

June 14, 2016

Planning And Land Use Management Committee Tuesday, June 14, 2016
Board Of Public Works Hearing, Room 350 - 2:30 Pm 200 North Spring Street, Los Angeles, Ca 90012
Councilmember Jose Huizar,
Chair Councilmember Marqueece Harris-Dawson
Councilmember Gilbert A. Cedillo
Councilmember Mitchell Englander
Councilmember Felipe Fuentes
Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email Sharon.Dickinson@lacity.org

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CITY CLERK'S OFFICE
2016 JUN 21 10:15
CITY CLERK
BY PLS & DEPUTY

Dear Honorable Councilmembers,

Re: Council File 16-0198, Substandard Hillside Limited Streets, especially in Pacific Palisades Bluffs

All too often the City of Los Angeles has public hearings to implement new codes, maps, ordinances, processes, procedures, rules, and regulations, collectively "Laws and Rights" without first telling The People and property owners what Laws and Rights they already have, and without making available existing maps, and other relevant material facts. The City then allows persons to proceed in bad faith, and turns a "blind eye".

Problems in the City could be fixed -not by making new laws- but by enforcing the Laws and Rights that The People already have. If the City does not enforce existing laws and rights, why should anyone believe the City would enforce a new set of laws and rights. The People cannot lawfully give away their rights until the City let's them know what rights they already have, often, the City fails to let The People know.

Nowhere is the problem more exposed than in Council District 11, and in the Coastal Zone of Pacific Palisades Bluffs where the City often denies The People notice, due process, equal protection of the law, compliance with the permitting process, and access to material facts and records. In the bluffs' hillside hazard areas, especially on substandard hillside streets¹ and adjacent, the City often exchanges City liability for project approvals that evaded compliance, corrections, notice, and due process for The People.

- See City Case no. **ZA 2014-0801(CDP)(ZAD) for 17639 Revello drive, CD 11** Pacific Palisades Coastal bluff, where the City of Los Angeles issued a Coastal Development Permit Approval and Zoning Administrative Determination before the City had received from applicant any applications for building, retaining wall, grading, shoring, hauling, street widening.

This denied all persons access to the City's checklist and correction sheet for City applications for building, retaining wall, grading, shoring, hauling, street widening (see attached).

This area of the street at 17639 Revello has lost its width from 20 feet to 16' due to slope failure, the adjoining properties to the east were given to the State as unbuildable, City sewers for many of the mesa's upslope properties run through the back of the this Revello lot.

The City of Los Angeles, State of California, and the Federal Government have each issued maps for this coastal hazard area. The People of the City of Los Angeles were denied due process, and the protections afforded to them by the LAMC by denying the review of whole Project 2014-080 for compliance and corrections by a City plan check engineer - before the City issued an approval, which occurred before applicant submitted all required applications.

- This violated the State of **California Public Resource Code 21159.27.**

"PROHIBITION AGAINST PIECEMEALING TO QUALIFY FOR EXEMPTIONS

- *A project may not be divided into smaller projects to qualify for one or more exemptions pursuant to this article."*

Date: 06/14/2016
Submitted in: PLUM Committee
Council File No: 16-0198
Item No: 5
Deputy: Sharon Dickinson

- By omitting (which is an exemption), Project 2014-0801 single family building, retaining wall, grading, shoring, hauling, and street widening applications, checklist, and correction sheets, which are also required by California Government Code, Title 7, Division 1, from the Project's notice and respective public hearing on February 19, 2015, the project could not be reviewed in light of the whole record, which was in violation of *Orinda Ass'n v. Bd. of Supervisors*, in which the Court held,
 - ***“A public agency is not permitted to subdivide a single project into smaller individual subprojects in order to avoid the responsibility of considering the environmental impact of the project as a whole. The requirements of CEQA, 'cannot be avoided by chopping up proposed projects into bite-size pieces which, individually considered, might be found to have no significant effect on the environment or to be only ministerial.'”***
- Project 2014-0801 denied The People access to honest services of the City's Officials and employees as required under City Charter Section 103².
- The City should remand the Project 2014-0801 back to City Planning Department. And hear the case newly only if and when the Applicant submits building, grading, retaining wall, shoring, hauling, and street widening applications and obtains at least the first set of plan check sheet corrections.
 - The City should also notify the State of California that all rights of appeal have not been heard (violation 12.20.2.I), which could not be heard because all Project applications had not been submitted to the City. City action denied The People due process, equal protection of the law, and compliance with California Code of Regulations title 14, Div. 5.5, sec. 13319, which states,
 - *An appeal from a local government denial on the basis of local land use regulations shall not be valid.*
 Area property owners were denied review, corrections, and compliance as required by law. This continues to set bad precedents.

The City has a pattern of denying The People access to their laws, rights, notice, public hearings, and to the uniform application of such laws and rights, and then attempting to write “new” laws when the City and its Officials get caught violating previously existing laws, rights, records, process, and procedures.

Not only does this deceptive pattern injure existing property owners, but also builders who depend on uniform application for their proposed projects, and for the City's disclosure of geologic hazards, problem areas, failing City infrastructure, and other hazards known to the City but denied to The People of the City of Los Angeles. Many people have been injured in the City's denial of due process and non-compliance with permitting process, some have even lost their life, see Glenn Allen and the Los Angeles County District Attorney case against Gerhard Becker.

For example, other cases of non-disclosure of laws, rights, and map for Substandard Hillside Streets in the Coastal Zone (See City of Los Angeles M-848, limit of construction and bluff line) include, but are not limited to Posetano, Castellammare, Porto Marina, Revello, Pintoresca, Trino Way, and Aderno Way. In other areas of CD 11 The People were denied access to laws and rights, such as on substandard street Old Ranch Rd.

For example, in Council file 16-0198, the City of Los Angeles does not disclose that the LAMC section 12.03 defines Substandard Hillside Street as paved to a roadway width of less than **28 feet** Council File 16-0198 first states the problem of all substandard hillside streets, but then writes that only streets narrower than 20' will obtain relief, but it should read less than 28 feet as many substandard street problems are at about 20' due to 1920's era Municipal Codes. The City should protect all substandard hillside streets as **already required by law LAMC 12.21. C.10 (i)³, 12.37.I** Otherwise council file 16-0198 looks like another attempt to take the People's rights away.

It is a bit deceptive to: 1) not enforce the laws and rights that The People already have; then 2) act like the laws and rights don't exist and don't disclose that they do; and then 3) implement new laws that are less restrictive than the laws that The People already have, and continue to allow the wrong doers to evade compliance with existing law.

