



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION**

**NON-RESIDENTIAL
GREEN BUILDING
STANDARDS CODE
PLAN REVIEW LIST**

GENERAL PROJECT INFORMATION

PLAN CHECK NO. _____ DISTRICT NO _____
JOB ADDRESS _____ CITY _____ ZIP _____

NOTE: Numbers in the parenthesis () refer to sections of the 2023 edition of the County of Los Angeles Green Building Standards Code, Table (T).

INSTRUCTIONS

- Corrections with circled item numbers apply to this plan check.
- In the left-hand margin of the circled corrections, please indicate the sheet number and detail or note number on the plans where the corrections are made. Resubmit marked original plans and two corrected sets of plans, calculations and this plan review list.
- Incomplete, unclear, or faded drawings or calculations will not be accepted.
- Incorporate all comments as marked on checked set of plans and calculations and these correction sheets.

GENERAL REQUIREMENTS

The 2023 County of Los Angeles Green Building Standards Code regulates the construction of new residential and non-residential buildings for the purpose of improving public health, safety, and general welfare. This is accomplished by enhancing the design and construction of buildings to reduce their negative impact on the environment and encouraging sustainable construction practices.

GENERAL

Newly constructed non-residential buildings and residential buildings of 7 stories or greater shall comply with the following requirements.

The following requirements shall also apply to non-residential building additions of 1,000 sq.ft. or greater, and/or building alterations with a permit valuation of \$200,000 or above. Code sections relevant to additions and alterations shall only apply to the portion(s) of the building being added or altered within the scope of permitted work. (301.3)

PLANNING AND DESIGN

1. Submit to Drainage and Grading Section for review and approval of the following:
 - a. Storm Water Pollution Prevention (5.106.1)
 - b. Low Impact Development (LID) (5.106.2)
 - c. Grading and Paving (5.106.10)
 - d. Outdoor Water Use (5.304)

2. Define the anticipated number of visitor parking spaces on plans. Provide adequate short term bicycle parking, equal to 5% of new visitor motorized vehicle parking capacity being added. A minimum of one two-bike rack shall be provided. Bicycle racks must be permanently anchored within 200' of the visitors' entrance, and readily visible to passers-by. (5.106.4.1.1)

EXCEPTION: Additions or alterations which add nine or less visitor vehicular parking spaces

3. Define the anticipated number of tenant occupants on the plans. If 10 or more tenant-occupants are proposed for new buildings, or if additions or alterations add 10 or more tenant vehicular parking spaces, provide secure long-term bicycle parking equal to 5% of tenant vehicular parking spaces being added, with a minimum of one space. Secure bicycle parking facilities shall be convenient from the street and may include:
 - a. Covered, lockable enclosures with permanently anchored racks for bicycles;
 - b. Lockable bicycle rooms with permanently anchored racks;
 - c. Lockable, permanently anchored bicycle lockers. (5.106.4.1.2)

4. Newly constructed non-residential buildings shall provide adequate parking spaces for EV capable and EV Supply Equipment (EVSE) installation. This is for future and immediate use of Electric Vehicle (EV) charging in accordance with Table 5.106.5.3.1. See requirements summarized on page 2:

Applicable Building	Required % of EV Capable & EVSE (§ 5.106.5.3)	Definitions
New Non-Res Buildings	EV Capable – 30% EVSE Installed – 33% (with L2 or DCFC)	<ul style="list-style-type: none"> • EV Capable: For <u>Future</u> EV charging space (i.e. conduit + dedicated breaker only) • Required % is calculated based on the total # of parking spaces provided at the facility. • EVSE: Electric Vehicle Supply Equipment (i.e. EV chargers) • L2: Level 2 charger; 240V • DCFC: DC Fast Charger, or Level 3 charger

Note: 33% of the 30% EV Capable must have EVSE installed

5. Newly constructed non-residential buildings shall be submitted to the **Electrical** Section for:
 - a. Review and approval of light pollution reduction for both interior and exterior lighting. (5.106.8)
 - b. Review and approval of raceway methods, wiring schematic, and electrical load calculations for future Electric Vehicle Supply Equipment. (5.106.5.3)

