

LADBS SERVICES CONTINUE DURING COVID-19 PANDEMIC

Drop-off/Pickup Areas

Operation Hours

Monday-Tuesday: 7:30am - 4:30 pm

Wednesday: 9:00 am - 4:30 pm

Thursday-Friday: 7:30am - 4:30 pm



Metro Drop-off/Pickup Area

201 N. Figueroa St, 90012



Van Nuys Drop-off/Pickup Area

Marvin Braude Building

6262 Van Nuys Blvd, 91401



West LA Drop-off/Pickup Area

1828 Sawtelle Blvd, 90025

The Los Angeles Department of Building and Safety (LADBS) has modified its procedures and implemented new practices to provide our customers with the best possible service during these challenging times, while safeguarding the health and safety of both our customers and staff members. The new procedures are in conformance with the **"Safer at Home"** emergency order issued by Mayor Eric Garcetti on March 19, 2020. LADBS Development Services Center (DSC) counter operations now have "Drop-off/Pickup" areas at Figueroa Plaza, Van Nuys Marvin Braude Building, and the West LA Development Services Center. Customers and delivery services (e.g., USPS, FedEx, UPS) may now drop off plans and documents for LADBS review and processing instead of face-to-face transactions at the public counters. These new Drop-Off/Pickup areas are monitored by LADBS staff. Please note face covering is required at all times. LADBS has also expanded online and telephone services to include: plan check verification appointments, consultation, meetings, and payments. LADBS strives to maintain the efficiency of its operation while protecting the safety of our customers and staff.

Express permits continue to be available online through the ePermit Program. A specially dedicated email address, epermit.ladbs@lacity.org has been created to handle all inquiries and processes related to ePermit. Please note permits requiring clearance from other City Departments need special processing and cannot be completed online. Once the clearances are approved by the appropriate departments, LADBS will issue the permit via email.

Online plan check for many types of plans continues to be available through **ePlanLA**. LADBS continues to work with other City Departments to expand the types of plans that can be processed through **ePlanLA**.

Inspections continue to be performed on a regular schedule. Inquiries regarding inspections are now being handled by email and/or telephone instead of face-to-face communication at the public counters. LADBS has established new guidelines for construction sites to safeguard public health and protect construction workers, and inspection staff. The new guidelines and procedures are detailed in the **[COVID-19 Safety Guidance for Construction Sites](#)** and are available online in English and Spanish.

Customers are encouraged to download LADBS Go, a mobile app which provides convenient access to several LADBS services via mobile device. Additionally, the City's **BuildLA** website provides access to many development-related services from several City Departments including LADBS. Further, customers can call 311 or (213) 473-3231 (from outside City limits) to obtain information on a range of development services.

Customers are encouraged to visit the **[City of Los Angeles](#)** and **[LADBS](#)** websites for the latest updates on the COVID-19 situation.

COMMITMENT TO OUR CUSTOMERS

Your project is important to us and we strive to provide you with excellent service. Your feedback will assist us in maintaining the level of service you deserve. If you want to recognize a staff member, file a complaint, comment on the service you received, request additional assistance, or a second opinion on any plan check or inspection issues regarding your project, please provide feedback on the LADBS website at <https://ladbs.org> or call (213) 482-6755. The LADBS Customer Service Code of Conduct is posted at: <https://ladbs.org/our-organization/messaging/customer-service-code-of-conduct>.

DEPARTMENT NEWS

Osama Younan Appointed New LADBS General Manager



Mayor Garcetti appointed Osama Younan as the General Manager and Superintendent of Building to replace Frank Bush, who retired in March. Mr. Younan is a State of California licensed professional engineer and a LEED Accredited Professional with the U.S. Green Building Council. Mr. Younan, a 33-year veteran of LADBS, has served in a management capacity for the last 19 years and has been the LADBS Executive Officer since 2016, overseeing all bureaus and department operations with more than 1,000 employees.

Over the last three decades at LADBS, Mr. Younan has developed and implemented several award-winning programs including the highly successful e-Permit (online permitting), ePlanLA (electronic filing and checking of plans), online plan check and permitting for Solar Photovoltaic Systems (PV), and online electric vehicle charger permit. These programs have greatly improved and streamlined services to homeowners, building owners, and the construction industry.

Mr. Younan was a major contributor to the California Green Building Standards Code, which was the first State-mandated green building code in the nation. He subsequently led the development and adoption of the Los Angeles Green Building Code and created the LADBS Green Building Division.

Mr. Younan has made the efficient delivery of LADBS services and the implementation of Green Initiatives a priority throughout his career. As the LADBS Chief Sustainability Officer, he led the development and adoption of the City's 2016 Water Conservation Ordinance, advocated for streamlining the permitting processes for Greywater and Solar PV installations, and worked very closely with the California Governor's Office to develop the State of California Solar Permitting Guidebook.

He has chaired and served on a number of committees, including the Green Building Code Advisory Committee for the state of California Building Standards Commission, ASHRAE's "Standard for the Design of High Performance Green Buildings" Committee, the International Green Construction Code (IGCC), and the Green Building Committee for the Los Angeles Basin Chapter.

