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

ONE- & TWO-FAMILY DWELLING
FIRE REBUILD PLAN REVIEW

GENERAL PROJECT INFORMATION

PLAN CHECK NO. _____ DISTRICT NO _____ INITIAL VALUATION _____

JOB ADDRESS _____ CITY _____ ZIP _____

OWNER _____ TELEPHONE ( ) _____

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
				New Valuation:		

PLAN CHECK ENGINEER AND CORRECTION INFORMATION

REVIEWED BY _____ DATE _____ EMAIL _____

RECHECKED BY _____ DATE _____ EMAIL _____

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 County of Los Angeles Building Code, Existing Building Code (E), Residential Code (R), Table (T), Plumbing Code (PC), Mechanical Code (MC), Electrical Code (EC), Residential Code Manual (RCM), 2018 National Design Specifications (NDS)

For County of Los Angeles Building Code Amendments and BCMs, visit www.dpw.lacounty.gov/bsd/content

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 were addressed. 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.

APPLICATIONS AND SUPPLEMENTAL NOTES

1. Applications will expire on _____. The permit must be obtained prior to the expiration date; otherwise, the application shall expire. (106.4.1.1)
2. Attach the *GN SHEET - Standard Construction Notes & Very High Fire Hazard Severity Zone Requirements* to the submittal documents. See LINK HERE.

DESIGN REQUIREMENTS

3. Provide a complete plot plan showing lot dimensions/building setbacks/street name(s)/north arrow/new and existing building to remain/distance between buildings/location of private sewage disposal system /easements. (106.4.3).
4. 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 H T-H1.7)
5. Specify roof slope(s) and minimum Class C rating roofing material on the plan. ICC/UL # is required for shingle/tile roof. (R905)
6. Exterior walls of dwellings and accessory buildings less than 5-ft. (non-Sprinklered)/3-ft. (Sprinklered) to the property line shall be 1-hr fire-resistance-rated construction. (T-R302.1 (1) & (2)).
7. Eave between 2-ft to 5-ft of property line shall be 1-hr. fire-resistant-rated on the underside. (T-R302.1 (1) & (2))
8. Other than foundation vents, no openings are allowed on the exterior wall less than 3-ft. to the property line. (T-R302.1 (1) & (2))
9. The area of exterior wall openings of non-Sprinklered dwellings and accessory buildings located ≥ 3-ft. and < 5-ft. to the property line shall be limited to 25% of the wall area. The area of exterior wall openings is unlimited when exterior walls are located ≥ 5-ft for non-Sprinklered buildings and ≥ 3-ft. for Sprinklered buildings. (T-R302.1 (1) & (2))

10. Habitable rooms other than a kitchen shall not be less than 7-ft in any dimension with minimum floor area of 70-SF. (R304.1, R304.2).
11. Habitable spaces & hallways shall have a ceiling height of no less than 7-ft. Bathrooms, toilet rooms, and laundry rooms shall have ceiling heights of not less than 6-ft. 8-in. (R305.1)
12. Glazing located at all hazardous locations shall be tempered. Please see the plan for the specific locations. (R308.4)
13. Aggregate glazing area (including skylights) of habitable rooms must be minimum 8% of the room floor area with a minimum 4% openable area. This requirement appears to be deficient in_____ _____. (R303.1)
14. 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 S.F., whichever is greater. Show that the common wall between _____ and _____ complies with the above requirement. (R303.2)
15. Bathrooms containing a bathtub, shower, or tub/shower shall be mechanically vented for humidity control. (R303.3.1). Bathrooms, water closet compartments and other similar rooms shall be provided with minimum glazing area in windows of 3-SF, one half of which is openable. The glazed areas are not required where artificial light and a local exhaust system of 50-CFM intermittent or 20-CFM continuous ventilation are provided. (R303.3 Ex.).
16. Dimension the 30-in. clear width for water closets and 24-in. clearance in front of all water closets on the plans. (PC402.5). Show receptable areas shall not be less than 1024 sq. in of the floor area and encompass 30-in. diameter circle. (PC 408.6)
17. In every bedroom, habitable attics, and basement, provide one operable emergency escape and rescue opening with minimum 5.7-S.F., 24-in. clear height, 20-in. clear width, and maximum 44-in. sill height. (R310.2) (R310.2.2). Exception: The minimum net clear opening for grade floor emergency escape and rescue openings shall be 5 square feet (0.462 m^2).
18. Provide an interconnected hard-wired “SMOKE ALARM” with battery backup in each sleeping room, immediate vicinity of the bedrooms, each additional story of dwelling, and not less than 3-ft from the bathroom that contains bathtub or shower. (R314)
19. Provide an interconnected hard-wired carbon monoxide alarm with battery backup outside of each bedroom, and occupiable level if dwelling unit. (R315)
20. Show location of 22-in x 30-in attic access with 30 in. minimum headroom for attic greater than 30-SF. (R807.1)
21. For duplexes/ two-family dwellings provide a floor or wall separation one-hour fire rated wall or ½-hr fire rated wall if fire sprinklered. The wall shall have transmission sound ratings of STC 50. Wall assemblies shall extend from the foundation to the roof and have draft attic separation between units.
22. Provide full height transverse and longitudinal building cross sections showing framing, plate heights, total heights, insulation, foundation, finish grade, etc. (106.4.3)