Change of Building setbacks and Street widening has entire sections in the Los Angeles Municipal Code dedicated to notice, public hearings, and geologic issues, which due process and protections have been denied to many persons and property owners, if not most, in Council District 11.

Please kindly have Mayor Garcetti, and Councilmember Mike Bonin uphold the existing laws and rights of The People of the City of Los Angeles in the Coastal Zone's Pacific Palisades Bluffs, and do not deny The People their rights until The City discloses all existing laws, rights, records, and material facts.

Most persons depend on a functioning government, and in CD11 Pacific Palisades Bluffs, The People's rights are being denied, and worse, our rights and material facts are being misrepresented or concealed.

Sincerely,

Lia Renee
CD11

¹ LAMC Chapter 1, Article 2, **SUBSTANDARD HILLSIDE LIMITED STREET**. A Street which does not meet the minimum requirements of a Standard Hillside Limited Street as fined in Section [12.03](#) of this Code (public or private) with a width less than 36 feet and **paved to a roadway width of less than 28 feet**, as determined by the Bureau of Engineering. (Amended by Ord. No. 181,624, Eff. 5/9/11.)

² **Sec. 103. Delivery of Services.**

Every City office and department, and every City official and employee, is expected to perform their functions with diligence and dedication on behalf of the people of the City of Los Angeles. In the delivery of City services and in the performance of its tasks, the government shall endeavor to perform at the highest levels of achievement, including efficiency, accessibility, accountability, quality, use of technologically advanced methods, and responsiveness to public concerns within budgetary limitations. Every analysis and review of the performance of the government and its officers shall seek to ascertain whether these high standards are being met, and if not, shall recommend methods of improvement.

³ Portions of LAMC include **12.21. C.10 (i) (i) Street Access**.

(1) **Street Dedication**. For any new construction of, or addition to, a One- Family Dwelling on a Lot fronting on a Substandard Hillside Limited Street, no Building permit or Grading permit shall be issued unless at least one-half of the width of the Street(s) has been dedicated for the full width of the Frontage of the Lot to Standard Hillside Limited Street dimensions or to a lesser width as determined by the City Engineer. The appellate procedures provided in Section 12.37 I. of this Code shall be available for relief from this requirement.

(2) **Adjacent Minimum Roadway Width**. For any new construction of, or addition to a One-Family Dwelling on a Lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, no Building permit or Grading permit shall be issued unless the construction or addition has been approved pursuant to Section 12.24 X.28. of this Code.

(3) **Minimum Roadway Width (Continuous Paved Roadway)**. For any new construction of, or addition to, a One-Family Dwelling on a Lot that does not have a vehicular access route from a Street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no Building permit or Grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision 10. or has been approved by a Zoning Administrator pursuant to Section 12.24 X.28. of this Code.

SEE SH NO. 8



SHEET 7 OF 8 SHEETS

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PACIFIC PALISADES

BOUNDARY LINE
COASTAL ZONE ACT OF 1972

Journal of Management Education

CITY OF LOS ANGELES

DOUGILLMAN CITY ENGINEERS

67: DEBENT

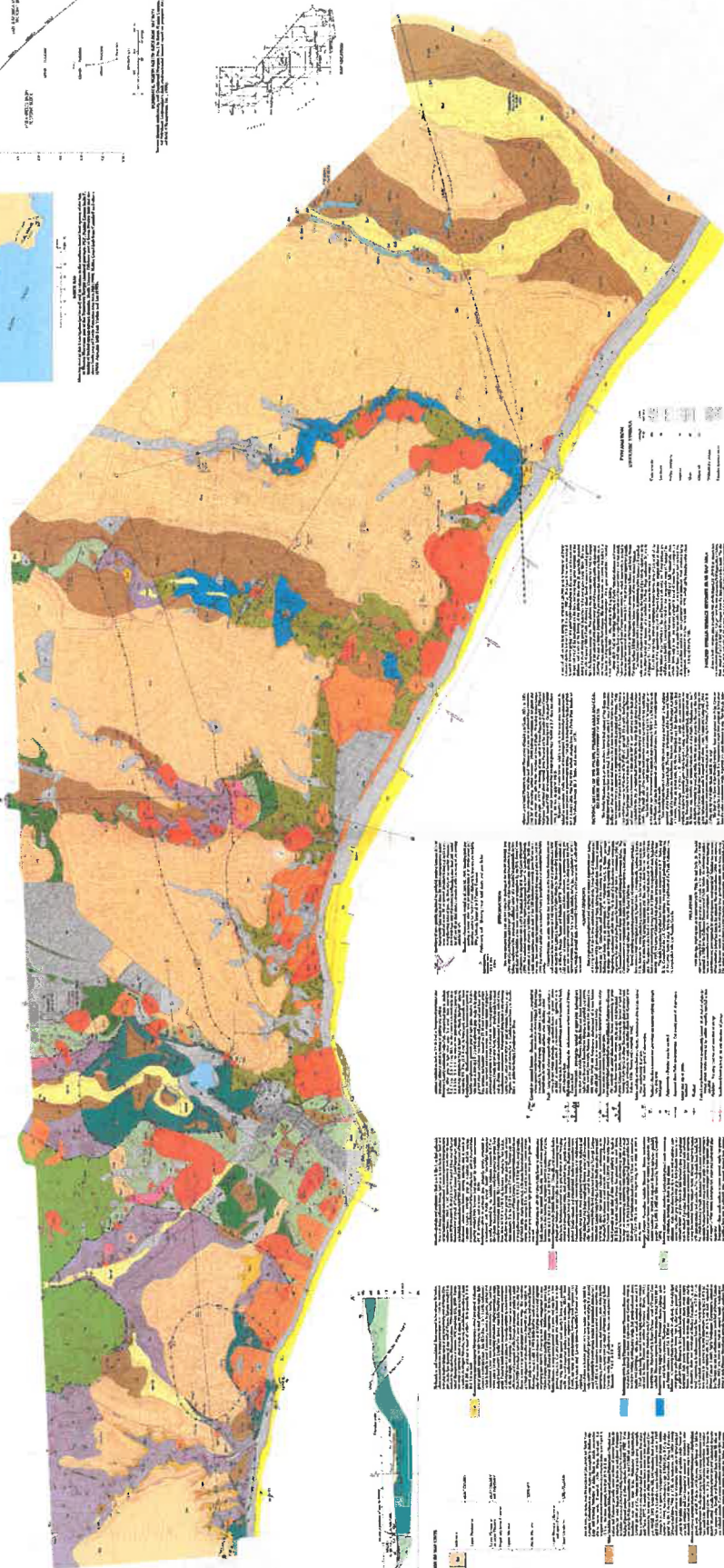
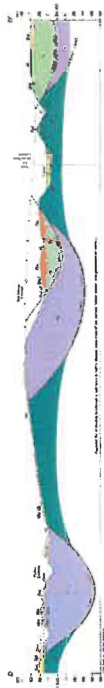
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ATTENDING PHYSICIAN TO PATIENTS

