



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

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

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 parenthesis () refer to sections of the 2026 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), 2024 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.

SUPPLEMENTAL CORRECTIONS

1. Blueprint Los Angeles County's "Best Management Practice for Construction Activity", "Residential General Notes", and "Green Building Notes" onto the plan.

DESIGN REQUIREMENTS

2. 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). Additional comments can be found on plan.
3. Specify roof slope(s) and minimum Class C rated roofing material on plan. ICC/UL # is required for shingle/tile roof. (R905)
4. 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))

5. 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))
6. Other than foundation vents, no openings are allowed at exterior wall less than 3-ft. to the property line. (T-R302.1 (1) & (2))
7. The area of exterior wall openings of non-Sprinklered dwellings and accessory buildings located \geq 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 \geq 5-ft for non-Sprinklered buildings and \geq 3-ft. for Sprinklered buildings. (T-R302.1 (1) & (2))

8. Habitable rooms other than a kitchen shall not be less than 7-ft in any dimension with minimum floor area of 70-SF. (R312.1 & 2).
9. 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. (R313.1)
10. Glazing located at all hazardous locations shall be tempered. Please see plan for the specific locations. (R324.4)
11. 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 _____.
(R325.1.1,2)
12. 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. (R325.1.3)
13. 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. (R325.2)
14. Bathrooms containing a bathtub, shower, or tub/shower shall be mechanically vented for humidity control. (R325.2.1)
15. Dimension on the plans the 30-in. clear width for water closets and 24-in. clearance in front of all water closets. (PC402.5)
16. 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. (R319.2)
17. 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. (R310.3)
18. Provide an interconnected hard-wired carbon monoxide alarm with battery backup outside of each bedroom, and occupiable level if dwelling unit. (R311.3)
19. Show location of 22-in x 30-in attic access with 30 in. minimum headroom for attic greater than 30-SF. (R807.1)

EXITS AND STAIRS

20. Provide minimum 36-in landing measured in the direction of travel at all exterior doors. (R318.3)
21. Required egress doors at _____ shall not swing over a landing that is more than 1.5-in. in height below the threshold. (R318.3.1)

22. 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. (R318.3.1 EX, R318.3.2)
23. 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. (R318.7.1 & 2)
24. 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. (R321.1.1 & 2)

VENTILATION

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

GARAGE AND CARPORT

27. The following are required for the separation of the private garage from the dwelling unit:
 - a. Garages beneath portions of the dwelling unit 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)
28. Specify and detail the veneer material, thickness, backing, anchorage, footings, and support over the openings in accordance with Section R703.3
29. Wood burning fireplace within South Coast Air Basin is prohibited per AQMD's Rule 445. Any exemption to Rule 445 shall be approved by SCAQMD.
30. For Factory-built steel fireplace specify manufacturer, model, and I.C.C./UL number or other approved agency. (R1004.1)

FOUNDATION

31. 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.
32. 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)
 33. Show minimum 18-in. underfloor clearance from grade to bottom of floor joists and minimum 12-in. clearance to bottom of girders. (R304.1)
 34. Wood sill plate shall be minimum 8-in. above adjacent grade. (R304.1)
 35. 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

36. Specify the size, spacing and direction of rafters per T-R802.4.1(1)– (8).
37. Specify the size, spacing, and direction of the ceiling joist per T-R802.5.1(1)– (2).
38. The size of ridge board, valley, or hip members shall not be less than the cut end depth of the rafter. (R802.3)
39. 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.**
40. 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)
41. 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.
42. Provide minimum 15/32” CDX Plywood with 8d common nail at 6”/6”/12” on center for roof diaphragms. (R803)

ADDITIONAL COMMENTS

43. Specify the size, spacing, and direction of the floor joist per T- R502.3.1(1) and T-R502.3.1(2)
44. Floor girders must be sized and spaced per R502.5 and T- R602.7(1) and T-R602.7(2).
45. Provide 5/8” T&G Plywood with 10d common nail at 6”/6”/12” on center for the floor diaphragms (R503).
46. Headers shall be provided over each opening in exterior and interior bearing walls per T-R602.7(1) through T-R602.7(3)
47. Studs in bearing walls are limited to 10-ft height unless an approved design is submitted. (T-R602.3. (5))

LATERAL DESIGN

48. 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 4.3.3)

MECHANICAL/ELECTRICAL/PLUMBING

49. Show location of F.A.U. / Return Air Grill / Water Heater on floor plan. (106.4.3)

NOTES ON PLAN

50. Attic and under-floor vent opening shall have corrosion-resistant wire mesh or other approved material with 1/16-in. minimum and ¼-in. maximum opening. One under-floor ventilation opening shall be placed within 3-ft. of each corner of the building.
51. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface extending to a height of not less than 6 feet above the floor. (R307.2)
52. 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. (PC408.6)
53. All showers and tub-showers shall have either a pressure balance or a thermostatic mixing valve. (PC408.3)
54. All new replacements and existing water heaters shall be strapped to the wall in two places. One in the upper 1/3 of the tank and one in the lower 1/3 of the tank. The lower point shall be a minimum of 4-in. above the controls. (PC507.2)
