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

GENERAL PROJECT INFORMATION

PLAN CHECK NO. _____ DISTRICT NO _____ INITIAL VALUATION _____
JOB ADDRESS _____ CITY _____ ZIP _____
OWNER _____ TELEPHONE ( ) _____
ARCHITECT _____ TELEPHONE ( ) _____
ENGINEER _____ TELEPHONE ( ) _____
APPLICANT _____ TELEPHONE ( ) _____
ADDRESS _____ CITY _____ ZIP _____

PROJECT INFORMATION

USE ZONE _____ CLIMATE ZONE _____ VHFHSZ: ☐YES ☐NO FLOOD ZONE: ☐YES ☐NO

BUILDING ELEMENT	SQ. FT.	NO. OF STORIES	CONSTR. TYPE	OCC. GROUP	$ / SQ. FT.	$ VALUE
				New Valuation:		

FIRE SPRINKLER AND CONSTRUCTION INFORMATION

SPRINKLER USED FOR HEIGHT INCREASE? ☐YES ☐NO
SPRINKLER USED IN LIEU OF ONE-HOUR CONSTRUCTION? ☐YES ☐NO
SPRINKLER USED FOR AREA INCREASE? ☐YES ☐NO
BUILDING FRONTAGE USED FOR AREA INCREASE? ☐YES ☐NO

PLAN CHECK ENGINEER AND CORRECTION INFROMATION

REVIEWED BY _____ DATE _____ TELEPHONE _____
RECHECKED BY _____ DATE _____ TELEPHONE _____
RECHECKED BY _____ DATE _____ TELEPHONE _____
APPROVED BY _____ DATE _____ TELEPHONE _____

Your application for a permit, together with plans and specifications, has been examined and you are advised that the issuance of a permit is withheld for the reasons hereinafter set forth. The approval of plans and specifications does not permit the violation of any section of the Building Code, or other local ordinance or state law.

NOTE: Numbers in the parenthesis ( ) refer to sections of the 2023 edition of the County of Los Angeles Building Code (LACBC), Table (T), Plumbing Code (PC), Mechanical Code (MC), Electrical Code (EC), Fire Code (FC), or Building Code Manual (B.C.M.), 2018 National Design Specifications (NDS), 2021 AWC Special Design Provisions for Wind and Seismic (SDPWS), and ASCE/SEI 7-16 Minimum Design Loads and Associated Criteria for Buildings and Other Structures .
For County of Los Angeles Building Code Amendments and B.C.M.s, visit https://pw.lacounty.gov/building-and-safety/.

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.
- The plan check engineer will be available for conference and telephone calls between the hours of _____and _____on the following days: _____. **Appointments are recommended**.
- Incorporate all comments as marked on checked set of plans and calculations and these correction sheets.

GENERAL REQUIREMENTS

1. Application will expire on _____/_____/_____. Permit needs to be obtained prior to expiration date. (106.4.1.1)
2. Valuation is low. It should be $_____. Pay a supplemental plan check fee of $_____ **at the time of re-submittal**. (107.2)
3. A separate application and permit(s) is/are required: (106.1)
   a. Demolition work
   b. Grading Work
   c. Shoring
   d. Retaining walls greater than four 4 feet in height measured from the bottom of the footing to the top of the wall OR supporting a surcharge.
   e. Each separate structure
   f. Fences greater than six (6) feet high
   g. Concrete or masonry fences of any height that are set back from public ways a distance less than the fence height.
   h. Swimming Pool(s)
   i. Signs
   j. Fire sprinkler system
   k. Bridge
   l. Electrical work
   m. Mechanical work
   n. Plumbing work
   o. Storage Racks
   p. Mechanical Hood
   q. _____
4. Plans/calculations shall be wet signed and stamped by the licensed engineer or architect-on record (106.4.3)
5. Documents for deferred submittal shall be completely listed on the front page of the submittal package. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by Building and Safety. (107.3.4.1)
6. Provide the following additional plan(s) at the time of re-submittal:
   a. Floor Plan(s)
   b. Framing Plan(s)
   c. Elevation(s)
   d. Structural Detail(s): _____
   e. Section(s): _____
   f. Grading Information
   g. Foundation Plan(s)
   h. Other: _____
7. 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: Owners' signature must be verified by notarization or personal identification. Owner's representative 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. A certificate of workers Compensation Insurance made out to the Contractors State License Board.
      ii. Notarized letter of authorization for agents.
      iii. Copy of Contractors State License or pocket ID.

REFERRALS

ALL AGENCY APPROVALS are required prior to permit issuance. Please see the Agency Referral Sheet for details. It is necessary to apply immediately for the signoff as it can take months for some agencies to review the project. Comply with all the conditions given by each agency as part of their approval prior to permit issuance.

SUPPLEMENTAL PLAN REVIEW COMMENTS/SHEETS

8. Refer to the attached sheets for supplemental plan review comments:
   a. Steel Moment Frame Plan Review
   b. Solid Waste Disposal
   c. Non-residential Green Building Standards Code Review
   d. Accessibility Requirements:
      i. General Accessibility
      ii. Elevators and Platform Lifts
      iii. Group B & M Occupancies
      iv. _____
9. Photocopy/blueprint the following on the plans: (Do NOT staple to the plans)
   a. Best Management Practices Construction Activity (Attachment A) Requirements
   b. Security Requirements
   c. Structural Observation Program