SHEET 7 OF 8 SHEETS

PACIFIC PALISADES

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the 1970s, the 1980s, and the 1990s. The 1970s were characterized by a strong emphasis on the environment and social justice. The 1980s saw a shift towards economic growth and technological advancement. The 1990s were marked by a focus on globalization and international relations. These trends have shaped the political and social landscape of the United States and have influenced the policies of various administrations.

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the 1970s. The 1970s saw a significant increase in the number of people who were employed in the service sector, which was a result of the fact that the economy was becoming more service-oriented. This was a result of the fact that the economy was becoming more service-oriented. This was a result of the fact that the economy was becoming more service-oriented.

the authors' definition of the term. The authors also note that the term "cognitive" is used in a variety of ways in the literature, and that the term "cognitive" is used in a variety of ways in the literature. The authors also note that the term "cognitive" is used in a variety of ways in the literature, and that the term "cognitive" is used in a variety of ways in the literature.

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1. **What is the purpose of the study?**
 The purpose of the study is to determine the effect of a new drug on the treatment of a specific condition.

2. **What are the research objectives?**
 The research objectives are to compare the efficacy and safety of the new drug with the standard treatment.

3. **What is the study design?**
 The study is a randomized, double-blind, controlled trial.

4. **What are the study participants?**
 The study participants are patients who have been diagnosed with the condition and are eligible for the study.

5. **What are the study interventions?**
 The study interventions are the new drug and the standard treatment.

6. **What are the study outcomes?**
 The study outcomes are the primary and secondary endpoints, which include efficacy and safety.

7. **What are the study results?**
 The study results show that the new drug is more effective and safer than the standard treatment.

8. **What are the study conclusions?**
 The study concludes that the new drug is a promising treatment for the condition.

9. **What are the study limitations?**
 The study limitations include the small sample size and the short duration of the study.

10. **What are the study recommendations?**
 The study recommends further research to confirm the findings and to evaluate the long-term effects of the new drug.

the company, a "new, revolutionary" way of doing business. The company's new business plan, which was approved by the board of directors, called for a complete restructuring of the company's operations. The plan called for the company to focus on its core business, to reduce its debt, and to improve its financial performance. The plan also called for the company to expand its operations into new markets and to develop new products. The company's new business plan was a bold and innovative move, and it was widely praised by the business community. The company's new business plan was a key factor in the company's success, and it was a major reason why the company was able to achieve its goals.

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concerns the fact that the "new" general purpose computers are not only more expensive than the old ones, but also are more difficult to program. The cost of a computer system is still a major factor in the selection of a computer. The cost of a computer system is still a major factor in the selection of a computer. The cost of a computer system is still a major factor in the selection of a computer.

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the health of a community. Government has a role to play in this, and it is not always clear what that role should be. The World Health Organization (WHO) has a long history of involvement in the development of health care systems, and it has been instrumental in the establishment of many of the world's leading health care systems. The WHO has a number of key functions, including the promotion of health, the prevention of disease, and the provision of health care. The WHO also has a number of key programs, including the Global Health Observatory, the Global Health Workforce Alliance, and the Global Health Security Agenda. The WHO is a member of the United Nations, and it is one of the largest and most influential of the United Nations' specialized agencies. The WHO's work is funded by a combination of member state contributions and voluntary contributions from a number of other organizations, including the Bill & Melinda Gates Foundation. The WHO's work is essential for the health of the world's population, and it is a key part of the United Nations' commitment to sustainable development.

EXPERIMENT 1

Subjects

Forty-four male and female students at the University of Illinois at Chicago participated in Experiment 1. The subjects were paid for their participation. The mean age of the subjects was 20.5 years (range 18–24 years). The subjects were randomly assigned to two groups of 22 subjects each. The subjects were tested individually.

in increasing the use of the word "Pentecost." The word "Pentecost" is a translation of the Greek word *pentēkostē*, meaning "fiftieth." It is the name of the Jewish festival of Pentecost, which is celebrated 50 days after the Passover. The word "Pentecost" is also used in the Bible to refer to the Christian festival of Pentecost, which is celebrated 50 days after the resurrection of Jesus. The word "Pentecost" is used in the Bible in the following passages: Acts 2:1-41, Acts 19:1-41, and Acts 20:1-6. The word "Pentecost" is also used in the Bible to refer to the Christian festival of Pentecost, which is celebrated 50 days after the resurrection of Jesus. The word "Pentecost" is used in the Bible in the following passages: Acts 2:1-41, Acts 19:1-41, and Acts 20:1-6.

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1. *What is the purpose of the study?*
 2. *What are the research objectives?*
 3. *What is the research design?*
 4. *What are the variables?*
 5. *What are the hypotheses?*
 6. *What are the results?*
 7. *What are the conclusions?*
 8. *What are the limitations?*
 9. *What are the implications?*
 10. *What are the future research directions?*

115. The same question. *See* 100g, 100h, and 101.

the 1970s, the 1980s, and the 1990s. The 1970s were a time of great change for the world, and the 1980s were a time of great change for the United States. The 1990s were a time of great change for the world, and the 2000s were a time of great change for the United States. The 2010s were a time of great change for the world, and the 2020s were a time of great change for the United States. The 2030s were a time of great change for the world, and the 2040s were a time of great change for the United States. The 2050s were a time of great change for the world, and the 2060s were a time of great change for the United States. The 2070s were a time of great change for the world, and the 2080s were a time of great change for the United States. The 2090s were a time of great change for the world, and the 2100s were a time of great change for the United States.

through the use of a computer program, which was developed by the author. The program was written in Fortran and ran on a CDC 3600 computer. The program was used to calculate the values of α and β for the various cases considered in this paper. The program was also used to calculate the values of α and β for the various cases considered in this paper. The program was also used to calculate the values of α and β for the various cases considered in this paper.