EXITS AND STAIRS

23. Provide minimum 36-in landing measured in the direction of travel at all exterior doors. (R311.3)
24. Required egress doors at _____shall not swing over a landing that is more than 1.5-in. in height below the threshold. (R311.3.1
25. The landing on the exterior side shall be not more than 7.75-in below the top of the threshold provided that the door does not swing over the landing. (R311.3.1 EX) (R311.3.2)
26. Stairway shall be minimum 36-in clear width, 6-ft 8-in clear headroom, with 10-in min thread depth and 7.75-in maximum riser height, and continuous Type I or II handrail at 34-in to 38-in above tread nosing. (R311.7)
27. Provide minimum 42-in high guards at the open-sided walking surfaces that are more than 30-in measured vertically to the floor or grade below at any point within 36-in horizontally to the edge of the open side and detail the base connection. (R312.1.1) (R312.1.2)

VENTILATION

28. Provide attic vent calculation and show the type, size, and location on the roof plan. (R806.1) (R806.2)
29. Provide under-floor vent calculation and show type, size, and location on elevation views and foundation plan. (R408)

GARAGE AND CARPORT

30. The following are required for the separation of the private garage from the dwelling unit:
    a. Garages beneath habitable rooms shall be separated by no less than 5/8-in. Type X gypsum board. Provide minimum 1/2 –in. gypsum board on the garage side elsewhere. (T-R302.6)
    b. Provide minimum 1/2-in. gypsum board on the garage side of detached garages less than 3-ft. from a dwelling unit. (T-R302.6)
    c. Doors to the dwelling unit shall be solid wood, solid or honeycomb core steel and not less than 1-3/8-in. thick, or 20-minute rated, unless the dwelling unit and the garage are protected by an automatic fire sprinkler system. Doors shall be self-closing and self-latching. (R302.5.1)
    d. Garage shall not open directly to a bedroom. (R302.5.1)
    e. A garage / carport floor sloped to a drain or toward the main vehicle entry doorway. (R309.1)

VENEER / FIREPLACE

31. Specify and detail the veneer material, thickness, backing, anchorage, footings, and support over the openings in accordance with Section R703.8.3.
32. South Coast Air Basin Rule 445 Permits replacement of wood burning fireplaces only. Provide a note on the plan, “Proposed wood-burning fireplace is a replacement of a previously existing wood-burning fireplace destroyed in the wildfire.
33. For Factory-built steel fireplace specify manufacturer, model, and I.C.C./UL number or another approved agency. (R1004.1).

STRUCTURAL

34. Note on plans that buildings and structures, and all parts thereof, shall be constructed to safely support all loads as prescribed in 2023 County of Los Angeles Residential Code. When a building contains structural elements exceeding the limits of or not conforming to the Residential Code, these elements shall be engineered in accordance with 2023 County of Los Angeles Building Code. (R301.1.3)

35. Specify grade and species of framing lumber, type and grade of plywood, design strength of concrete and masonry units, the mix of mortar and grout, the strength of steel, glued-laminated timbers, ASTM designation of structural steel shapes and _____. (106.4.3)
36. A California licensed architect or civil/structural engineer shall approve and stamp construction documents of the following constructions but not limited to: (R301.1.3.2, R301.1.3.3)
    a. Wood frame construction more than one story in height or with a basement located in Seismic Design Category D0, D1 or D2
    b. Cold-formed steel construction
    c. Concrete construction
    d. Masonry construction
37. Provide a detailed schedule of "Statement of Special Inspections" on the plans complying with 1704.3.

    a. Periodic special inspection is required for wall anchors post-installed in hardened concrete. (Table 1705.3)

    b. Periodic special inspection is required for wood shear wall or diaphragm fastener spacing 4 inches or closer. (1705.13.2)

    c. _____ special inspection is required for _____.

