

GENERAL PROJECT INFORMATION

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

NOTE: Numbers in the parenthesis () refer to sections of the 2026 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 2025 State of California 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.

Newly constructed low-rise and high-rise residential buildings/structures six stories or less AND additions or alterations of 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. Multifamily dwellings:
 - i. EV ready parking spaces with receptacles
 - (1) Where assigned parking spaces $\geq$ number of dwelling units, provide 1 low power Level 2 EV charging receptacle per dwelling unit at assigned parking spaces. Where dwelling units exceed assigned parking spaces, all assigned parking spaces shall be provided with a low power Level 2 EV charging receptacle.

- (2) Where unassigned parking spaces number of dwelling units, provide 1 low power Level 2 EV charging receptacle per dwelling unit at unassigned parking spaces. Where dwelling units exceed unassigned parking spaces, all unassigned parking spaces shall be provided with a low power Level 2 EV charging receptacle.
 - (3) Where both assigned and unassigned parking are provided and total parking $\geq$ number of dwelling units, provide 1 low power Level 2 EV charging receptacle per dwelling unit at either assigned or unassigned parking (not both).
 - (4) Receptacle power source:
EV charging receptacles at assigned parking spaces shall be served by a dedicated branch circuit from the dwelling unit electrical panel, unless determined infeasible and approved by the local enforcing agency.
 - (5) 208/240V EV charging receptacles shall comply with one of the following configurations:
 - (a) NEMA 6-20R (20A), or
 - (b) NEMA 14-30R (30A), or
 - (c) NEMA 14-50R (50A)
- ii. EV ready parking spaces with EV chargers
- (1) In addition to receptacle requirements above, 25 percent of unassigned or common use parking spaces not already provided with low power Level 2 EV charging receptacles shall be equipped with Level 2 EV chargers and available for use by all residents or guests.
 - (2) EV chargers shall be equipped with J1772 or J3400 connectors.
 - (3) An automatic load management system (ALMS) can be used to reduce the maximum electrical capacity required at each EV charging space it serves. The system and transformers must still supply at least 3.3 kW per charger, with branch circuits at 40 A minimum and chargers at 30 A minimum..

(4.106.4.2.2)

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.
- (4.106.4)
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)
- 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*.

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. 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)
- 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. 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)

- ### ADDITIONAL COMMENTS

[illegible]



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

BUILDING OPERATION AND MAINTENANCE MANUAL – 2026 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 be 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.