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GEOLOGIC MAPS OF THE PACIFIC PALISADES AREA, LOS ANGELES, CALIFORNIA

John T. McGinnis

MAP EXPLANATION

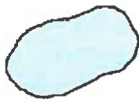
Zones of Required Investigation:

Liquefaction

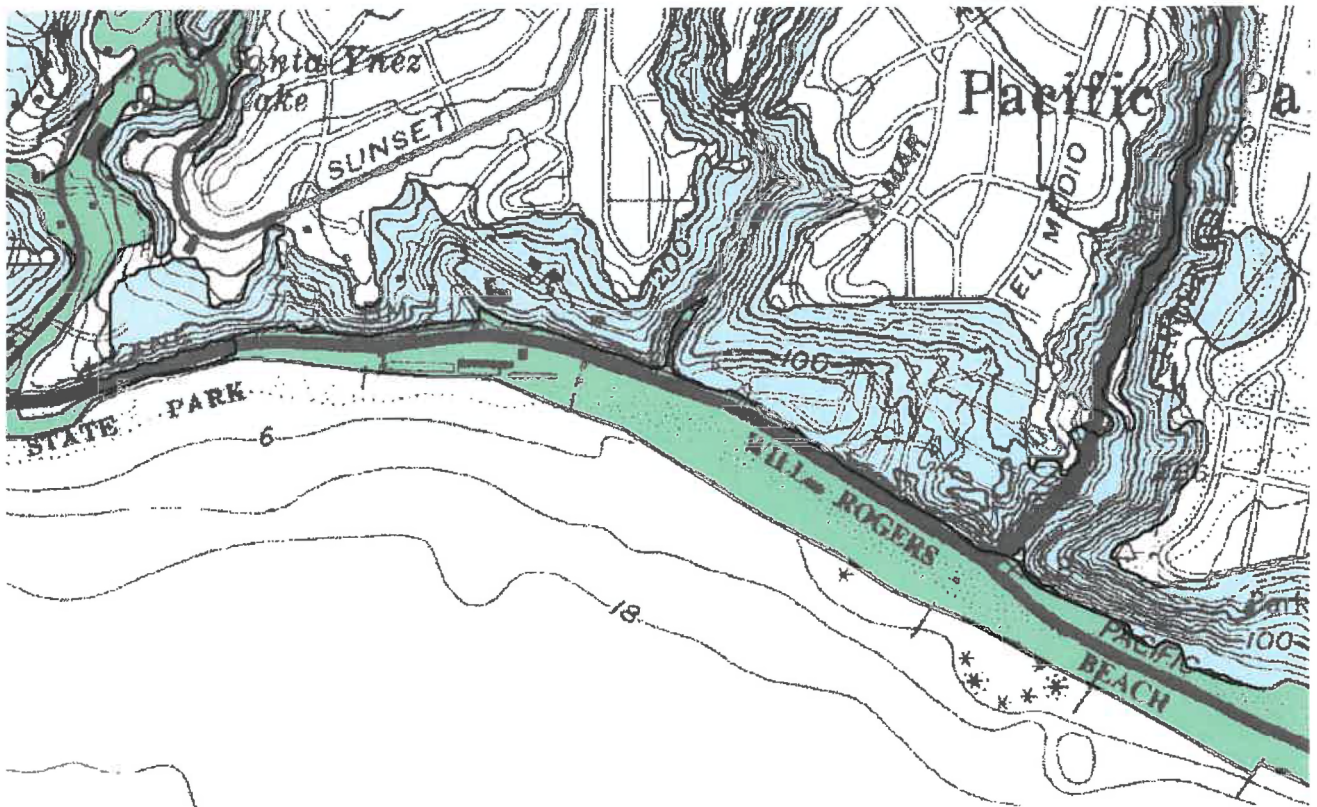


Areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Earthquake-Induced Landslides



Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.



STATE OF CALIFORNIA SEISMIC HAZARD ZONES

Defined in compliance with
Chapter 7.8, Division 2 of the California Public Resources Code
(Seismic Hazard Mapping Act)

TOPANGA QUADRANGLE

OFFICIAL MAP
Effective: April 7, 1997



Revised: September, 2011





SINGLE FAMILY DWELLING/DUPLEX

PLAN CHECK CORRECTION SHEETS (2014 LARC)

Plan Check Submittal Date: _____

Plan Check #: _____ Permit App.# _____

Job Address: _____

Applicant: _____ Phone: (____) _____

Plan Check Engineer: _____ Phone: (____) _____

Plan Check Supervisor: _____ 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.

If you have any questions or need clarification on any plan check matters, please contact the 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. The 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 sheet. 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 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. Numbers in the parenthesis refer to Code Sections of the 2014 Edition of the Los Angeles Codes or the current Zoning Code.
5. Code references with prefix R refer to 2014 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:

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

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

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|--|--|
| <input type="checkbox"/> P/GI 2014-022 General Notes for Single-Family Dwellings | <input type="checkbox"/> P/BC 2014-065 Coastal Development Permit |
| <input type="checkbox"/> P/GI 2014-024 Recording Covenants with LA County | <input type="checkbox"/> P/BC 2014-073 Policy on signed and wet Stamped plans |
| <input type="checkbox"/> P/GI 2014-025- Copies of LA Ordinances (Planning's) | <input type="checkbox"/> P/BC 2014-074 Sound Insulation near Airport |
| <input type="checkbox"/> P/BC 2014-001 Footings On or Adjacent to Slopes | <input type="checkbox"/> P/BC 2014- 096 6" concrete block masonry fences |
| <input type="checkbox"/> P/BC 2014-016 Dwellings in High Wind Velocity Areas | <input type="checkbox"/> P/BC 2014 -101 Methane hazard Mitigation standard plan |
| <input type="checkbox"/> P/BC 2014-021 Calculating building code's floor areas | <input type="checkbox"/> P/BC 2014-103 Sump Pumps for surface drainage |
| <input type="checkbox"/> P/BC 2014-023 Fire retardant roof covering for walking deck | <input type="checkbox"/> P/BC 2014-113 Reports for submittal to Grading Division |
| <input type="checkbox"/> P/BC 2014-027 Onsite Wastewater treatment system | <input type="checkbox"/> P/ZC 2002-002 Heights of Fences |
| <input type="checkbox"/> P/BC 2014-038 Mezzanines in Residential buildings | <input type="checkbox"/> P/ZC 2002-004 Yard projection & height for decks |
| <input type="checkbox"/> P/BC 2014-044 Alquist-Priolo EQ Fault Zoning Act | <input type="checkbox"/> P/ZC 2002-006 Projections in Yards |
| <input type="checkbox"/> P/BC 2014-047 Expansive soils | <input type="checkbox"/> P/ZC 2002-008 Zoning Code "Building height" |
| <input type="checkbox"/> P/BC 2014-060 30 days notification of intent to excavate | <input type="checkbox"/> P/ZC 2002-015 Prevailing setback for front yards |
| <input type="checkbox"/> P/BC 2014-064 Flood Hazard Management Specific Plan | <input type="checkbox"/> P/ZC 2002-016 Retaining walls in Hillside Areas |

