



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

**ONE & TWO FAMILY  
DWELLING  
OTC PLAN REVIEW LIST**

**GENERAL PROJECT INFORMATION**

PLAN CHECK NO. \_\_\_\_\_ DISTRICT NO \_\_\_\_\_ INITIAL VALUATION \_\_\_\_\_  
 JOB ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_  
 APPLICANT \_\_\_\_\_ TELEPHONE (\_\_\_\_) \_\_\_\_\_

**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
<b>New Valuation:</b>						

**PLAN CHECK ENGINEER AND CORRECTION INFORMATION**

REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_ TELEPHONE \_\_\_\_\_  
 RECHECKED 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 2008 edition of the Los Angeles County Building Code, Table (T), Plumbing Code (PC), Mechanical Code (MC)

**INSTRUCTIONS**

- Corrections with circled item numbers apply to this plan check.

**APPLICATION AND PERMIT**

1. Application will expire on \_\_\_\_/\_\_\_\_/\_\_\_\_. Permit needs to be obtained prior to expiration date otherwise the application shall expire. (106.4.1.1)
2. Separate permit(s) is / are required for accessory buildings, swimming pools, retaining walls, bridges not involving buildings, detached garages, demolition, \_\_\_\_\_. (106.1)
3. At final submittal, two complete sets of plans are required and one additional architectural set that includes: a) a site plan, b) dimensioned floor plans, and c) elevations.

**REFERRALS**

**ALL AGENCY APPROVALS are required prior to permit issuance. Please see the attached agency referral sheet for details.**

**SUPPLEMENTAL PLAN REVIEW COMMENTS/SHEETS**

4. Refer to the attached sheets for supplemental plan review comments:
  - a. 2005 Energy Standards Correction Sheet
  - b. Very High Fire Hazard Severity Zone Requirements

5. Photocopy/blueprint the following on the plans: (Do NOT staple to the plans)
  - a. Residential Plan General Notes Requirements
  - b. Best Management Practice for Construction Activity (Attachment A) requirements.
6. 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. (106.4.3)

**ZONING/PLANNING REQUIREMENTS**

7. Locate the building to comply with \_\_\_\_\_ ft. front yard, \_\_\_\_\_ ft. side yard and \_\_\_\_\_ ft. rear yard setback lines.
8. Provide a garage or carport for two automobiles with paved driveway (3½-in. concrete or 1½-in. asphalt on 4-in. base). Minimum required area is 8½-ft. x 18-ft. per parking space.

## SITE PLAN / BUILDING SITING

9. Provide a complete plot plan showing: Lot dimensions / yard setbacks / street name(s) / north arrow / existing building(s) to remain / distance between buildings / location of private sewage disposal system including expansion areas / utilities / easements / \_\_\_\_\_ . (106.4.3)
10. 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 K T-K-1)
11. Exterior walls of dwellings, guesthouses, garages, carports and/or accessory structures closer than 5-ft. to the property line shall be 1-hour fire-resistance-rated construction. (T-602)
12. No openings shall be permitted in the exterior walls, including vents, of Group R-3 & Group U Occupancies where the exterior wall is 3-ft. or closer to the property line. (T-704.8)
13. Where the exterior wall of Group R-3 is located > 3-ft. and  $\leq$  5-ft. to the property line, the area of openings is limited to 25% of the wall area, including vents. (704.8, T-704.8)
14. Where the exterior wall of Group U is located > 3-ft. and  $\leq$  5-ft. to the property line, the area of protected openings is limited to 15% of the wall area, including vents. (704.8, T-704.8, T-715.4)
15. 30-in. Parapet walls shall be provided at the following locations except where the structure is  $\leq$  1,000-SF on any floor:
  - a. Group R-3 where the exterior walls are 3-ft. or closer to the property line. (704.11, T-704.8)
  - b. Group U where the exterior walls are 5-ft. or closer to the property line (704.11, T-704.8)
16. Projections, including eaves, are not permitted in Group R-3 @ 2-ft. or closer to the property line. Projections located > 2-ft. and  $\leq$  3-ft. to the property line shall be of at least 1-hour fire-resistance-rated construction. (704.2, 704.2.3)
17. Projections, including eaves, are not permitted in Group U @ 3.4-ft. or closer to the property line. Projections located > 3.4-ft. and  $\leq$  5-ft. to the property line shall be of at least 1-hour fire-resistance-rated construction. (704.2, 704.2.3)
18. Buildings adjacent to ascending or descending slopes shall maintain setback according to the requirements of Section 1805.3. (See attached sketch sheet)