ZONING

10. Submit a copy of the approved Conditional Use Permit (CUP) or Department of Regional Planning approved plot plan to Building and Safety Division. Show compliance with all applicable conditions on the approved zoning plans.
11. Commercial and industrial development projects with a building valuation of $750,000 or greater are required to fund one percent of the total building valuation towards public art, except for:
    a. Repair intended to upgrade an existing building or structure that does not change the use or type of such building or structure and does not alter the size or occupancy load of the building or structure.
    b. Repair or alterations of an existing building, including replacement of on-site Public Art, that has been partially or destroyed by a fire or natural disaster up to the original building valuation.
    c. Commercial or industrial development projects owned solely by a nonprofit organization, provided the premises are operated by a nonprofit organization and used exclusively in furtherance of nonprofit purposes.
    d. Commercial or industrial development projects, or portions thereof, that are designed and dedicated exclusively to nonprofit artistic or cultural use. Exempt facilities include museums, theaters, performance arts centers, or other similar facilities as determined appropriate by the Department of Arts and Culture. This exemption does not include gymnasiums or other sports facilities, commercial movie theaters, private

recreation facilities, or buildings dedicated primarily to administrative activities.
(Section 22.246.090 Title 22)

SITE PLAN

12. The address of the building, and the name and address of the owner(s), and person(s) preparing the plans are required on the first sheet of the plans.
13. Provide a fully dimensioned site plan showing:
    a. Legal descriptions; property line boundaries; lot dimensions; setbacks; location of all easements; street names, width, and centerline; highway dedication lines; alley locations/sizes; city/county boundary line, zoning boundaries; centerlines; construction work areas; north arrow; and scale
    b. Location and distance of active and abandoned oil wells with respect to the building perimeter. Any wells within 300-ft. of the structure must have a report and plans prepared by a registered design professional approved by County of Los Angeles Department of Public Works Environmental Program Division. (110.4)
    c. Location of tanks and sewers, existing cesspools, septic tanks, and sewage disposal systems. Maintain 5-ft. clearance between septic tank(s) and seepage pit(s) and minimum clearances to buildings and property lines of 5-ft. for the septic tank and 8-ft. for the seepage pit. (PC Appendix T-H1.7)
    d. Proposed and/or existing building(s) complete with their: areas, occupancy group(s), use(s), type(s) of construction, proposed number of stories, fire zone or fire sprinklers, distance(s) between buildings, occupancy separation, occupancy separation wall(s) or fire walls(s), area justification, building/house number(s), parking layouts(s), primary entrance(s); and path-of-travel from accessible parking areas, or public right-of-way, parking areas and/or new/existing accessible parking areas or electric vehicle charge stations;
    e. Fire separation distance to the interior lot line, centerline of the street, or to an imaginary line between two buildings on the property (Fire separation distance shall be measured at right angles from the face of the wall.).
    f. Storm drains, underground utilities, oak trees, other landscape, and overhead power lines or canopies, or other existing conditions, in the way of, or limits, construction. (106.4.3)
14. Show on site plans finish floor, finish surface, top of wall, and grade elevations, including contours and general drainage patterns. (106.4.3, 1804.4)
15. Add note: *Construction in the Public Right of Way and projection beyond the property lines or into the alleys shall comply with County of Los Angeles Building Code Chapter 32.*
16. Buildings adjacent to ascending or descending slopes shall maintain setback according to the requirements of Section 1808.7.
17. 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.
18. Submit complete shoring plans for subterranean excavations, or excavations or provide a plan view and sections views showing temporary excavation slopes. (3304)
19. Adjoining public and private property shall be protected from damage during construction, remodeling, and demolition work. When 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 building inspector and adjoining property owner 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. Provisions shall be made to control water runoff and erosion during construction or demolition activities. (CA Civil Code Section 832, 3307.1)
20. Add the following circled items as notes on the plans:
    a. *Pedestrians shall be protected during construction, remodeling and demolition activities as required by County of Los Angeles Building Code Chapter 33.* (3303)
    b. *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 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*.
    c. *Provide ultra-low flush water closets for all new construction.*
    d. *A copy of the evaluation report and/or existing conditions shall be made available at the job site.*

AREA, OCCUPANCY, AND CONSTRUCTION

21. Specify area size/dimensions, number of stories, occupancy type, maximum occupancy number per area, fire separation walls, walls to be demolished or newly constructed, work site boundaries, and/or use of all rooms/areas on the proposed floor plan(s). Provide an area breakdown by level/stories. Note that vent shafts and courts do not count as area. Mezzanine floor area must be included in the story in which it is located. A single basement that is not a story above grade plane need not be included in the total allowable area provided such basement does not exceed the area permitted for a building with no more than one story above grade plane.
22. This structure has an Atrium(s). Show that the requirements of Section 404 are satisfied. (404.1- 11)
23. Show maximum height of the structure on all elevation views and cross sections. (T-504.4)
24. The total building area must be limited to (_____) square feet. Provide total allowable calculation as part of plans. (506.2)

