the distance to the property lines per IB P/BC 2017-060.
6. A copy of the Storm Water Pollution Control (Form GRN 1) shall be attached to the plans.