## ROOF COVERING

19. For roof covering specify:
  - a. Roof slope(s) of all areas on the roof plan. (1502)
  - b. Type / manufacturer and I.C.C. / UL number of roofing. (1506.3)
  - c. Roof covering shall be Class C rated or better or as required. (T-1505.1)

## DESIGN REQUIREMENTS

20. Show the following dimensions for each:
  - a. Habitable areas shall have a minimum net area of 70-SF. (1208.3)
  - b. A kitchen shall have a minimum gross area of 50-SF. (1208.3 EX 1)
  - c. Habitable spaces shall not be less than 7-ft. in any plan dimension. (1208.1)
  - d. Occupiable spaces, habitable spaces, hallways & corridors shall have a ceiling height of no less than 7-ft. 6-in. (1208.2).
  - e. Bathrooms, toilet rooms, kitchens, storage rooms, & laundry rooms shall have a ceiling height of no less than 7-ft. (1208.2)
  - f. Kitchen shall have a clear passageway of not less than 3-ft. (1208.1)
21. Tempered glazing shall be provided at hazardous locations as identified in Section 2406.3 & 6714.
22. Exterior glazed openings of habitable rooms must be minimum 8% of the room floor area. This is deficient in \_\_\_\_\_ .(1205.2)
23. In order to consider any room as a portion of an adjoining room, at least 1/2 of the common wall area shall be open and unobstructed and shall provide an opening of not less than 1/10 the floor area of the interior room or 25-SF, whichever is greater. Show that the common wall between \_\_\_\_\_ and \_\_\_\_\_ complies. (1205.2.1)
24. Openable ventilation area of habitable rooms must be 4% of the room floor area. (1203.4.1)
25. Openings required for natural light and ventilation shall be permitted to open into a thermally isolated sunroom or patios provided that:
  - a. For natural light a glazed area of not less than 1/10 of the floor area of the interior room or 20-SF, whichever is greater (1205.2.1 EX)
  - b. For natural ventilation an area of not less than 8% of the floor area of the interior room or space, but not less than 20-SF. (1203.4.1.1 EX)
26. Rooms containing bathtubs, showers, spas and similar fixtures shall be provided with an exhaust fan with a minimum capacity of 50 CFM. Ductless fans are unacceptable. (1203.4.2.1, MC T-4-4)
27. Dimension on the plans the 30-in. clear width for water closets and 24-in. clearance in front of water closet for \_\_\_\_\_ bathroom. (PC 407.6)
28. Shower doors shall swing out. Net area of shower receptor shall be not less than 1,024 sq. in. of floor area, and encompass 30-in. diameter circle. (PC 411.7)
29. In every bedroom and basement, provide one openable escape window meeting all of the following: (1026.1, 1026.2, 1026.2.1, 1026.3)
  - a. A net clear opening area of not less than 5.7-SF.
  - b. A minimum clear height of 24-in.
  - c. A minimum clear width of 20-in.

- d. The bottom of the clear opening not greater than 44-in. measured from the floor.
30. Show location(s) of interconnected hard-wired "SMOKE ALARM" with battery backup in the following:
- a. Each sleeping room.
  - b. On the ceiling or wall outside of each separate sleeping room.
  - c. Each story or basement.
  - d. On the upper level of split level stories and both levels if sleeping area is on lower level.
  - e. In the vicinity of the stairway.
  - f. Provide a note: "SMOKE ALARM shall be interconnected hard-wired with battery backup."
  - g. Battery smoke alarm permitted in existing unmodified construction only.
31. Show location of 22-in. x 30-in. attic access with 30-in. minimum headroom. (MC 904.11)