25. The building as shown is a mixed-occupancy building. The building or portion thereof shall comply with Sections 508.2 for accessory occupancies, 508.3 for nonseparated occupancies, or 508.4 for separated occupancies or a combination of these sections. (508)
26. Justify the allowable area per story, total building area, and height for mixed occupancies separated in accordance with Section 508.4. (506.2.2, 506.2.4)
    a. In each story, the sum of the ratios of the actual area for each separated occupancy divided by the allowable area per story for each occupancy must not exceed one. (508.4.2)
    b. For the maximum area of a building, the sum of the ratios of the total actual area for each separate occupancy divided by the allowable area per story for each separate occupancy must not exceed three for buildings with more than three stories above the grade of plane. (506.2.2)
27. This structure is of Type (_____) construction. Show on the plans the required: (T601)
    a. (_____) rated roof.
    b. (_____) rated exterior wall construction.
    c. (_____) structural frame protection, and
    d. (_____) floor construction.
28. Exterior ___ (bearing) ____ (nonbearing) must be (_____) hour rated construction. (T601)
29. Provide a wall schedule and differentiate between fire walls / fire barriers / fire partitions / party walls / fire areas / smoke barriers / smoke partitions. Provide complete legends and details. Fire rated assemblies shall be per Table 721.1(1), generic assemblies of Gypsum Handbook, or have LARR approval or ICC approval. (Ch. 7)
30. The maximum area of unprotected, or protected, openings permitted in an exterior wall in any story shall not exceed the values set forth in Table 705.8. Where both unprotected and protected openings are permitted, the total area shall be determined by Equation 7-2. (705.8.4, T-705.8)
31. Projections beyond the exterior wall shall not extend any closer to the line used to determine the fire separation distance than shown in T-705.2. (Clearly show on elevations/cross section.)
32. No openings are permitted in any exterior walls within unprotected non-sprinklered buildings located within 0 to 5 feet of fire separation distance. (T-705.8)
33. Openings in fire rated exterior walls are required to have fire protection rating of (3/4) / (1-1/2) hr. assemblies. (705.8.2, T-716.1 (2)). Exception: Opening protectives are not required when the building is equipped with automatic sprinkler system and/or water curtain for automatic sprinkler system in accordance with Section 903.3.1.1.
34. Openings in a fire barrier shall be protected in accordance with Section 716, limited to a maximum aggregate width of 25% and no opening shall exceed 156 sq. ft. Openings in enclosure for exit stairways and ramps, interior exit stairways and ramps, and exit passageways shall also comply with Section 1019, 1023.4, and 1024.5, respectively. See *Exceptions*. (707.6)
35. Provide details to show that Fire Wall complies with Section 706 including but not limited to:
    a. Fire Rating shall be (___) hr. per Table 706.4
    b. Fire walls must remain structurally stable in the event of collapse of construction on either side during a fire. Provide a detail to show that joist supported by the fire wall is spliced and not continuous (plywood membrane may be continuous) or provide double fire walls or provide justification for any other method used. 706.2
    c. Shall be non-combustible material, except in Type V construction per 706.3.
    d. Shall have horizontal continuity per 706.5.
    e. Shall extend vertically from the foundation to a point 30 inches above the roof per 706.6
    f. The area of each opening in Fire Walls is limited to 156 sf. Total width of the openings is limited to 25 percent of the wall length in the story under consideration. 706.8
    g. All openings in fire walls shall be protected with fire assemblies having a fire-resistive rating of (1-1/2) (3) hours. (Table 716.1(2))
    h. Ducts and air transfer openings through Fire Walls should be avoided. If allowed, duct and air transfer opening penetrations shall be protected as required in Section 717. Dampers are required. (717.5)
36. A complete (____)-hour separation is required between Group (___) and Group (___) Occupancies. Separation walls must provide fire barriers complying with Section 707. Horizontal assemblies shall comply with Section 711. Openings in the separation wall shall have (_____) hour fire assemblies. (508.4.4, T 508.4, 707, 711)
37. Fire barrier at vertical occupancy separations must have continuity and must extend through underfloor area, attic areas, and suspended ceiling areas. (707.5)

MEANS OF EGRESS

38. Provide a floor plan of the entire work area that shows the exiting pattern.
39. The gross/net floor area is to be used in the occupant load calculation per Table 1004.1.2. Tabulate the occupancy group(s) and load(s) for area(s) under consideration on the front sheet of the plans.
40. Where the path of egress travel includes intervening rooms, areas, or spaces, occupant loads shall be determined in accordance with Section 1004.2. The design of the egress path capacity for spaces with intervening, accessory areas, or adjacent mezzanine levels, shall be the combined occupant loads of all rooms and spaces along the path of travel. Other than egress designed for convergence per Section 1005.6, occupant load for separate stories shall not be combined. (1004.2)
41. The occupant load for an area with multiple functions shall be calculated per the floor area of each function. A building with multiple occupancies shall have means of egress requirements apply to each portion of the building based on the occupancy. Whereas multiple occupancies that utilize the same means of egress, the most stringent requirements shall apply. (1004.3, 1004.4)

