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

RESIDENTIAL GREEN BUILDING STANDARDS CODE

PLAN REVIEW LIST

GENERAL PROJECT INFORMATION

PLAN CHECK NO. BLDR2306005242 DISTRICT NO _____

JOB ADDRESS 3051 Evelyn St. CITY La Crescenta ZIP 91214

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 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.

Newly constructed low-rise and high-rise residential buildings/structures six stories or less AND additions or alterations to residential buildings shall comply with the following requirements. (301.1.1)

PLANNING AND DESIGN

1. Blueprint and sign “Attachment A” to building plans and show compliance with Best Management Practices for Construction Activities. (4.106.2)

2. Submit to Drainage and Grading Section for review and approval of the following:
   a. Surface drainage (4.106.3)
   b. Low Impact Development (LID) (4.106.5)
   c. Outdoor Water Use (4.304.1)

3. Provide infrastructure to facilitate installation and use of Electric Vehicle (EV) supply equipment and charging in accordance with the following unless it meets one of these exceptions. Also reference requirements summarized in the table on the page 3:

   (4.106.4)

   a. New one- and two-family dwellings and townhouses with an attached private garage:
      i. Install a listed, trade size 1 (nominal 1 inch inside diameter) raceway and a dedicated 208/240-volt branch circuit from the main service or subpanel to a listed cabinet, box or enclosure in close proximity to the proposed location of an EV charger.
      ii. The raceway shall originate at the main service or subpanel and shall terminate into a listed attachment plug in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces.
      iii. The service panel and/or subpanel shall provide a 40A minimum dedicated circuit. The over-current protective device space on the panel AND the raceway termination shall be visibly marked “EV CAPABLE”.

      (4.106.4.1)

   b. New multifamily development projects with less than 20 dwelling units, hotels and motels with less than 20 sleeping units or guest rooms and new residential parking facilities:
      i. 50 percent of total parking spaces provided shall be electric vehicle charging spaces (EV spaces as follows:
         (1) 30 percent of the total number of parking spaces equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

(2) 15 percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be EVCS capable of supporting future Level 2 EVSE. Calculations for the required number of EV spaces and EVCS shall be rounded up to the nearest whole number.

(3) 5 percent of the total number of parking spaces shall be equipped with Level 2 EVSE. When common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

Exceptions for New Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms:

(1) When EV chargers (Level 2 EVSE) are installed in a number greater than the 5 percent of parking spaces required by Section 4.106.4.2.1, item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the 5 percent required.

(2) EV chargers shall not be required for affordable housing projects. The number of required EV capable spaces is permitted to be calculated as 10 percent of the number of parking spaces and the number of required EV ready spaces is permitted to be calculated as 25 percent of the number of parking spaces for affordable housing projects.

(4) If only one EV space required:

(a) Install a listed, trade size 1 (nominal 1 inch inside diameter) raceway to accommodate a dedicated 208/240-volt branch circuit from the main service or subpanel to a listed cabinet, box or enclosure. Indicate the raceway termination point on the plans.

(b) The service panel and/or subpanel shall provide capacity to install a 40A minimum dedicated circuit and space for the over-current protective device.

(5) If multiple EV spaces required:

(a) Indicate the raceway termination point and the proposed location of future EV spaces and EV chargers on plans.

(b) Submit to Electrical Section for approval of raceway methods, wiring schematics, and electrical load calculations for future EVSE.

ii. Indicate locations of the proposed EV spaces on the plans. At least one EV space shall be located in common use areas and available for use by all residents. EV spaces shall be 18 feet deep and 9 feet wide.

iii. One in every 25 EV spaces, but not less than one, shall have an 8 foot wide aisle (a 5 foot wide aisle shall be permitted provided the minimum width of the EV space is 12 feet). Surface slope shall not exceed 1 unit in 48 (2.083 percent). These EV spaces must be located adjacent to an accessible parking space allowing use of the EV charger from the accessible space, OR on an accessible route to the building. (4.106.4.2.1)

c. New multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms and new residential parking facilities:

i. 60 percent of total parking spaces provided shall be electric vehicle charging spaces (EV spaces as follows:

(1) 30 percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

(2) 15 percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be EVCS capable of supporting future Level 2 EVSE. Calculations for the required number of EV spaces and EVCS shall be rounded up to the nearest whole number.

(3) 15 percent of the total number of parking spaces shall be equipped with Level 2 EVSE. When common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

Exception for New Multifamily development projects with 20 or more dwelling units; and hotels and motels with 20 or more sleeping units or guest rooms:

(1) The number of required EV chargers is permitted to be calculated as 5 percent of the number of parking spaces for affordable housing projects. The number of required EV capable spaces is permitted to be calculated as 10 percent of the number of parking spaces and the number of required EV ready spaces is permitted to be calculated as 25 percent of the number of parking spaces for affordable housing projects.