6. On the Plans, indicate the Cool Roof Rated Council (CRRC) product number that meets the minimum values in Table 5.106.11 unless it meets one of these exceptions. Note: The Solar Reflectance Index (SRI) value may be used as an alternative to compliance with the 3-year aged solar reflectance and thermal emittance values:
 - a. Roof repair.
 - b. Roof replacement when the roof area being replaced is equal to or less than fifty (50) percent of the total roof area.
 - c. Installation of building-integrated photovoltaics.
 - d. Installation of a steep-sloped roof (roof slope > 2:12) in climate zone 16 on other than a low-rise multifamily building.
 - e. Additions resulting in less than 500 square feet of added roof area or less than fifty (50) percent of the total roof area, whichever is greater.
 - f. Roof construction that has a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot. (5.106.11)

ENERGY EFFICIENCY

7. Building must comply with the 2022 Building Energy Efficiency Standards per Title 24, Part 1, Article 1, part 6 of the California Code of Regulations. Submit to the Mechanical Section and the Electrical Section for review and approval of Energy efficiency compliance. (5.201.1)

WATER EFFICIENCY

8. Obtain approval from the Mechanical Section for compliance with Section 5.303 - Indoor Water Use.
9. Submit to Land Development Division for approval of a water budget for projects with an aggregate landscaping area equal to or greater than 500 square feet. A water budget shall be developed for landscape irrigation use that conforms to the local water efficient landscape ordinance OR to the California Department of Water Resources' Model Water Efficient Landscape Ordinance, whichever is more stringent. The following factors shall be effective until subsequent revision of the MWELO by the California Department of Water Resources (DWR):
 - a. ET Adjustment Factor (ETAF) – 0.65
 - b. Special Landscape Area (SLA) – 0.35
 (5.304)

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

10. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion in buildings. Provide detail of nonabsorbent floor/wall finishes within 2' of such openings on plans and show compliance with at least one of the provisions of Section 5.407.2.2.1.
11. Provide an approved Recycling and Reuse Plan (RRP) from Environmental Programs Division showing that 65% of the nonhazardous construction and demolition debris will be salvaged, recycled, and/or reused. (5.408.1)
12. Provide readily accessible areas that serve the entire building and are identified for the recycling of non-hazardous materials. Comply with the attached *Waste and Recycling Storage Area Requirements Plan Correction List*. (5.410.1)
13. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet OR new systems that serve an initial tenant improvement to a phased project that is less than 10,000 square feet.
 - a. Provide a note on the plans: "Prior to permit being finalized, a complete report of the testing and adjusting shall be provided to the owner or owner's representative and facilities operator AND *Form 5.410 – Testing and Adjusting* shall be completed and provided to the inspector." (5.410.4)
14. Commissioning is required for newly constructed buildings of 10,000 square feet or greater OR initial tenant improvements to a phased project that exceed 10,000 square feet.

- a. Complete the attached forms prior to permit issuance:
 - i. *Form 5.410 – Owner’s Project Requirements*
 - ii. *Form 5.410 – Basis of Design*
- b. Provide a note on the plans: “Prior to permit being finalized, a complete report of the commissioning process shall be provided to the owner or owner’s representative and facilities operator, AND *Form 5.410 – Verification* shall be completed and provided to the inspector.” (5.410.2)
 - i. VOC emission limits defined in the CHPS High Performance Products Database OR
 - ii. Products certified under UL GREENGUARD Gold (Formerly the Greenguard Children & Schools program) OR
 - iii. Certification under the RFCI FloorScore Program OR
 - iv. Meet the California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) (5.504.4.6)