42. For areas having fixed seats and aisles, the occupant load shall be determined by the number of fixed seats installed therein. The occupant load for areas in which fixed seating is not installed, such as waiting spaces and wheelchair spaces, shall be determined in accordance with Section 1004.5 and added to the number of fixed seats. (1004.6)
43. For areas having fixed seating without dividing arms, the occupant load shall not be less than one person for each 18-in. of seating length. The occupant load of seating booths shall be based on one person for each 24-in of booth seat length measured at the backrest of the seating booth. (1004.6)
44. Yards, patios, courts, and similar outdoor areas accessible to and usable by the building occupants shall be provided with means of egress as required by Chapter 10. Where outdoor areas are used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, the means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas. (1004.7)
45. Every room or space which is used for assembly, classroom, dining, drinking, or similar purposes having an occupant load of 50 or more shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent. (1004.9)
46. A manual fire alarm system shall be installed in Group A occupancies having an occupant load of 300 or more. (907.2.1)
47. Two exits are required from each space or story. (T-1006.2.1,1006.2.2, T-1006.3.3(1), T-1006.3.3(2), T-1017.2)
    a. Occupant load > 49, (A, B, E, F, M, U)
    b. Occupant load > 10, (R)
    c. Occupant load > 29, (S)
    d. Common path of egress > 75 ft.
    e. Common path of egress > 100 ft. (B, F, S) sprinklered building
    f. Areas specified by Section 1006.2.2.1, 1006.2.2.2, and/or 1006.2.2.3.
    g. Stories exceeding the values specified in T-1006.3.4(1) and T-1006.3.4(2).
    h. Building with occupancy type and exit travel distance exceeding the maximums in T-1017.2.
48. In H-1, H-2, and H-3 occupancies, the common path of egress travel shall not exceed 25-ft. For common path of egress travel in Group A occupancies having fixed seating, see Section 1030.8. (T-1006.2.1)
49. Based on the occupant load, travel distance, use, and/or number of stories, provide _____ exits from _____ room located on the _____ floor. (T-1006.3.3, T-1006.3.4(1), T-1006.3.4(2))
50. Where two or more exits or exit-access doorways are required, at least two must have a minimum separation of one-half of the overall maximum diagonal dimension of the building or area served measured in a straight line between the exit doors or exit access doorways. Two exits, separated by ____ feet at the floor and/or roof are required. (1007.1.1)
51. Egress from a room or space shall not pass through adjoining or intervening rooms or areas which are not accessory to the area served or which are high-hazard occupancy areas. (1016.2)
52. Egress shall not pass-through kitchens, storage rooms, closets, and similar spaces. (1016.2)
53. Where more than one tenant occupies one floor, each tenant space shall be provided with access to the required exits without passing through adjacent tenant spaces. (1016.2.1)
54. The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component as specified in Chapter 10. The required capacity of a means of egress system shall not be diminished along the path of egress travel. (1003.6)
55. All required exits shall be maintained until arrival at grade or the public way. Where more than one exit, or access to more than one exit, is required, the means of egress shall be configured such that the loss of any one exit, or access to one exit, shall not be reduce the available capacity or width to less than 50% of the required capacity or width. (1005.4, 1005.5)
56. Doors shall swing in the direction of egress travel serving an occupant load of 50 or more persons or a Group H occupancy. (1010.1.2.1)
57. Space between two doors in a series shall be 48-in. minimum plus the width of a door swinging into the space. Doors in a series shall swing either in the same direction or away from the space between the doors. (1010.1.7)
58. The total width of means of egress in inches shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inches per occupant for stairways and by 0.2 inches per occupant for other egress components. The width shall not be less than specified elsewhere in this code. Multiple means of egress shall be sized such that the loss of anyone means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. (1005.3.1, 1005.3.2, 1005.5)
59. Plans as shown exceed allowable travel distance. Justify and detail per Section 1017.
60. Clearly show/detail how aisles comply with Section 1018.
61. All means of egress doors shall comply with the requirements of Section 1010.1.
    a. Means of egress doors shall be readily distinguishable from the adjacent construction and finishes with no mirrors, curtains, drapes, decorations, or similar materials.
    b. Required exit doors shall have not less than 32-in. clear width, 80-in. clear height, and shall be capable of opening 90 degrees. The maximum swinging door leaf width is 48-in. nominal.
    c. Egress doors shall be of the pivoted or side-hinged swinging type.
    d. For other swinging doors, as well as sliding and folding doors, the door latch shall release when subjected to a 15-pound force. When the hardware operates in rotation, the operational force to unlatch the door shall not exceed 28 inch-pounds. The force for pushing or pulling open

interior swinging egress doors, other than fire doors, shall not exceed 5 pounds. The door shall be set in motion when subjected to a 30-pound force. The door shall swing to a full-open position when subjected to a 15-pound force.

e. Revolving and sliding doors may be used in other than Group H occupancies as egress doors only if all the requirements of Section 1010.1.3.1 and Section 1010.1.3.2, respectively, are met.

62. Swinging doors serving a Group H occupancy, or servicing occupant load of 50 or more in Group A or E occupancy assembly area (not classified as an assembly occupancy E, I-1 or I-2.1), or electrical equipment rooms such as transformer vaults, energy storage system room, or control panel rooms rated 800 amperes with exit door less than 25 feet from the working space, shall be provided panic hardware or fire exit hardware only. Refrigeration machinery room larger than 1,000 square feet with two or more exits or exit access that swings in the direction of the egress travel shall also be equipped with panic hardware or fire exit. Group L occupancies see Section 453.6.3. Except:
    a. Group A exit with key-operated locking devices.
    b. Group A or E occupancy with electrical locks, or sensor release.
    c. Exit access doors serving occupied exterior areas with locking arrangements following educational occupancies (Section 1010.2.4 Item 8).
    d. Courtroom with delayed locking system for sprinklered and smoke detection building. (1010.2.9, 1010.2.9.1, 1010.2.9.2)
63. Should panic and fire exit hardware be installed, the following requirements shall be satisfied:
    a. Panic hardware is listed in accordance with UL 305.
    b. Fire exit hardware is listed in accordance with UL 10C and UL 305.
    c. The actuating portion of the releasing device shall extend at least one-half of the door leaf width.
    d. The maximum unlatching force does not exceed 15-pounds.
    e. Pivoted or balanced doors shall be of the push-pad type where panic hardware is required, and the pad shall not extend across more than one-half of the door width, measured from the latch side. (1010.2.9.3)
64. Structural elements, fixtures, or furnishings shall not project horizontally from either side more than 4-in. over any walking surface between the heights of 27-in. and 80-in above the walking surface.