Forms and Affidavits:

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

PART I: GENERAL REQUIREMENTS

A. PERMIT APPLICATION

1. Provide a fully dimensioned plot plan to scale, in ink and copy it to the PCIS application 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 wall or block fence wall
 - b. Grading work
 - c. Swimming pool
 - 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 Contractor's State License or pocket ID.
 - 4) Copy of City of Los Angeles business tax registration certificate or a newly paid receipt for one.

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

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 is required to be by certified mail with return receipt. Provide the return receipt to the plan check engineer prior to permit issuance. (3307.1)(IB: P/BC 2014-060)

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 sf or more (including accessory driveways).
 - d. Projects with more than 500 sf 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. Show the location of active and abandoned oil wells. 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.

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
2. The address of the building, the name/address of the owner, and names/addresses of the consultants are required on their plans.
3. (Two) sets of plans will be required during permit issuance. (R106.3.2.2 & R106.3.3) Plans must be:
 - 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 additional copy of only the architectural set is required for the County Tax Assessor. (California Revenue and Taxation Section 72).
5. The final set of plans must be stamped by (City Planning Dept), (Fire Dept), ()
6. Provide the following with each set of plans:

- ☐ Topography Survey Map
- ☐ Grading Plan
- ☐ Floor Plans
- ☐ Two Elevations
- ☐ Construction Section
- ☐ Foundation Plans
- ☐ Framing Plans
- ☐ Structural Details
- ☐ Grading Details

7. Provide a fully dimensioned plot plan to scale. Show the legal description, building lines, easements, lot size, zone boundaries, highway dedication lines, street center line, alley, and parking spaces and locations. Show number of stories and the use of all buildings. (R106.3.2.1)
8. Show the building area, use, number of stories, fire zone, lot size, lot area and height on the first sheet or title sheet of plans.
9. 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)
10. Remove all plans, details or notes that do not pertain to the project.

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. (12.22C20(l))
2. Zoning Information File # () requires _____
3. Provide a copy of the Certificate of Occupancy and/or building permit with plot plan showing the legal existing use and parking.
4. Provide and dimension required Front Yard. Incorporate block plot and calculations on plans showing setbacks 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.
5. Provide and dimension on plan: () Front Yard, () Side Yard, and () Rear Yard as required for Zone ().
6. Provide 30" minimum clear access around main building(s) and accessory living quarters.
7. Building exceeds () height for Zone (). Show the height per P/ZC 2002-08.
8. 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)
9. A two-car garage/carport is required. (12.21A4(a))
10. 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))
11. 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))
12. 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.

13. Automobiles are not permitted to back onto a Major or Secondary Highway or sidewalk. 12.21A5(i)1
 14. Revise plans to maintain a backup aisle. 12.21A5(b)
 15. Parking and turning areas within 15' of property line must be enclosed by 5'-9" high solid wall. 12.21A6(d),(e),(f)
 16. Maintain minimum 10' separation between dwelling and accessory building(s). (12.21C5(d))
 17. A () passageway is required from the street to entrance of each dwelling unit or guest room. (12.21C2(b))
 18. Maximum eave projection of () inches allowed in the () yard provided the yard is not reduced to less than 30". (12.22C20(b))
 19. Projection of () into the () yard/passageway is not permitted or limited to (). (12.22C20)
 20. Fences, planters, and retaining walls shall not exceed a height of () ft above the natural ground level in the required () yard. (12.22C20(f))
 21. Floor plan layout is considered a possible flexible unit. Revise floor plan to provide more open design.
 22. Accessory building is not permitted on the front half of lot, except when located a minimum (55 ft) (75 ft) from the front line. 12.21C5(l), (12.21C5(b))
 23. 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))
 24. No mezzanine is permitted within a recreation room. (12.03)
 25. 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 sf of counter surface area. (ZA 90-0080 (ZAI))
 26. 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:
 - 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 projecting into the required front yard require minimum 10 feet of vertical clearance beneath them. (12.21A17(a)(3)).
 - g. Provide fire sprinklers. (12.21A17(d))
 - h. Maximum lot coverage of (%) 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 (12.21C.10.):
 - a. Setbacks:
 - 1) Provide and dimension () required Front Yard, but not less than prevailing setback. 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) & 12.21C.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 projecting into the required front yard require minimum 10 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. Attach both 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 maximum 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 12.21C.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 maximum 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 maximum 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) & (2) and (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 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) Show street dedication per Bureau of Engineering 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 to or more than 20 ft. from the driveway providing access to main residence to the boundary of the Hillside Area. (12.21C10(i)(3))

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))
 - 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 sf 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.
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.
30. 2-vehicle parking lift ceiling height shall be minimum 16'-0" for sprinklered buildings (14'-6" for non-sprinklered buildings).

PART III: BUILDING CODE REQUIREMENTS

A. GENERAL REQUIREMENTS

1. 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.

<input type="checkbox"/> Deck Coating	<input type="checkbox"/> Damp proofing material
<input type="checkbox"/> Skylights	<input type="checkbox"/> Rigid Insulation
<input type="checkbox"/> Roofing Materials	
<input type="checkbox"/> _____	
2. 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 downstream 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. 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)
- h. Water heater must be strapped to wall. (Sec. 507.3, LAPC)
- i. 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. (6109 of LABC)
- j. For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per Assembly Bill (AB) No. 2977. (3162B)
- k. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)
- l. 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)
- m. 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 R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.2)
- n. 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)
- o. A copy of the evaluation report and/or conditions of listing shall be made available at the job site

B. OCCUPANCY CLASSIFICATION

Townhouse:

- 1. 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).
- 2. 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).
- 3. Parapets shall be provided for townhouses as an extension of exterior walls or common walls. 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).
- 4. 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 are exempt from the provisions requiring structural independence (R302.2.4).