(4) If only one EV space required:
   (a) Install a listed, trade size 1 (nominal 1 inch inside diameter) raceway to accommodate a dedicated 208/240-volt branch circuit from the main service or subpanel to a listed cabinet, box or enclosure. Indicate the raceway termination point on the plans.
   (b) The service panel and/or subpanel shall provide capacity to install a 40A minimum dedicated circuit and space for the over-current protective device.

(5) If multiple EV spaces required:
   (a) Indicate the raceway termination point and the proposed location of future EV spaces and EV chargers on plans.
   (b) Submit to Electrical Section for approval of raceway methods, wiring schematics, and electrical load calculations for future EVSE.

ii. Indicate locations of the proposed EV spaces on the plans. At least one EV space shall be located in common use areas and available for use by all residents. EV spaces shall be 18 feet deep and 9 feet wide.

iii. One in every 25 EV spaces, but not less than one, shall have an 8 foot wide aisle (a 5 foot wide aisle shall be permitted provided the minimum width of the EV space is 12 feet). Surface slope shall not exceed 1 unit in 48 (2.083 percent). These EV spaces must be located adjacent to an accessible parking space allowing use of the EV charger from the accessible space, OR on an accessible route to the building. (4.106.4.2.2)

Applicable Res Building	Required % of EV Ready & EVSE (§ 4.106.4)	Definitions
New 1+2 Family Dwellings	EV Ready	· **EV Capable**: EV charging space (i.e. conduit + dedicated breaker only) · **EV Ready:** Installation of a dedicated 40A breaker on the electrical panel, wiring, and a 50A outlet at the parking area. · **Required %** is calculated based on the total # of parking spaces provided at the facility. · **EVSE**: Electric Vehicle Supply Equipment (chargers) · **L2:** Level 2 charger, 240 volts · **DCFC**: DC Fast Charger, or Level 3 charger *** Multifamily units Exceptions:** Areas of parking facilities served by parking lifts.
New Multifamily Dwellings with < 20 units; New Hotels/Motels with < 20 units *(With Exceptions*)*	EV Capable – 15% EV Ready – 30% EVSE Installed – 5%	
New Multifamily Dwellings with 20 or more units; New Hotels/Motels with 20 or more units *(With Exceptions*)*	EV Capable – 15% EV Ready – 30% EVSE Installed – 15% (with L2 or DCFC)	

Exceptions for EV Charging

a. *EV Ex 1.* On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   (1) *Ex 1.1*. Where there is no local utility power supply or the local utility is unable to supply adequate power.
   (2) *Ex1.2*. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.

b. *EV Ex2.* Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4. On the Plans, indicate the Cool Roof Rated Council (CRRC) product number that meets the minimum values in Table 4.106.6 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.

(4.106.6)

ENERGY EFFICIENCY

5. For low-rise residential buildings (3 stories or less), show compliance with the 2022 Building Energy Efficiency Standards Title 24, Part 1, Article 1, and Part 6 of the California Code of Regulations.
   a. Low-rise residential buildings 3 stories or less, see attached correction sheet.
   b. Residential buildings 4 stories and more, submit to the Mechanical Section for approval.

   (4.201.1)

WATER EFFICIENCY AND CONSERVATION

6. Provide a schedule of plumbing fixtures and fixture fittings on the plans that comply with the following flow rates:
   a. Water Closets – 1.28 GPF
   b. Urinals – 0.5 GPF
   c. Wall-mounted urinal – 0.125 GPF
   d. Single showerhead – 1.8 GPM at 80psi
   e. Multiple showerheads – 1.8 GPM at 80psi for all combined showerheads
   f. Lavatory faucets – 1.2 GPM at 60psi
   g. Lavatory faucets in public use areas – 0.5 GPM at 60psi
   h. Metering faucets - .20 gallons per cycle
   i. Kitchen faucets – 1.8 GPM at 60psi (4.303.1)

7. Submit to Land Development Division for approval of an outdoor potable water budget for residential developments. 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. (4.304.1)

MATERIAL CONSERVATION & RESOURCE EFFICIENCY

8. Provide a note on the floor plans indicating that annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar methods. (4.406.1)

9. Provide an approved Recycling and Reuse Plan (RRP) from Environmental Programs Division showing that 65% of nonhazardous construction and demolition debris will be salvaged, recycled, and/or reused.

   (4.408.1)

10. The attached *Building Operations and Maintenance Manual* must be completed and provided at the time of final inspection and placed in the building. (4.410.1)

ENVIRONMENTAL QUALITY

11. Fireplaces shall be direct vent sealed combustion-type. Indicate on the plans the manufacturer name and model number. (4.503.1)

12. Provide the following notes on the plans:
    a. At the time of rough installation, or during storage on the construction site and 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 water, dust, and debris which may enter the system.

       (4.504.1)
    b. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities.