### **EXITS AND STAIRS**

32. Provide a minimum of one exit doorway not less than 3-ft. wide and 6-ft. 8-in. in height, and shall provide a minimum clear width of 32-in. (1008.1.1, 1018.2)
33. Landings length shall be a minimum of 36-in. in the direction of travel. (1008.1.5)
34. A door may swing over a landing that is not more than 0.5-in. in height below the threshold. (1008.1.6)
35. Door may open on the top step of a flight of stairs or an exterior landing, provided the door does not swing over the top step or exterior landing and the landing is not more than 7.75-in. below the top of the threshold. (1008.1.4 EX 1, EX 3, 1008.1.6 EX)
36. Provide section and details of interior and exterior stairway showing:
- a. Maximum rise of 7.75-in. and minimum run (tread) of 10 in. (1009.3 EX 4)
  - b. Where tread depth is < 11-in. a nosing between .75-in. & 1.25-in. shall be provided. (1009.3 EX 4)
  - c. Minimum width of 36-in. (1009.1 EX 1)
37. Handrails shall satisfy the following:
- a. Provide a minimum of one continuous handrail on stairways with 4 or more risers and at all open sides. (1009.10)
  - b. Handrail height shall be 34 to 38 inches above the nosing of treads. (1012.2)
  - c. Openings between intermediate balusters shall preclude the passage of a 4-3/8-in. diameter sphere. The triangular openings formed by the riser, tread and bottom rail shall preclude the passage of a 6-in. diameter sphere. (1013.3 EX 5)
  - d. Handrail graspability: (1012.3)
    - i. Handrail with circular cross-sections shall have a diameter of 1.25 to 2 inches.
    - ii. Handrails with other than circular cross-sections shall have a perimeter dimension of 4 to 6.25 inches with a maximum cross-section of 2.25-in.

- e. Return handrail(s) to newel post or wall. (1012.4)
38. Guardrail shall meet the following:
- a. Provide guardrails where the open side is more than 30-in. above the floor or grade below. (1013.1)
  - b. Guardrail height shall be a minimum of 42-in. (1013.2)
  - c. Openings between intermediate balusters shall preclude the passage of a 4-in. diameter sphere. (1013.3)
39. Provide connection details of guardrail and/or handrail adequate to support a concentrated load of 200 pounds applied at a right angle to the top rail. (1607.7.1.1)

### **VENTILATION**

40. Attic Vents shall meet the following requirements: (1203.2)
- a. Show ventilation type, size, and location.
  - b. The net free ventilating area shall not be less than 1/150 of the attic space
  - c. 50% of the required ventilation area must be located at least 3 feet above eave or cornice vents with the balance provided by eave or cornice vents.
  - d. Openings shall have corrosion-resistant wire mesh or other approved material with 1/8-in. minimum and 1/4-in. maximum opening.
41. Under-floor vents shall meet the following requirements: (1203.3)
- a. Show ventilation type, size and location.
  - b. Openings shall be placed so as to provide cross ventilation of the under-floor space
  - c. The net free ventilating area shall not be less than 1/150 of the crawl-space area.
  - d. Openings shall have corrosion-resistant wire mesh or other approved material with 1/8-in. minimum and 1/4-in. maximum opening.

### **GARAGE AND CARPORT**

42. The following is required for the separation of the private garage from the dwelling unit:
- a. Provide minimum 1/2-in. gypsum board on the garage side. (406.1.4 #1)
  - b. Doors to the dwelling unit shall be solid wood or solid or honeycomb core steel and not less than 1-3/8-in. thick, or 20 minute rated. Doors shall be self-closing and self-latching. (406.1.4 #1)
  - c. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. (406.1.4 #1)