    Exception: Handrails serving stairs and ramps are permitted to protrude 4.5-in. from the wall. (1003.3.3)
65. The means of egress shall have a ceiling height of not less than 7-ft. 6-in. Protruding objects may not reduce the headroom below 80-in. above any walking surface and no more than 50% of the ceiling area of a means of egress may be reduced. (1003.2, 1003.3.1)
66. Corridors shall be fire-resistance rated as required by Table 1020.2. Provide referenced sections and details at all corridors. (1020.2)
67. Provided a minimum corridor width per Table 1020.2. (1020.3)
68. Dead end corridors and egress balconies are limited to 20-ft. in length where more than one exit or exit access doorway is required. (1020.5, 1021.1)
69. Fire-resistance rated corridors shall be continuous from the point of entry to an exit and shall not be interrupted by intervening rooms. (1020.6)
70. The path of egress travel to exits and within exits in this building shall be identified by exit signs conforming to the requirements of Section 1013 and as noted below: (1013.1)
    a. Exit signs shall be readily visible from any direction of egress travel.
    b. Exit signs shall be located as necessary to clearly indicate the direction of egress travel.
    c. No point shall be more than 100-ft. or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.
71. Exit signs shall be internally or externally illuminated. Internally illuminated exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Chapter 27. Externally illuminated exits signs shall comply with the graphics and power source requirements in Sections 1013.6.1 and 1013.6.3, respectively. When the face of an exit sign is illuminated from an external source, it shall have an intensity of not less than 5-footcandles (54 lux). (1013.6.2)
72. Note on the plans: "Any time a building or a portion of a building is occupied, the means of egress serving the occupied portion shall be illuminated at an intensity of not less than 1-footcandle (11 lux) at the walking surface level. Along exit access stairways, exit stairways and at their required landings, the illumination level shall not be less than 10-foot candles (108 lux) at the walking surface when the stairway is in use". (1008.2.1)
73. The power supply for means of egress illumination shall be provided by the premise's electrical supply. In the event of power supply failure, illumination shall be automatically provided from an emergency system for the following areas: (1008.3)
    a. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
    b. Corridors, interior exit stairways and ramps, and exit passageways in buildings required to have two or more exits.
    c. Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
    d. Interior exit discharge elements, as permitted in Section 1028.1, in buildings required to have two or more exits.
    e. Exterior landings, as required by Section 1010.1.6, for exit discharge doorways in buildings required to have two or more exits.
74. The emergency power system shall also be connected to an emergency electrical system which

is to provide continued illumination for a duration of not less than 1-1/2 hr. in case of primary power loss. Continued illumination is to be provided from storage batteries, unit equipment, or an on-site generator and the installation of the emergency power system shall be installed in accordance with Chapter 2702. (1008.3.4)

75. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1-footcandle (11 lux) and a minimum at any point of 0.1-footcandle (1 lux) measured along the path of egress at floor level. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. (1008.3.5)
76. Where key-operated locking devices are used, post a sign on or adjacent to the required main exit door with 1-in. lettering stating: “THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.” (1010.2.4)
77. Egress doors or gates shall be openable from the egress side without the use of a key, special knowledge, or effort. Door handles, pulls, latches, locks, and other operating devices shall be installed 34 to 48 in. above the finished floor. Manually operated flush bolts or surface bolts are not permitted. The unlatching of any door or leaf shall not require more than one operation. (1010.2)
78. Plans must indicate / detail the floor or landing on each side of doors is not more than 1/2-in. lower than the threshold of the doorway. Raised thresholds and floor level changes greater than 1/4-in. at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (50% slope). (1010.1.6)
79. Landings shall be provided on each side of doors and such landing shall be at the same elevation on each side of the door. Landings shall have a width not less than the width of the door and a length measured in the direction of travel of not less than 44-in. (1010.1.5, 1010.1.6)
80. Doors shall not project more than 7-in. into the required landing dimensions when fully opened, or more than one half into the required landing width when open in any position if the landing serves 50 or more occupants. Provide details showing compliance. (1010.1.6)
81. Where elevation changes of less than 12-in. occur along the means of egress, sloped surfaces shall be used. Where the slope is greater than 1:20 (5%), ramps complying with Section 1010 shall be used. Where the difference in elevation is 6-in. or less, the ramp shall be equipped with either handrails or floor finish materials that contrast with adjacent floor finishes. (1003.5)
82. This structure has ramps. Provide enough detail to show that the width, slope, landings, and handrails satisfy the requirements of Section 1012. Ramps required for the physically disabled must be minimum 4-ft. wide. (1012,11B-405)
83. Exterior exit stairs, balconies and ramps shall be located at least 10 ft. from adjacent lot lines and from other buildings on the same lot. (1027.5)
84. Exterior exit ramps and stairways shall be open a minimum of 35 sq. ft. on at least one side. The open area shall be located not less than 42-in. above the adjacent floor or landing level. (1027.3)
85. Detail all stairways to comply with Section 1011.
    a. Rise: 7" max. Run (tread): 11” min. (1011.5)
    b. Headroom clearance: 6'-8." (1011.3)
    c. Width: ___ (44”) ____(36”) [48” between handrails for accessible stairs]. (1011.2)
    d. Landing width: Same as stairway served. (1011.6)
    e. Landing length: Same as width, max. 48” (1011.6)
    f. Provide landings at every 12 ft. of vertical rise at stairways. (1011.8)
    g. Handrail height: 34”-38”, max 4” openings (1014.2)
    h. Handgrip portion of handrail shall not be less than 1.25" and not greater than 2" in cross-section for circular type. 4” -6.25” perimeter for other shapes. (1014.3)
    i. A minimum 1.5 inches handrail clearance from adjacent wall. (1014.7)
    j. Handrail extension of 12" beyond the top and bottom riser. (1014.6)
    k. 1-hour fire rated construction for the enclosed usable space under the stairs. (1011.7.3)
    l. Curved stairways (1011.9)
    m. Spiral stairways. (1011.10)
86. Provide 42 inches high guards at Decks; Landings; Balconies and Walkways where there is a vertical drop of more than 30 inches. (1015.3)
87. Egress balconies to comply Section 1021. Detail plans to meet all requirements.
88. For glass handrails and guards, the panels and their support system shall be designed to withstand the loads specified in Chapter 16. A safety factor of four shall be used. The minimum nominal thickness of the glass shall be 1/4 inch. (2407, 1015.2.1)
89. Open space under exterior stairways shall not be used for any purpose. (1011.7.4)
90. Spiral stairways shall not serve as required exit for an area exceeding 250 and serves not more than 5 occupants. (1011.10)
91. Horizontal Exits:
    a. Detail horizontal exits as 2-hour fire barrier or a fire wall in accordance with Section 706.
    b. Provide self-closing or automatic closing doors.
    c. Not allowed as the only exit from a space.
    d. Horizontal exits cannot exceed 50% of total exits required.
    e. Provide clear summary for the refuge area. Show capacity for a minimum of 3 SF for each combined occupant to be accommodated therein. (1026)
92. Area of refuge cannot project into egress path of travel. Hatch/label and dimension all areas of the refuge. (1026.4)