Garage/ Carports

- 1. The proposed building is a Garage and not a carport since it is not open at least 2 sides. (R309.2)
- 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 have a minimum fire protection rating of 20 minutes and self-closing and self-latching devices, or solid wood or solid or honeycomb core steel not less than 1 3/8 inches thick. (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 shall not have openings into the garage (R302.5.2).
- 6. Other penetrations of garage/dwelling ceilings and walls shall 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 doorway. (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 story) 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 section R313. [T-R302.1(2)]
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 is 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-hr 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 Division prior to installation.
3. An approved smoke alarm 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 means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the exterior of the dwelling at the required egress door without requiring travel through a garage. (R311.1)
4. Provide emergency egress from sleeping rooms. Show details on plans. Minimum - 24" clear height, 20" clear width, 5.7 sf minimum area (5.0 sf at grade level) & 44" maximum to sill. (R310.1)
5. Provide minimum 9 sf 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. (R311.7.6)
11. Show the following stairway details on plans:
 - a. 7.75" maximum rise & minimum 10" run. (R311.7.5)
 - b. Minimum 6'-8" headroom clearance. (R311.7.2)
 - c. Minimum 36" clear width. (R311.7.1)
 - d. Handrails 34" to 38" high above tread nosing (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. (R311.7.7.3)
 - f. Maximum 4" clear spacing opening between rails. (R312.1.3)
12. Winder treads shall comply with Section R311.7.5.2.1.
13. Spiral stairs shall comply with Section R311.7.10.1.
14. Ramp slopes shall not exceed 1:12 (8%).(R311.8.1)
15. 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)
16. All interior and exterior stairways shall be illuminated. (R303.7)
17. Provide 42" high guards with maximum 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 2014 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 for each.
6. Provide natural light in (habitable rooms), () by means of exterior wall openings with an area not less than 8% of floor area. Artificial lighting may be permitted. (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. Provide under floor access opening. It shall be a minimum 16" x 24" when the opening is through a perimeter wall or a minimum 18" x 24" when the opening is through a floor. (R408.4)
11. Attic ventilation of 1/150 of the area of ventilated space (approximately 10 sq. in. for each 10 sf of attic area) is required. (R806.2)
12. Attic area having clear headroom of 30" must have an access opening (22" x 30" minimum). Access

shall be located in a hallway or other readily accessible location. *It is not allowed within a small closet space.* (R807.1)

13. Provide 15" minimum 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. (R303.9)

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 bi-fold 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 either vertical edge 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 where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps.
 - h. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom 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 R612.4.
 8. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (R319.1)
 9. Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.
 10. Provide anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors. *Exception: Maintenance of building affidavit is recorded by the owner to covenant and agree with the City of Los Angeles to remove any graffiti within 7-days of the graffiti being applied.* (6306)

[illegible]

GRADING/RETAINING WALL/SHORING PLAN CHECK Correction Sheets (2014 LABC)

Plan Check Date: _____ Plan Check/PCIS application number: _____

Job Address: _____

Reviewed by (print first/last name): _____ Phone: _____

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. The location of any revisions on the plans shall be identified as part of your responses. For any questions related to the PC corrections, e-mail or call the Plan Check Engineer.
3. Call 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 along with this Grading Plan Check Correction Sheet and the newly revised plans and calculations to the meeting so that your Plan Check Engineer may review the corrections and comments. After all of the items have been corrected to comply with code requirements and clearances have been obtained, the permit will be ready to be issue.

IMPORTANT ITEMS TO READ:

1. Your early attention to the Clearance Summary Worksheet is suggested.
2. The plan check will expire 18 months from the plan submittal date.
3. 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 parenthesis refer to Code sections of the 2014 edition of the Los Angeles Building 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).

- | | |
|---|--|
| <input type="checkbox"/> P/BC 2014-001 Footings on or adjacent to slopes | <input type="checkbox"/> P/BC 2014-027 Onsite Wastewater Treatment System |
| <input type="checkbox"/> P/BC 2014-083 Retaining wall design | <input type="checkbox"/> P/BC 2014-002 Retaining or slough wall (4'-0" high or less) |
| <input type="checkbox"/> P/BC 2014-015 Prevailing setback for front yards | <input type="checkbox"/> P/BC 2014-051 Wet Mix Shotcrete |
| <input type="checkbox"/> P/BC 2014-047 Expansive soils | <input type="checkbox"/> P/BC 2014-113 Reports for submittal to Grading Division |
| <input type="checkbox"/> P/BC 2014-057 Drainage across lot/property lines | <input type="checkbox"/> P/BC 2014-103 Sump Pumps for surface drainage |
| <input type="checkbox"/> P/BC 2014-060 30-day notification of intent to excavate | <input type="checkbox"/> P/BC 2014-065 Coastal Development Permit |
| <input type="checkbox"/> P/BC 2014-064 Flood Hazard Management Specific Plan | <input type="checkbox"/> P/BC 2014-073 Policy on signed and wet stamped plans |
| <input type="checkbox"/> P/BC 2014-096 6" concrete block masonry fences | |
| <input type="checkbox"/> P/BC 2014-044 Exemptions from Liquefaction, Landslide & Fault Hazard Zone | |
| <input type="checkbox"/> P/BC 2014-141 Guideline for Determining Live Loads Surcharge from Sidewalk Pedestrian Traffic and Street Traffic | |

Forms and Affidavits:

- ☐ Protection of adjoining property: PC/GRAD/App.13
- ☐ Grading Bond: PC/GRAD/Bond 03 and 04
- ☐ Haul Route Questionnaire Package: PC/GRAD/App.22
- ☐ Maintenance of Drainage Devices/Structures: PC/GRAD/Aff.03
- ☐ Maintenance of Uncertified Fill/Underground Structures: PC/GRAD/Aff.04
- ☐ Covenant and Agreement Regarding Drainage Easement: PC/GRAD/Aff.06
- ☐ Building Maintenance: PC/STR/Aff.23

