



**BUILDING CODE MANUAL
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
Based on the 2011 LACBC**

**#105
J103
Article 3
08-16-11
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ISSUING BUILDING PERMITS ON GRADED SITES

A. Sites graded without a grading permit

No building permits may be issued for a structure affected by unpermitted grading without first obtaining all required grading permits. All related unpermitted grading shall be brought into compliance with the provisions of Appendix J and Section 110.1.2 prior to issuance of any building permits.

B. Sites graded with a grading permit

On sites with an active grading permit, no building permit shall be issued until the building site has been inspected and signed off for Rough Grade by the building inspector. See "Grading Inspection Procedures Manual" for items required prior to Rough Grade approval.

C. Partial rough grade approval

For project sites with multiple building pads, the Office Manager may issue a building permit prior to completion of all rough grading per the approved grading plan provided the applicant can demonstrate the following items are completed and there is clear documentation of this partial approval within the grading file.

1. The building pad complies with Section 110 of the Building Code. See Administrative Manual 50.21 for issuance of building permits on lots subject to flood hazard.
2. Approval from the Fire Department.
3. Approval from Construction Division that at least 95% of the storm drain work has been completed. The storm drain work is required to protect the site from flood hazard including but not limited to debris basins, catch basins and storm drains.
4. Approval from Geotechnical and Materials Engineering Division (GMED) of the Soils Engineer's Partial Rough Grade report.
5. Proof that no hazard to other parties will be created and the construction will not interfere with the completion of rough grading.

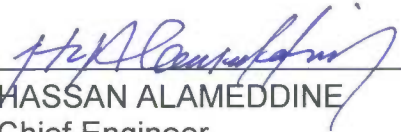
Prior to Rough Grade approval for the last building pad, a comprehensive Rough Grade report for the entire site including all previous Partial Rough Grade approvals shall be approved by GMED prior to issuance of the last building permit.

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