## **FOUNDATION**

43. Foundation and floor slabs shall conform to the following requirements, unless an approved soils report indicates that soil is not expansive by the Expansion Index Test method, or recommends other details: (BCM 1805.8 Art. 1)
- Continuous footings under exterior walls and interior bearing walls extending below grade 24-in. and 18-in. respectively and below foundation wall crawl hole. Piles or piers are permitted without interconnected grade beams to support first floor loads only. Pad footing located under a reinforced slab within the confines of a perimeter footing need not be connected by a grade beam.
  - Four continuous #4 bars, two 4-in. from bottom and two 4-in. from top of foundation.
  - Floor slab 4-in. thick over two layers of a 2-in. fill of sand and a moisture barrier membrane (6 mils thick) sandwiched between the two layers of fill and reinforced with #4 bars at 16-in. O.C. each way. Reinforcement to be placed at center of slab.
  - Saturate the soil 18-in. deep before placing the concrete slab.
  - Provide #4 dowels at 16-in. O.C. bent 2-ft. into slab and 1-ft. into footing. Dowels may be omitted when slab is a "monopour" or designed as an independent "floating slab."
44. The foundation bolts shall be 5/8-in. diameter with 0.229-in. x 3-in. x 3-in. plate washers embedded at least 7-in. into the concrete or masonry foundation spaced not more than 6-ft. apart. (2308.6)
45. Minimum 18-in. under-floor clearance to bottom of floor joists and minimum 12-in. clearance to bottom of girders. (2304.11.2.1)
46. Show location of under-floor access crawl hole (18 x 24 inches). (1209.1)
47. Cripple walls having a stud height exceeding 14-in. shall be considered a story. (2308.12.4)
48. Provide a weep screed for stucco at the foundation plate line a minimum of 4-in. above the earth or 2-in. above paved areas. (2512.1.2)
49. Wood sill plate shall be minimum 8-in. above adjacent grade. (2304.11.2.2)

## **FRAMING**

### **Roof / Ceiling:**

50. Ridge / hip / valley members shall be designed as vertical load carrying members when the roof slope is less than 3:12. Provide calculations. (2308.10)
51. Roof rafter size and spacing shall be per Tables 2308.10.3(1)(2)(3)(4)(5)(6).
52. Ceiling joist size and spacing shall be per Tables 2308.10.2 (1)(2).
53. Rafter tie connection size and spacing shall be per Table 2308.10.4.1.

54. The size of ridge board, valley, or hip members shall not be less than the cut end depth of the rafter. (2308.10.4)
55. Provide designed ridge beams (4 x min.) for open beam vaulted ceilings, or when ceiling joists or rafter ties are not provided. (106.4.3)
56. Rafter ties spaced 4-ft. (max.) O.C. are required immediately above ceiling joists, which are not parallel to the rafters. Connections shall be in Accordance with Table 2308.10.4.1 & 2304.9.1 or equivalent capacities shall be provided. (2308.10.4.1)
57. Roof diaphragm shall be minimum 1/2-in. CDX with radiant barrier using 8d common nails @ 6/6/12-in. (2308.10.8, T-2304.9.1)

### **Floors:**

58. Floor joist size and spacing shall be per Tables 2308.8(1)(2).
59. Girders shall be minimum 4X members and comply with Table 2308.9.6. (2308.7)
60. Floor diaphragm shall be minimum 5/8-in. T&G plywood using 10d common nails @ 6/6/12-in. (2308.8.6, T-2304.7(1), T-2304.9.1)

### **Walls:**

61. Wall height shall not exceed 10-ft. (2308.2)
62. Where studs are placed @ 24-in. O.C., the top plate shall be either 2-2X6 or 2-3X4. (2308.9.2.2)
63. Headers shall be minimum 4X members and be sized per Table 2308.9.5. (2308.9.51)

## **LATERAL DESIGN**

64. Braced wall size and location shall meet all the following requirements:
- Spacing between braced wall lines shall not exceed 25-ft. (2308.12.3)
  - Braced wall lines shall start not more than 8-ft. from each end. (2308.12.4)
  - Minimum combined length of wall bracing per 25-ft. linear wall is 12-ft. Where linear wall length is less than 25-ft., the combined braced wall length may be 1/2 the total length, minimum 8-ft. (2308.12.4, T-2308.12.4)
  - Braced walls shall meet 2:1 ratio, i.e. for 8-ft plate height the minimum braced wall is 4-ft. (T-2305.3.4)
  - Braced walls shall be distributed along the length of the braced wall line. (2308.12.4)
65. Braced walls shall be 1/2-in. Structural 1 grade using 8d @ 6/6/12-in. common nails. (T-2308.12.4)
66. Roof assemblies shall have ties to walls to resist resultant uplift. I.e. Simpson A35 or equivalent @ 32-in. O.C. for Rafter spacing of 16-in. O.C. or @ 24-in. O.C. for Rafter spacing of 24-in. O.C. (2308.10.1, T-2308.10.1)



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