       (4.505.3)
    c. All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following:

       i. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

       ii. Fans must be controlled by a humidity control capable of adjustment between a relative humidity range of ≤50% to a maximum of 80% unless functioning as a component of a whole house ventilation system. (4.506.1)

13. Provide the following notes on the plans regarding finish material pollutant control. Verification of compliance with these sections must be provided at the time of final inspection and shall be documented on the *Building Operations and Maintenance Manual*.
    a. Adhesives, sealants and caulks shall meet or exceed the standards outlined in Section 4.504.2.1 and comply with the VOC limits in Tables 4.504.1 and 4.504.2 as applicable. (4.504.2.1)

    b. Paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.2 and comply with the VOC limits in Table 4.504.3. (4.504.2.2)

    c. Aerosol paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.3.

       (4.504.2.3)
    d. All carpet installed in the building interior shall meet the testing and product requirements of one of the following:
       i. Carpet and Rug Institute's Green Label Plus Program OR
       ii. California Department of Public Health Standard Method for the testing of VOC Emissions (Spec 01350) OR

iii. NSF/ANSI 140 at the Gold Level OR

iv. Scientific Certifications Systems Indoor Advantage Gold (4.504.3)

e. 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. (4.504.3.1, 4.504.3.2)

f. A minimum of 80% of floor area receiving resilient flooring shall comply with one or more of the following:

i. Products certified as a Low-Emitting Material 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 (Spec 01350) (4.504.4)

g. Composite wood products (hardwood plywood, particle board, and MDF) installed on the interior or exterior of the building shall meet or exceed the standards outlined in Table 4.504.5. Verification of compliance with these sections must be provided at the time of inspection. (4.504.5)

ADDITIONAL COMMENTS

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

BUILDING OPERATION AND MAINTENANCE MANUAL – 2023 LAGBSC

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

This manual shall remain with the building throughout the life cycle of the structure.

This structure contains various elements designed for the purpose of improving public health, safety, and general welfare. Please note the following elements that are applicable to this structure, and provide or attach the appropriate information.

1. HVAC System **Installed? YES ❒ NO ❒**

Manufacturer_____

SEER_____

Efficiency_____

Air Filter MERV_____

Attach operation and maintenance instructions to this manual.

2. Water Heating System **Installed? YES ❒ NO ❒**

Manufacturer_____

Efficiency _____

Attach operation and maintenance instructions to this manual.

3. Other Equipment **Installed? YES ❒ NO ❒**

Manufacturer_____

Special Instructions_____
_____
_____
_____

Attach operation and maintenance instructions to this manual.

4. Roof and Yard Drainage **Installed? YES ❒ NO ❒**

Linear Feet of Gutter_____
Gutters shall me maintained free of debris at all times.

Number of Downspouts_____

Number of Catch Basins_____

5. Irrigation System **Installed? YES ❒ NO ❒**

Irrigation Controller Type and Manufacturer
_____
_____

Attach operation and maintenance instructions to this manual.

6. Water Reuse System **Installed? YES ❒ NO ❒**

Water Reuse Type_____

Attach operation and maintenance instructions to this manual.

7. Utilities

Electrical Service Provider_____
Tel – ( ) _____-_____

Natural Gas Service Provider_____
Tel – ( ) _____-_____

Water Service Provider_____
Tel – ( ) _____-_____

Septic System Installer_____
Tel – ( ) _____-_____

Recycling Pickup_____
Tel – ( ) _____-_____

8. Public Transportation

Nearest Bus Stop_____

Nearest Subway Stop_____

Nearest Carpool Location_____

Attach a map to this manual showing the structure's location relative to public transportation.

9. Humidity

Provide information about the positive impacts of maintaining a relative humidity between 30%-60% within this structure. Positive impacts include:

a. *Resistance to the growth of dust mites, mildew, and mold.*
b. *Resistance to possible allergic reactions.*
c. *Maintains interior wood and paint surfaces.*

10. Routine Maintenance

Attach instructions on routine maintenance for critical building elements including, but not limited to the following.

a. *Equipment and appliances*
h. *Roof and yard drainage*
i. *Space conditioning systems*
j. *Landscape irrigation systems*
k. *Other installed systems*

11. Solar Energy **Installed? YES ❒ NO ❒**

Manufacturer_____

Special Instructions_____
_____

Attach operation and maintenance instructions to this manual. If no solar energy system is installed, attach information on state incentive programs.

12. Verifications

Adhesives Manufacturer and Type_____
_____
VOC Level_____

Caulk Manufacturer and Type_____
_____
VOC Level_____

Aerosol Adhesives Manufacturer and Type_____
_____
VOC Level_____

Paint Manufacturer and Type _____
_____
VOC Level_____

Sealer/Stain Manufacturer and Type_____
_____
VOC Level_____

Carpet Manufacturer and Type_____
_____
Testing Program Certification_____

Resilient Flooring Manufacturer and Type_____
_____
Testing Program Certification_____

Composite Wood Manufacturer and Type_____
_____
Formaldehyde Limits_____

Attach all product certifications, specifications, and applicable chain of custody certifications to this manual.