



GENERAL PROJECT INFORMATION

PLAN CHECK NO. DISTRICT NO INITIAL VALUATION
JOB ADDRESS CITY ZIP
OWNER TELEPHONE ( )
ARCH/ENG TELEPHONE ( )
APPLICANT TELEPHONE ( )
ADDRESS CITY ZIP

NOTE: Numbers in the parenthesis ( ) refer to sections of the 2026 edition of the Los Angeles County Building Code, Table (T), Building Code Manual (BCM), 2022 Minimum Design Loads for Buildings and Other Structures (2022 Edition) including Supplement No. 1 (ASCE7-22).

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

1. This ( ) new building or ( ) addition to an existing building shall be designed to comply with the provisions of Section 1613.9, Seismic Design Provisions for Hillside Buildings, as they are constructed on or into slopes steeper than 1 unit vertical in 3 units horizontal (33.3% slope). This also applies to the entire building even if only a portion of the building is supported on or into the slope. Exceptions: Additions to existing buildings that do not exceed 10% of the existing area provided that the addition is being supported completely by the existing foundation and non-habitable accessory buildings and decks not supporting or supported by the main building are exempt from these regulations. (1613.9.1,1613.9.2)
2. Identify the Base Level Diaphragm on structural framing plans. (Base Level Diaphragm is defined as the floor at, or closest to, the top of the highest level of the foundation including the highest floor level connected to the stems of the retaining/basement walls). (1613.9.3)
3. The base shear, including forces from the base level diaphragm, shall be resisted by direct connections from a diaphragm strut or collector provided in the base level framing to the foundation. Where the floor below the base extends to the uphill foundation, the connection shall be made directly to the foundation. (1613.9.5.1)
4. Primary anchors and diaphragm struts shall be provided in line with each foundation extending in the downhill direction. Primary anchors and diaphragm struts shall also be provided where interior vertical lateral-force-resisting elements (e.g. interior shear walls) occur above and in contact with the base level diaphragm. Spacing of primary anchors and diaphragm struts or collectors shall not exceed 30 feet. (1613.9.5.2)
5. The base shear in the downhill direction shall also be resisted by secondary anchors in the uphill foundation connected to diaphragm struts in the base level diaphragm. Exceptions: Secondary anchors are not required where foundations extending in the downhill direction spaced no more than 30 feet on center extend up to and are directly connected to the base level diaphragm for at least 70 percent of the diaphragm depth. (1613.9.6.1)
6. Wood diaphragm strut collector and wood members connected to the primary anchor shall be min. 3 x members. (1613.9.8(3))
7. Provide minimum 0.229-in. x 3-in, square washer and 1/4-in. x 2.5-in, square washer at 1/2-in. and 5/8-in, diameter bolts, respectively, when they are used to connect anchors to wood members. (1613.9.8(1))
8. The diaphragm to foundation anchorage shall NOT be accomplished by the use of toenailing, nails subject to withdrawal, or wood in cross-grain bending or cross-grain tension. (1613.9.8(2))
9. Grade beams shall extend at least 12-in, below the lowest adjacent grade and provide a minimum 24-in. distance horizontally from the bottom outside face of the grade beam to the face of the descending slope. (1613.9.10.1)
10. Where a footing or grade beam extends across a descending slope, the stem wall, grade beam, or footing shall extend up to a minimum 18-in, above the highest adjacent grade. (EXCEPTION: At paved garage and doorway entrances to the building, the stem wall need only extend to the finished concrete slab, provided the wood framing is protected with a moisture proof barrier.) (1613.9.10.2)
11. No ledgers are permitted when supporting a vertical load of more than 100 pounds per lineal foot and located within 48-in, of adjacent grade. Galvanized steel ledgers and anchor bolts, with or without wood nails, or treated or decay resistant sill plates supported on a concrete or masonry seat may be used. (1613.9.10.2)