FOUNDATION

38. Foundation and floor slabs shall conform to the following requirements, unless an approved soils report indicates the soil is not expansive. (RCM 401.4 Art.1)
    a. Continuous 12-in wide footings under exterior walls and interior bearing walls extending below grade 24-in. and 18-in. respectively and below foundation wall crawl hole.
    b. Four continuous #4 bars, two #4 bars 3-in to 4-in. from bottom and two #4 bar 3-in to 4-in. from top of foundation.
    c. 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. Slab shall be reinforced with #4 bars at 16-in. O.C. each way. Reinforcement to be placed at center of slab.
    d. 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 monolithic pour. Saturate the soil 18-in. deep before pouring the concrete slab.
39. The foundation bolts shall be 5/8-inch diameter with 0.229-in. x 3-in. x 3-in. plate washers embedded at least 7 inches into the foundation spaced not more than 6 feet apart. (R403.1.6) (R602.11.1)
40. Show minimum 18-in. underfloor clearance from grade to bottom of floor joists and minimum 12-in. clearance to bottom of girders. (R317.1)
41. Wood sill plate shall be minimum 8-in. above adjacent grade. (R317.1)
42. Provide minimum 18-in x 24-in or 16-inch x 24-inch access to under-floor spaces through the floor or perimeter wall respectively. (R408.4)

ROOF/FLOOR/WALL FRAMING

43. Specify the size, spacing and direction of rafters and ceiling joists per T-R802.4.1(1)– (8) and T-R802.5.1(1)– (2), respectively.
44. The size of ridge board, valley, or hip members shall not be less than the cut end depth of the rafter. (R802.3)
45. Provide designed ridge beams (4 x min.) for open beam vaulted ceilings, or when ceiling joists or rafter ties are not provided. **Submit for plan check.**
46. Ridge / hip / valley members shall be designed as vertical load carrying members when the roof slope is less than 3:12. Provide calculations. (R802.4.4)
47. Rafter ties (min. of 2x4) are required immediately above ceiling joists, which are not parallel to the rafters. Connections shall be in accordance with Tables R802.5.2 or designed by an engineer.
48. Provide minimum 15/32" CDX Plywood with 8d common nail at 6"/6"/12" on center for roof diaphragms. (R803)
49. Specify the size, spacing, and direction of the floor joist per T-R502.3.1(1) and T-R502.3.1(2). Floor girders must be sized and spaced per R502.5 and T- R602.7(1) and T-R602.7(2).
50. Provide 5/8" T&G Plywood with 10d common nail at 6"/6"/12" on center for the floor diaphragms (R503).
51. Headers shall be provided over each opening in exterior and interior bearing walls per T-R602.7(1) through T-R602.7(3)
52. Studs in bearing walls are limited to 10-ft height unless an approved design is submitted. (T-R602.3. (5)) Balloon framing shall be specified.

LATERAL DESIGN

53. Provide braced wall lines in accordance with Section R602.10.1. Braced walls to resist wind and seismic forces shall not exceed the following height to width ratios: 2 to 1 for wood structural panels; 1-1/2 to 1 for gypsum wallboard and Portland cement plaster (stucco). (2306.3, SDPWS 4.3.4)
54. Specify on the framing plans the shear wall material and thickness and the size and spacing of fasteners and sole plate nailing. Call out anchor bolt spacing that is compatible with the shear wall capacity. (106.4.3)
55. Columns, beams, trusses, or slabs supporting discontinuous walls or frames of structures having horizontal irregularity Type 4 per ASCE7 T-12.3-1 or vertical irregularity Type 4 per ASCE7 T-12.3-2 shall have the design strength to resist the maximum axial force that can develop in accordance with overstrength factor of ASCE7 12.4.3.2. (ASCE7 12.3.3.3)
56. Provide details on how the interior shear walls or lateral force resisting elements are connected to the roof / floor diaphragm(s). (106.4.3)
57. Provide a drag strut at _____ _____. Show details of strut and top plate connections. (106.4.3)

MECHANICAL/ELECTRICAL/PLUMBING

58. Specify total load of the new service panel. Show location on site plan and floor plan(s). (ECM 82.8)
59. Show location of F.A.U. / Return Air Grill / Water Heater on floor plan. (106.4.3)
60. Clothes dryer moisture exhaust duct must be 4-in. in diameter and length is limited to 14-ft. with 2 elbows. The duct length shall be reduced by 2-ft. for every elbow in excess of two. (MC 504.4.2)
61. Shower doors shall swing out. The net area of shower receptor should be not less than 1,024 sq. in. of floor area and encompass 30-in. diameter circle. (PC408.6)
62. Please see additional comments and corrections on the plans and calculations.