SOLID WASTE DISPOSAL

93. Provide Solid Waste Disposal per the attached sheet or obtain approval from Environmental Programs Division.
    a. On site plan, show location and size of solid waste storage enclosure.
    b. Show dimensioned layout, including clear width and depth
94. Provide details for the wall and roof construction enclosing the bin. See BCM.
95. Commercial dumpsters and containers with an individual capacity > 1.5 cubic yards shall not be stored or placed within 5-ft. of combustible walls, openings, or combustible roof eave lines unless the trash area is protected by an approval automatic sprinkler system. (F.C. 304.3.3)

FIRE DAMPERS, DUCTS,AND RETURN AIR PLENUMS

96. Note on the plans. *Materials exposed within ducts or plenums shall be noncombustible or shall have a flame spread index not to exceed 25, and a smoke developed index not to exceed 50.* (MC 602.2)
97. Concealed building spaces or independent construction within buildings shall be permitted to be used as duct or plenums. Gypsum board shall not be used for positive pressure ducts. In health care facilities, concealed spaces shall not be permitted as ducts or plenums. (MC 602.1)
98. Penetrations in walls requiring protected openings must be fire stopped with an approved material in accordance with Section 714.4. Space between penetrating materials (described below) must be designed to prevent the movement of hot flame or gases:
    a. Steel, Copper or ferrous pipes or conduits may penetrate concrete or masonry walls where the penetrating item is a maximum 6-inch diameter and the area of the opening through the wall does not exceed 144 square inches. (714.4.1)
    b. Membrane penetrations of maximum 2- hr. fire-resistance rated wall and partitions by steel electrical outlet boxes not exceeding 16 square inches are permitted provided openings do not exceed 100 square inches for any 100 square feet of wall area. Outlet boxes on opposite sides of walls or partitions must be separated by a horizontal distance of 24 inches. (714.4.2)
    c. Where walls are penetrated by other materials or where larger openings are required than permitted in (b) above, they must be qualified by tests conducted in accordance with Section 714.4.1.2.
99. Show draft stop location on plans. Also, provide these notes on the plans:
    a. In buildings used for other than residential occupancies, draft stops must be installed in wood frame floor construction containing concealed space. Such draft stops must be installed so that the area of the concealed space does not exceed 1,000 square feet. (718.3)
    b. In buildings used for other than residential occupancies, draft stops must be installed in the attic (mansards) (overhangs) (false fronts set out from walls) (similar concealed spaces) formed by combustible construction. Such draft stops must be installed so that the area of the concealed space does not exceed 3000 square feet. (718.4)
    c. Draft-stopping materials must not be less than 1/2-inch gypsum board, 3/8-inch plywood, 3/8-inch particle board or other materials approved by the building department. Draft-stopping must be adequately supported. (718.3.1)
    d. Openings in the partitions shall be protected by self-closing doors with automatic latches constructed as required for the partitions. (718.4.1.1)
100. Draft stops shall be provided within attics, mansards, overhangs, and similar concealed spaces formed of combustible construction, unless the building is sprinklered with NFPA13 sprinkler system (3,000 sf between draft stops). (718.4)
101. Draft stop shall be provided within a concealed floor-ceiling assembly formed of combustible construction, unless the building is sprinklered with NFPA 13 sprinkler system (1,000 sf between draft stops). (718.3)
102. Horizontal occupancy separation must be supported with a structural system having equivalent fire-resistive protection. (711.2.3)
103. Note on plans: Fire blocking must be provided in accordance with Section 718.2 at the following locations:
    a. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels.
    b. In concealed spaces of stud walls and partitions, including furred spaces, at 10-foot intervals along the length of the wall.
    c. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cove ceilings.
    d. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the wall under the stairs is unfinished.
    e. In openings around vents, pipes, ducts, chimneys, fireplaces, and similar openings which afford a passage for fire at ceiling and floor levels, with noncombustible materials.
104. This building is of Type V-A / III-A construction, provide/ show:
    a. Continuous drywall behind all tubs is required unless the walls are within the unit and non-bearing. Back-to-back tubs with a common plumbing wall are impractical in 1-hour buildings.
    b. All interior partitions shall be constructed of not less than 1-hour fire-resistive construction.
    c. Attic access openings in 1-hour ceiling can be 2 layers of 3/4" plywood or one layer of 1-5/8" T&G material, self-closing.
    d. All openings in floors are required to be enclosed by a shaft having wall, floor, and ceiling of (___) hour fire resistive construction. (712)
    e. Recessed ceiling light fixtures must be boxed around with 5/8" Type X drywall to maintain the 1-hour ceiling assembly.

f. Continuous drywall is required behind all electrical service panels, fire hoses and medicine cabinets.
g. Exhaust fans from the bathroom must enter through the wall. Dampers are required if the ceiling is penetrated. (717.6.1)
h. Plumbing penetration through horizontal occupancy separations shall be boxed out and filled with approved safing material. Insulation is not approved. (714.5.1)
i. Penetration of the 1-hour fire rated ceiling by ducts from the FAU and the stove hood require dampers (use a ductless hood whenever possible). Attic units (including heat pumps) require dampers at all ceiling penetrations. (717.6.1)
j. Steel beams and columns shall be protected as required for 1-hour protection. Where ceiling forms the protective membrane for fire-resistive assemblies (occupancy separations and rated roof/ceiling or floor/ceiling assemblies), the construction (floor joists) and their supporting horizontal structural members (beams) need not be individually fire protected except where such members support directly applied loads from more than one floor or roof. The required fire resistance shall not be less than that required for individual protection of members. (704.1)
k. All plumbing penetrations through walls which require protected openings (Fire walls, Fire barriers, Fire partitions) are required to be galvanized or cast-iron piping.