GRADING/RETAINING WALL/SHORING PLAN CHECK

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GENERAL REQUIREMENTS

A. APPLICATION

1. Provide a fully dimensioned plot plan to scale, in ink, on the PCIS application's plot plan sheet.
2. Provide a complete and correct legal description (Tract, Lot, Block, Grant Deed).
3. A grading bond calculated per (7006.5.7) is required for projects with over 250 cubic yards of cut or fill in the "Hillside Grading Area". Bond Forms, once completed will be approved by the plan check engineer prior to submitting to City Attorney's Office. See the attached Bond Instructions and Bond Forms for additional information.
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's 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) Certificate of Workers Compensation Insurance made out to the Contractor's State License Board.
 - ii) Notarized letter of authorization for agents.
 - iii) Copy of Contractor's State License or pocket ID.
 - iv) Copy of City of Los Angeles Business Tax Registration Certificate or a newly paid receipt for one.
5. Obtain separate application for the following items:
 - a. Retaining walls
 - b. Grading work
 - c. Block walls
 - d. Swimming pools
 - e. Shoring
3. Provide tabulated earthwork, including import/export quantities in cubic yards to verify compliance with the Baseline Hillside Ordinance.
4. Provide copies of the following recorded documents for the parcel: _____.
5. A recorded affidavit is required for (lot-tie), (Maintenance of building), _____. Obtain a copy of how to process affidavits from LADBS web site and follow the instructions.
6. File 3 copies of (soils) and/or (geology) reports with the Grading Division for review and approval. One copy shall be unbound, wet-signed original (7006.2).
7. Comply with the recommendation in the approved soils/geology report and the conditions of approval as stipulated in the Grading Division letter. A copy of the letter shall be incorporated onto the plan.
8. Show compliance with the conditions noted on the Grading Pre-Inspection report. (107.3.2)
9. Comply with notification of adjoining property by giving a 30-day written notice (by certified mail and return receipt) of the attached letter to adjacent property owners, of intent to excavate where excavation is deeper than the foundation of adjoining building or located closer to property line than the depth of excavation. (3307.1), (P/BC 2014-060)
10. A Public hearing is required for import or export of earth material in excess of 1,000 cubic yards in the "Hillside Grading Area". Submit a Haul Route application to the Grading Division. Processing time is a minimum of six weeks. Call (213) 482-0472 for more information (7006.7).
11. Comply with the following Stormwater Development Construction/Planning Program requirements:
 - a. For all projects, incorporate the enclosed attachment "A" onto plans.
 - b. For projects disturbing 1 acre or more of soil, developer shall file a Notice of Intent with the State Water Resources Control Board and prepare a State SWPPP. The developer is required to show proof of these submittals.

B. CLEARANCES

1. Obtain all clearances as noted on the attached Clearance Summary Worksheet. Prompt attention is suggested as there can be delays for other departments to review the project.
2. Comply with Notification requirements for over 1000 CY of earthwork in the "Hillside Grading Area". Notices must be mailed 10 days prior to permit issuance. (106.4.6)

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- c. For all projects involving either new development or redevelopment which result in the addition, creation, or replacement of 500 square feet or more of impervious surface area, prepare Low Impact Development (LID) Plans and submit it to the Watershed Protection Division, Bureau of Sanitation, Department of Public Works for review and approval. See attached Clearance Summary Worksheet for location and phone number.
12. Site is located within a "Fault-Rupture Hazard Zone" designated by the State which requires a geological-seismic report to address potential surface fault rupture. (P/BC 2002-44)
13. Provide a copy of permit from California Division of Industrial Safety for excavations or trenches over five vertical feet.
14. Property is located within a "Flood Hazard Zone". Grading for project must comply with Flood Hazard Management Specific Plan Guidelines. (P/BC 2002-064).
15. Note on plan: "Registered Deputy Grading Inspector is required on grading and foundation earthwork where (site exceeds 60,000 sf), (cut or fill slopes exceed 2:1), (cuts exceed 40 ft. in height and within 20 ft. of a property line), (foundation excavation below a 1:1 plane from property line), (projects involve unusual hazards), (shoring work including slot-cuts)". (1704)
16. Continuous inspection by the soils engineer/geologist is required for _____.
- C. PLANS**
1. Provide 2 complete final sets of plans.
2. Provide vicinity map of scale 1" equals to 400' and grading plan 1" equals to 40'. For tentative tracts and parcel maps show all proposed lots and future property lines.
3. Provide a complete plot plan. Show: tract and lot numbers, lot dimensions, street names, north arrow, scale of plans and tract/property boundaries, existing daylight lines, slope angles and designation, dimensions of drainage terraces and location of retaining walls. (7006.1)
4. The following information must be provided on final plans:
- a. Name and address of property owner.
- b. Name and phone number of responsible owner's agent.
- c. Civil engineer responsible for grading plan.
- d. Soils engineer and/or Geologist responsible for approved reports.
- e. Earthwork quantities in cubic yards for cut, fill, import/export, and removal/recompaction.
- f. Job address for each site including off-site areas.
- g. Complete legal description for all lots involved.
5. Add the following general Grading notes to the final plans.
- a. All grading slopes shall be planted and sprinklered. (7012.1)
- b. Standard 12 inch high berm is required at top of all graded slopes. (7013.3)
- c. No fill to be placed, until the city grading inspector has inspected and approved the bottom excavation.
- d. Man-made fill shall be compacted to a minimum relative compaction of 90% max. dry density within 40 feet below finish grade and 93% of max. dry density deeper than 40 feet below finish grade, unless a lower relative compaction (not less than 90% of max. dry density) is justified by the soils engineer.
- e. Temporary erosion control to be installed between October 1 and April 15. Obtain Grading Inspector's and Department of Public Works approval of proposed procedures. [>200 CY] (7007.1)
6. Final plans and calculations must be signed by a registered Civil Engineer. (7006.1).
7. The following statement signed by both the soils engineer and geologist, shall be on the final plans:
"This plan has been reviewed and conforms to recommendations of soils engineering/geologic reports dated _____. Signature and date _____"
8. Provide cross-sections at slopes showing existing grades, proposed slopes, areas of cut or fill, retaining walls, structures and property boundaries.
9. Detail on plans the method of temporary excavations. Dimension max vertical cuts and show trim slopes.
10. Provide benching details for fill placed on slopes steeper than 5(h):1(v) as per approved soils report. (7011.8)
11. Graded slopes are limited to a maximum slope of 2:1 [horizontal:vertical], unless it is specifically allowed by the Grading Division's approval letter of the Soil/Geo report. (7010.2, 7011.2)