ENVIRONMENTAL QUALITY

- 15. Fireplaces shall be direct vent sealed combustion gas or sealed wood-burning. Indicate on the plans the manufacturer name and model number. (5.503.1)
- 16. Provide the following note on the plans: “At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal, or other acceptable methods to reduce the amount of dust, water and debris which may collect in the system.” (5.504.3)
- 17. Provide finish plan complying with the following:
 - a. Adhesives, sealants and caulks, paints and coatings, and aerosol paints and coatings shall meet or exceed the standards outlined in Sections 5.504.4.1, 5.504.4.3, and 5.504.4.3.1 respectively. Verification of compliance with these sections must be provided at the time of inspection.
 - b. All carpet installed in the building interior shall meet the testing and product requirements of one of the following: (5.504.4.4)
 - i. Carpet and Rug Institute’s Green Label Plus Program OR
 - ii. California Department of Public Health Standard Practice for the testing of VOC’s (Specification 01350) OR
 - iii. NSF/ANSI 140 at the Gold Level OR
 - iv. Scientific Certifications Systems Sustainable Choice OR
 - v. VOC emission limits defined in the CHPS High Performance Products Database
 - c. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program. Carpet adhesives shall not exceed a VOC limit of 50 g/L. (5.504.4.4.1, 5.504.4.4.2)
 - d. Composite wood products (hardwood plywood, particle board, and MDF composite wood) installed on the interior or exterior of the building shall meet or exceed the standards outlined in Table 5.504.4.5. (5.504.4.5)
 - e. Minimum of 80% of floor area receiving resilient flooring shall comply with one or more of the following:
 - 18. Designated outdoor smoking areas are prohibited within 25’ of building entries, outdoor air intakes, operable windows, and in buildings. Show location of all smoking areas and add note to plans regarding signage to inform occupants of the prohibitions. (5.504.7)
 - 19. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40. (5.507.4.3)
 - 20. Wall and roof-ceiling assemblies making up the building envelope shall meet a composite Sound Transmission Coefficient (STC) of at least 50, with exterior windows of a minimum STC of 40 for any of the following building locations: (5.507.4.1)
 - a. Within 1000 ft of right of ways of freeways
 - b. Within 5 miles of airports serving more than 10,000 commercial jets per year
 - c. Where the sound levels at the property line exceed 65 dB $L_{eq-1-hr}$.

TIER 1 REQUIREMENTS

The proposed newly constructed building is greater than or equal to 25,000 square feet. Comply with the following Tier 1 requirements and provide a summary on the first sheet of plans outlining the measures selected for compliance. (301.3.3)

- 21. From Division A5.1 – Planning & Design
 - a. Roofing materials shall comply with Tier 2 requirements of Table A5.106.11.2.3 (A5.106.11.2, T-A5.106.11.2.3)
 - b. Provide adequate designated parking for fuel efficient vehicles for a minimum of 35% of parking capacity, in accordance with A5.106.5.1.1 (A5.106.5.1)
 - c. Provide cool roof with adequate thermal emittance and solar reflectance, or SRI values. (A5.106.11.2)
 - d. One additional elective measure from Division A5.1 is met by complying with the mandatory Low Impact Development (LID) requirements. Provide approval from Drainage and Grading Section.
- 22. From Division A5.3 – Water Efficiency
 - a. Provide approval from Mechanical Section for a 12% reduction in indoor potable water usage. (A5.303.2.3.1)

- b. Comply with one additional elective measure from Division A5.3. Specify which elective has been selected and how requirements have been met.
23. From Division A5.4 – Material Conservation & Resource Efficiency
- a. Comply with one of the following:
 - i. Provide documentation to justify that materials used have a total (combined post-consumer and pre-consumer) recycled content value (RCV) of at least 10% of the total value, based on estimated cost of materials on the project. (A5.405.4)
 - ii. Provide documentation to justify that two products were used that meet the minimum recycled content levels in Table A5.405.4 for at least 75%, by cost, of all products in that category for the project. (A5.405.4)
24. From Division A5.5 – Environmental Quality
- a. Clearly indicate on plans that where resilient flooring is installed, at least 90% of floor area receiving resilient flooring shall comply with Section A5.504.4.7. Verification of compliance must be provided at the time of inspection. (A5.504.4.7)
 - b. Provide thermal insulation that complies with the VOC emission limits defined in the 2009 CHPS Low-emitting Materials List. (A5.504.4.8)
 - c. Comply with one additional elective measure from Division A5.5. Specify which elective has been selected and how requirements have been met.
25. One additional elective measure from any division is met by complying with the mandatory Low Impact Development (LID) requirements. Provide approval from Drainage and Grading Section.

ADDITIONAL COMMENTS