105. S2 Occupancy within a Type I construction garage requires (___) hour separation (minimum floor assembly for S2 occupancy) from (___) occupancy, but not less than required per T508.4. Show details. *509.4, 508.3.3, T508.4*
106. A (___) rated self-closing door between the garage and (____) is required. (406.3.2)
107. Occupancy garages garage shall comply with the following:
    a. Concrete or similar non-combustible and non-absorbent floor, or asphalt surface at ground level only. (406.4.5)
    b. Sloped floor to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. (406.2.4)
    c. Floor system designed for uniform or concentrated loads per Table 1607.4
    d. Minimum headroom of 7ft (406.2.2)
    e. Vehicle barriers not less than 2 feet 9 inches high placed at the end of drive lanes, and at the end of parking spaces where the difference in adjacent floor elevation is greater than 1 foot. (406.4.2)
    f. Vehicle barriers shall be designed/detailed in accordance with Section 1607.9
108. No mechanical duct penetrations are permitted (except for those independent systems serving the interior exit stairway or ramp) through interior exit stairway walls or ceilings.
109. Fire dampers are required at ducts and air transfer openings that penetrate fire walls, fire barriers, fire partitions, shaft enclosures, corridors, _____. Show all dampers and their required ratings on the mechanical plan. (T-717.3.2.1, 717.5)
110. Smoke dampers to be installed at penetrations in the following locations: (717.5)
    a. Corridors.
    b. Smoke barriers.
    c. Fire walls or fire barriers that serve as a horizontal exit.
    d. Smoke partition.
111. Fire dampers to be installed at penetrations in the following locations: (717.5)
    a. Fire walls.
    b. Fire barriers in other than high-rise buildings, Group A, E, H, I, L and R occupancies.
    c. Fire partitions.
    d. Exterior walls required to have protected openings.
112. Combination fire and smoke dampers to be installed at penetrations in the following locations: (717.5)
    a. Fire barriers in high-rise buildings, Group A, E, H, I, L and R occupancies.
    b. Shaft enclosures.

INTERIOR ENVIRONMENT

113. Indicate on plans that interior finish materials applied to walls and ceilings shall be tested as specified in Section 803.1.3. Specify the classification per Table 803.13 and Section 803.3. In addition, provide details showing application in accordance with Section 803.1 and Table 803.11. Clearly indicate on the plans.
114. The flame-spread rating of paneling materials on the walls of the corridor, lobby, and exit enclosure must be identified on the plans (T-803.13)
115. Provide a door and window schedule. Show each type and size.
116. Detail on the plans the suspended ceiling system that conforms to the requirements of the attached sheet.
117. If existing restrooms are accessible, specify on the plan. If not, provide complete details on how to comply to accessibility requirements. (11B-202.2,11B-202.3)
118. Each building shall be provided with sanitary facilities. The required number of fixtures shall comply with Table 422.1of the Plumbing Code. See BCM.
119. Show the locations on the plans of Class I, II, or III standpipe (dry, wet, combination) where required in this building. (905)
120. Specify total occupant load on plans as determined per Table 422.1 of the Plumbing Code. The number of plumbing fixtures provided are insufficient. Per Table 422.1, provide min. ____wc's, _____lavatories and ____urinals for men, and ____wc's and lavatories for women, and _____drinking fountains. (PC 422.0)
121. Cement, fiber-cement, or glass mat gypsum backers in compliance with ASTM C1178, C1288 or C1325 shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas. Water- resistance gypsum backing board shall be used as a base for tile in water closet compartment walls when installed in accordance with GA-216 or ASTM C840. Regular gypsum wallboard is permitted under tile or wall panels in other wall and ceiling areas when installed in accordance with GA-216 or ASTM C840. Water-resistant gypsum board shall NOT be used in the following locations:

a. Over a vapor retarder in shower or bathtub compartments.
b. Where there will be direct exposure to water or in areas subject to continuous high humidity. (2509.2, 2509.3)

122. Each pane of safety glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation, the manufacturer or installer and the safety-glazing standard. The following shall be considered specific hazardous locations for the purposed of safety glazing. (2406.4)
    a. Glazing in all fixed and operable panels or swinging, sliding and bifold doors.
    b. Fixed or operable panels adjacent to a door where the nearest vertical edge of the glazing is within 24-in. arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60-in. above the walking surface.
    c. Fixed or operable panel which meets all the following conditions:
        i. Exposed area of an individual pane greater than 9 sq. ft.
        ii. Exposed bottom edge less than 18-in. above the floor.
        iii. Exposed top edge greater than 36-in above the floor.