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12. Toe of fill slopes not to be nearer to other private properties than one-half the height of the fill, with a minimum of 2 feet and a maximum of 20 feet. (7011.5)
 13. Top of cut slopes not to be made nearer to project boundary than one-fifth the height of the slope, with a minimum of 2 feet and a maximum of 10 feet. (7010.3)
 14. Buildings to have a level setback from ascending slopes exceeding 3:1 [H:V] a minimum of H/2 but need not exceed 15 ft. (1806.5.2)
 15. Footings to be setback from descending slopes exceeding 3:1 [H:V] a minimum of H/3 but need not exceed 40 ft. (1806.5.3.)
 16. Detail on plans driveway center line profile. Maximum grade is 20% for center line and 10% for cross fall. Transition zones required. (10% for the first & last 8') See IB P/ZC 2002-001.
 17. Show sections of fill with details of bottom keys and sub-drain. Compacted fill to be placed on top of competent bearing material. (7011)
 18. No grading permit can be issued prior to the issuance of any building permits when site is located within area designated as Grading Ordinance Hillside. (7005.1)
 19. Note on plans: Retaining walls located closer to the property line than the height of the wall shall be backfilled not later than 10 days after construction of the wall and necessary structural supporting members unless recommended otherwise by responsible engineer.
 20. Locate the basement walls/retaining walls a minimum 12" away from the property line to accommodate the placement of the sub-drain device.
- D. DRAINAGE**
1. Provide hydrology calculations to justify drainage design. Calculations shall be based on the proper 50-year isohyetal and the latest method adopted by the L.A. City Bureau of Engineering. (7013.6)
 2. Detail pad elevations to provide minimum of 2% drainage to street. Sec. 91.7013.10. (7013.10)
 3. Detail on plan methods proposed to intercept and carry off subsurface water.
 4. Show on plans: subdrains required for fill placed in natural water courses. (7013.8)
 5. Provide 8' paved interceptor terrace drains at 25' vertical intervals. Drain gradients may vary from 5 to 12 percent, but changes in gradient must increase in the direction of flow. (7013.1)
 6. Provide a 20' wide bench every 100' of slope height (cut or fill). Retaining walls are not allowed to reduce this height. (7010.1, 7011.1)
 7. Provide 6' paved diverter terraces along top of graded slopes. (7013.2, Figure B)
 8. Single run of slope interceptor terraces are not to exceed 150' to a down drain. (7013.1)
 9. Show existing drainage devices on adjacent tracts.
 10. Provide an approved outlet structure for all down drains, to consist of velocity reducers, diversion walls, rip-rap, concrete aprons or similar energy dissipater. (7013.5.3)
 11. Concentrated drainage to be discharged into an approved location. (Drainage required into street, natural watercourse, drainage easement or other approved location.) (7013.9, 7013.10, 7013.11)
 12. The use of dispersal wall to discharge water to areas other than street or natural watercourse is not allowed.
 13. Drainage across interior lot lines creating cross-lot drainage is not permitted nor are changes in the drainage pattern which alter or increase quantity of water discharging to adjoining properties. (P/BC 2014-057).
 14. Obtain modification approval from the Grading Division for the following:
 - a. Use of sump pump for diverting site drainage.
 - b. Use of dispersal wall to convert site drainage to sheet flow per P/BC 2014-057.
 15. For sites located in the Upper Los Angeles River Area (ULARA) Basins (San Fernando, Sylmar and Eagle Rock Basins) obtain approval from Department of Water and Power (DWP) and Upper Los Angeles River Area (ULARA) Watermaster for use of sump pump for

GRADING/RETAINING WALL/SHORING PLAN CHECK

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permanent de-watering of the site. Refer to Information Bulletin P/BC 2008-103 for additional information.

16. File 3 copies of (soils) and (geology) reports with the Grading Division for review and approval for proposed infiltration of stormwater. A copy of the letter shall be attached to the plan.

E. BUTTRESS FILL

1. Outline and distinguish all areas of buttress or stabilization fills on the plans.
2. Provide cross-section and detail buttress fills on plans that conform to with the approved recommendations of the Soils Engineer and Geologist, and Code Section 7015.
3. Detail on plans: the sub-drains required to prevent hydrostatic pressure, as per an approved soils report.
4. Provide blanket seals of relatively impervious material on cut pads above buttress fills where grading exposes the strata to infiltration of water. The blanket thickness shall be as specified by the soil engineer, 2 feet minimum. (7015.6)

F. OFF-SITE GRADING

1. If off-site grading is under separate ownership, provide two copies of a notarized letter of permission from the adjacent owner. Letter shall include:
 - a. Legal description of parcel involved.
 - b. A statement that owner has reviewed the grading plan prepared by _____ and dated _____.
 - c. Permission for the contractor and his successor to have access to the premises and permission to do the work as shown on the plans.
2. If off-site area is under same ownership, indicate on plans same ownership. Include on grading application legal description of off-site area.
3. Show off-site areas on application plot plan.
4. Separate grading permits are required for each lot under separate ownership within the limits of grading. (7006.6)

G. RETAINING WALLS

1. A separate plan check and/or permit is required for retaining walls. Submit structural details and design calculations.

2. Provide retaining wall details on plans. Show: surface drains, subsurface drains, slope of backfill, tie at change in wall thickness and reinforcement.
3. Provide a minimum Safety Factor of 1.5 against sliding and overturning. (1806.1)
4. A minimum of _____ ft. of freeboard is required.
5. Basement walls and slab shall be waterproofed with an L.A. City approved waterproofing material.
6. Provide material specifications for masonry, reinforcing steel, grout, mortar and concrete. Also specify any required continuous inspections per Code Section 1704.
7. Retaining walls located within (front) (side) (rear) yards shall not exceed _____ ft. per the Zoning code.
8. The number of retaining walls and their height is limited to one 12' high wall or two 10' high walls at minimum 3' apart.
9. Provide a 42" guardrail on top of walls for yard areas which drop more than 30 inches. (509)
10. Basement and retaining walls over 6 feet high are to be designed for additional lateral loads due to earthquake motions as required by Section 91.1803.5.12 for Seismic Design Category D, E or F.

H. SHORING

1. Calculate the deflection of soldier piles and compare with the maximum allowable as specified in the approved soil or foundation report.
2. Comply with requirements for shotcrete per Code Section 1913 and IB P/BC 2002-051.
3. Comply with the approved soil report recommendations for permanent and temporary dewatering procedures.
4. Design and detail required lagging.
5. If tie-back anchors extend across the property line, a notarized letter is required from the adjacent property owner allowing the anchors to extend into their property. A separate permit is required for such offsite work. Approval from Public Works is required for encroachment of anchors into the public way.
6. Obtain a separate permit for underpinning of adjacent structures where the lateral support is being removed.
7. Shoring system is not allowed to support surcharge from adjacent structures without the recommendations of an

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