12. All wood framed walls, including nonbearing walls, when resting on a footing, foundation, or grade beam stem wall, shall be supported on wood sill plates bearing on a level surface. (1613.9.10.3)
13. The base of isolated wood posts (not framed into a stud wall) supporting a vertical load of 4,000-lb. or more and the base plate for a steel column shall comply with the following: (1613.9.10.4)
  - a. When the post or column is supported on a pedestal extending above the top of a footing or grade beam, the pedestal shall be designed and reinforced as required for concrete or masonry columns. The pedestal shall be reinforced with a minimum of four No. 4 bars extending to the bottom of the footing or grade beam. The top of exterior pedestals shall be sloped for positive drainage.
  - b. The base plate anchor bolts or the embedded portion of the post base, and the vertical reinforcing bars for the pedestal, shall be confined with two No. 4 or three No. 3 ties within the top 5 inches (127 mm) of the concrete or masonry pedestal. The base plate anchor bolts shall be embedded a minimum of 20 bolt diameters into the concrete or masonry pedestal. The base plate anchor bolts and post bases shall be galvanized, and each anchor bolt shall have at least two galvanized nuts above the base plate.
14. All steel beams to column supports shall be positively braced in each direction. Steel beams shall have stiffener plates installed on each side of the beam web at the column. The stiffener plates shall be welded to each beam flange and the beam web. Each braced connection or structural member shall consist of at least two 5/8-in. diameter machine bolts. (1613.9.10.5)
15. Top and bottom of footings and grade beams shall be level or stepped when the ground slope exceeds one vertical in ten horizontals. The stepped footing shall follow requirements of Section 1809.3. For structures assigned to Seismic Design Category D, E, or F, the stepping requirement shall also apply to the top surface of continuous footings supporting walls. Footings shall be reinforced with four No. 4 reinforcing bars located at the top and bottom of the footings. (1809.3)
17. Each diaphragm below the base level diaphragm shall be designed for all tributary loads at that level using a minimum seismic force factor not less than the base shear coefficient. (1613.9.7.2)
18. Provide calculations for primary anchors and diaphragm struts (at and below the base level) per Section 1613.9.5 and 1613.9.8.
  - a. Primary anchor and diaphragm strut shall be provided at each foundation extending downhill, underneath interior lateral force resisting elements above and in contact with the base level diaphragm.
  - b. The load path and diaphragm struts shall be fully developed into the diaphragm and into the foundation. The foundation must be shown to be adequate to resist the concentrated loads from the primary anchors.
19. Provide secondary anchors in the uphill foundation connecting to diaphragm struts in the base level diaphragm. Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.9.8. (1613.9.6.3.)
20. Maximum spacing of secondary anchors at the Base Level Diaphragms shall be uniformly distributed along the uphill diaphragm edge, spaced at maximum 4-ft. on center. and designed for a minimum force equal to the base shear coefficient times the accumulated dead load of the building tributary to that level and not less than 600 pounds per lineal foot. (The foundation need not be designed to resist these additional forces.) (1613.9.6.2)
21. Below base level, provide secondary anchors at each floor diaphragms to the uphill foundation. Such anchors shall be uniformly distributed along the uphill diaphragm edge, spaced at maximum 4-ft. on center, and designed for a minimum force equal to the base shear coefficient times the accumulated dead load of the building tributary to that level and not less than 300 pounds per lineal foot. (The foundation need not be designed to resist these additional forces.) (1613.9.7.4.2)
22. Primary and secondary anchors and diaphragm struts shall be designed as follows: (1613.9.8)
  - a. Design for 125% of the tributary force.
  - b. The 1/3 allowable stress increase permitted under Sec. 1605.3.2 shall not be used when working (allowable) stress design method is used.
  - c. Use seismic load factor 1.7 for steel and concrete anchorage when the strength design method is used.
  - d. Wood ledgers shall not be used to resist cross-grain bending or cross-grain tension.
  - e. Primary Anchors, splices, and connections shall be designed in accordance with provisions of section 1613.9.8.
23. Wood structural panel wall sheathing, cement plaster and lath, gypsum wallboard, and tension-only braced frames shall not be used to resist lateral forces below the base level. (1613.9.5.4)

## **CALCULATIONS**

### **DOWNHILL DIRECTION**

16. In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame system. The total base shear shall include the forces tributary to the base level diaphragm, including forces from the base level diaphragm. (1613.9.4.2.2)