        One or more walking surfaces within 36-in, measured horizontally and in a straight line, of the plane of the glazing.
    d. Guards and railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.
    e. Walls, enclosures, and fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and swimming pools where all the following conditions are present:
        i. The bottom edge of the glazing is less than 60-in. measured vertically above any standing or walking surface.
        ii. The glazing is within 60-in, measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool, or swimming pool.
    f. Adjacent to stairways, landings, and ramps within 36-in horizontally of a walking surface, when the exposed surface of the glass is less than 60-in. above the plane of the adjacent walking surface.
    g. Adjacent to the landing at the bottom of a stairway where the glazing is less than 60-in above the landing and within a 60-in horizontal arc that is less than 180 degrees from the bottom tread nosing
    h. Fire department glass access panels
123. Toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls at least 4-in. For toilet room compartments, provide cross-section through toilet room partitions and show connection details between ceiling joists and walls. (1209.2.1)
124. Walls within 2-ft. of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of 4-ft. above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (1209.3.2)
125. Provide adequate ventilation to all restrooms. Public toilet rooms shall be provided with a mechanical exhaust system capable of providing a minimum 50 CFM per each water closet and urinal and a minimum 70 CFM for heavy use application such as theater, school, etc. (MC T-403.7)
126. Occupied spaces shall be provided with natural ventilation by means of readily controllable exterior openings with an area not less than 4% of the total floor area. Such exterior openings shall open directly to the outdoors or to a yard or court that complies with Section 1205. Clearly specify on plans how the building is provided with the required ventilation. Show location of all supply and return air registers locations on the ceiling plan. Where natural ventilation is not provided, submit to the Mechanical Section for compliance with the County of Los Angeles Mechanical Code. (1202.5.1)
127. If existing HVAC, lighting, or suspended ceiling will not be added or altered, then note on plan: *HVAC, Lighting, and/or suspended ceiling is (are) existing. The existing HVAC/lighting load will not be altered.*
128. Occupancies and operations involving flammable or combustible hazards or other contaminant sources shall be submitted to the Mechanical Section for compliance with the County of Los Angeles Mechanical Code. (1202.6)
129. Specify the ICC or other approved agency number, manufacturer, and model number for skylights and clearly indicate on the plans if they are glass or plastic. Show that the requirements of Chapter 24 or 26 are satisfied.

STRUCTURAL REQUIREMENTS

130. Allowable values for structural design shall be per the 2023 County of Los Angeles Building Code, including all call outs and references.
131. Delete notes and details on sheets _____that do not apply to this project. (106.4.3)
132. Key or identify all sections and details as to their location on the plan or elevation views. (106.4.3)
133. Indicate the grade and species of framing lumber, treated mudsills, strength of concrete, mix of mortar and grout, grade and weight of masonry units, grades of reinforcing steel, pipes, tubes and framing steel, design soil pressures, and

    _____
    _____..
134. If installing newly mounted roof equipment, then show location on the plan. Indicate maximum weight(s). Show typical section through the platform detailing construction of platform and identifying roof framing members supporting it. Structural calculations will be required if the unit weigh 400 lbs. to verify adequacy of roof members (ASCE 7-16, Section 13.1.4)
135. Show location of access to roof mounted equipment.

136. Show full height cross sections through all typical partitions, detailing and specifying the following:
    a. Maximum heigh of the partition, and if applicable, maximum height of the attic (space above suspended ceiling).
    b. Size, gauge, spacing, section designation, I.C.C. number for the metal studs, braces, and ceiling joists. Provide cross-section through toilet room and show connection details between ceiling joists and walls.
    c. If there are wood studs, then use of pressure-treated mud sill and fire stopping at 10 feet intervals.
    d. Bracing at the top of walls that does not run to the underside of floor of roof structure. This bracing shall be adequate to resist a horizontal load of 5 lbs. per square foot applies to the wall surface (Section 1607.16).
    e. Connection at the top and bottom of partitions and braces. Specify diameter, length, type, and spacing of connectors, and where applicable, what they are connected to. If welded, then indicate weld size. For shot pins, specify I.C.C number.
    f. Provide non-bearing connection detail at the top of the demising wall. Provide a gap to allow for any possible deflection of the beam above.
    g. Provide details of the lateral support for the top and bottom of the interior non-bearing walls exceeding 6-ft in height, including their finish materials. (1607.16)
137. Masonry veneer details, anchors, backing, footings, and support over openings are required and shall comply with the provision of Chapter 21. Provide structural calculations and details for cutting new openings into existing concrete and masonry walls. (2101.1)
138. This structure has exterior veneer on wood studs. Provide details complying with Section 21 And Chapter 6 of TMS 402/ACI 530.
139. Provide a vertical and longitudinal section through each glass block wall showing how it is supported at each edge and reinforced in each direction. Submit lateral calculations and show compliance with Chapter 13 of TMS 402/ACI 530/ASCE 5. (2110.1)
140. Precast panels, exterior non-bearing, non-shear wall panels, or elements that are attached to or enclose the exterior shall be designed to resist the forces and connections shall follow ASCE 7 Section 12.11.
141. Alteration, repairs, or rehabilitation of the existing portion more than 10% of the replacement value of building or structure may be made provided all the work conforms to this new Code for a new building (Existing Section 401.1)
142. Any change in use or occupancy of any building shall comply with the requirements of the 2023 LA Building Code for the use or occupancy. Changes in use or occupancy of a building or portion thereof shall be such that the existing building is no less complying with the provisions of this code than the existing building or structure was prior to the change. (Existing Section 506.1)
143. Additions to any building or structure shall comply with the requirements of the 2023 LA County Building Code as applicable, for new construction. Alterations to the existing building or structure shall be made to ensure that the existing building or structure together with the addition are no less conforming to the provisions of the LA County Building Code than the existing building or structure prior to the addition (Existing Section 502.1)
144. All markings on the plans are part of the corrections. Please see the additional comments on plans and calculations.

ADDITIONAL COMMENTS