Message from Osama Younan: *"I am very humbled and honored that Mayor Eric Garcetti has placed his confidence in me to lead the Department of Building and Safety. I will do my absolute best to lead the Department through these challenging times."*

SERVICE ENHANCEMENTS

ePLANLA ENHANCEMENTS

Users are now able to pay fees by electronic check or credit card. LADBS continues to expand ePlanLA by adding more project types. In this quarter, pools in 1 and 2 family dwellings, retaining walls, and ADU alterations have been added.



To date, the following project types can be processed through ePlanLA:

- ◆ **Building Plan Check: Soft Story, TI projects not requiring Fire Department approval, retaining walls, pools in 1 and 2 family dwellings, and ADU alterations.**
- ◆ **Mechanical Plan Check: Plumbing, HVAC, elevators, and fire sprinklers.**
- ◆ **Electrical Plan Check: Building electrical systems and residential solar systems.**

To learn more, visit <https://buildla.lacity.org/eplanla-overview>

CONSTRUCTION ACTIVITY

YEAR-TO-DATE STATISTICAL COMPARISON THIRD QUARTERS 2018-19 AND 2019-20

Construction Indicator	FY 2018-2019 FYTD - Q3	FY 2019-20 FYTD - Q3	% Change	FY 2019-20 Budget Projections
Building Permit Valuation	\$5.6 Billion	\$6.5 Billion	16%	\$8.7 Billion
Number of Permits	129,922	140,074	7%	186,765
Number of Plan Checks	57,920	60,186	4%	80,248
Inspections Completed	753,482	832,224	10%	1,109,600

AFFORDABLE/SUPPORTIVE HOUSING PROJECTS

Permitted between January 1, 2020 - March 31, 2020

PROJECT ADDRESS	PROJECT AFFORDABLE/SUPPORTIVE HOUSING UNITS *
3210 W. Riverside Dr., Los Feliz	Bridge Housing for 100 Homeless Individuals; Valuation - \$1.1 million
1928 E. Estrella Ave & 720 W. Washington Blvd.	26 Very low-income units, and 29 very low-income seniors units; Valuation - \$19.5 million
2062 E. 99th Pl., Watts	7 Affordable moderate income units, 58 low-income units, and 12 very low-income units; Valuation - \$28 million
2581 E. Chaucer St.	42 Affordable low-income units; Valuation - \$ 4.6 million

LA'S TOP 5 CONSTRUCTION PROJECTS

Based on Construction Valuation - Permitted Between 1/1/2020 - 3/31/2020

PROJECT ADDRESS	CONSTRUCTION VALUATION	PROJECT DESCRIPTION
6010-6020 W. Avion Dr.	\$139,500,000	New 2-story ground support equipment facility & hangar with dock
251 W Center Way CTA	\$93,346,751	New central terminal area center (CTA Center) open station and pedestrian walkway connection
750 S Oxford Ave	\$61,367,000	New construction—five story type III-A 363-unit apartment building over two levels type IA retail
150 W Center Way	\$58,114,463	New central terminal area east (CTA-East) open station for LAX automated people mover project.
9600 S Aviation Blvd East ITF-Station	\$52,353,747	New east intermodal transportation facility open station for LAX automated people mover project

CONTRACT OPPORTUNITIES

The Department has a number of contracting needs for various abatements and professional services. The best way to locate opportunities to work with the City is to register your company on the Los Angeles Business Assistance Virtual Network (LABAVN) website at www.LABAVN.org. During or after registration, select all North American Industry Classification System (NAICS) codes that apply to your company. Once registered, LABAVN will automatically send out email notifications when bid opportunities are posted that match your company's NAICS codes. The following is a list of upcoming solicitations LADBS plans to release on LABAVN, sorted chronologically:

UPCOMING CONTRACT OPPORTUNITIES

Please contact LADBS.ASD@lacity.org for more information

	ESTIMATED RELEASE DATES
Mailing Services: To provide mail processing services to create, image, post-process, and mail notices to property owners using variable laser imaging at high volumes.	FY 19-20 Q4
IT Security Testing: To provide annual information on security assessments. This penetration testing includes: test publicly accessible computer systems and network devices for vulnerabilities through operating system, network protocol, and internal applications and web applications.	FY 19-20 Q4
Apache Kafka: To provide integration services for various legacy development services systems, data streaming, and customer analytics.	FY 19-20 Q4
OSHA Training Services: To provide professional occupational safety and health training and services.	FY 19-20 Q4
Internet Document Imaging System: Software maintenance and support services to support the Department's internet document imaging system (IDIS).	FY 20-21 Q1
Financial Services System: To provide an accounts receivable system (ARS) that will provide a billing function, an accounts receivable ledger, and a delinquent account/bad debt management function. The desired system will interface with various Departmental and City systems to sync and obtain data in a timely manner for the Department and other City agencies.	FY 20-21 Q1
Department Training Seminars: To provide professional staff development training services necessary to build and maintain an effective workforce that is properly trained to provide essential public services.	FY 20-21 Q1
Wooden and Metal Barricade Services: To secure vacant buildings with wooden and metal barricades at various locations throughout the City of Los Angeles.	FY 20-21 Q1
Queue Management Services: Automated queue management system that provides expedited customer flow at LADBS Development Services Centers and reporting functions on productivity.	FY 20-21 Q3