Standard Construction Notes & VERY HIGH FIRE HAZARD SEVERITY ZONE REQUIREMENTS

2026

Public Works
LOS ANGELES COUNTY

Sheet Number

GN

LACRC SECTION R327 (Effective January 1st, 2023)

AGING-IN-PLACE DESIGN AND FALL PREVENTION

R327.1 Aging-in-place design and fall prevention. Newly constructed dwellings subject to the requirements of this code shall be designed and constructed in accordance with Sections R327.1.1 through R327.1.4.

Exceptions:

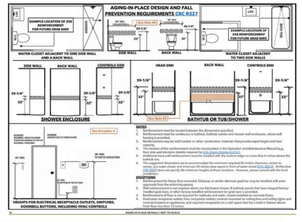
1. Covered multifamily dwellings designed and constructed in accordance with Chapter 11A of the California Building Code.
2. Public housing and places of public accommodation required to comply with Chapter 11B of the California Building Code.

R327.1.1 Reinforcement for grab bars. At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level, at least one bathroom on the second or third floor of the dwelling shall comply with this section.

R327.1.2 Electrical receptacle outlet, switch and control heights. Electrical receptacle outlets, switches and controls (including controls for heating, ventilation and air conditioning) intended to be used by occupants shall be located no more than 48 inches (1219.2 mm) measured from the top of the outlet box and not less than 15 inches (381 mm) measured from the bottom of the outlet box above the finish floor.

R327.1.3 Interior doors. Effective July 1, 2024, at least one bathroom and one bedroom on the entry level shall provide a doorway with a net clear opening of not less than 32 inches (812.8 mm), measured with the door positioned at an angle of 90 degrees from the closed position; or, in the case of a two- or three-story single family dwelling, on the second or third floor of the dwelling if a bathroom or bedroom is not located on the entry level

R327.1.4 Doorbell buttons. Doorbell buttons or controls, when installed, shall not exceed 48 inches (1219.2 mm) above exterior floor or landing, measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features are required to be installed above 48 inches (1219.2 mm) measured from the exterior floor or landing, a standard doorbell button or control shall also be provided at a height not exceeding 48 inches (1219.2 mm) above exterior floor or landing, measured from the top of the doorbell button or control.



BEST MANAGEMENT PRACTICES
FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

"I certify that this document and all attachments were prepared under the my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the SCPP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

Print Name _____
(Owner or authorized agent of the owner)

Signature _____ Date _____
(Owner or authorized agent of the owner)

*The above Best Management Practices are detailed in the latest edition of the California BMP Handbook or Caltrans Stormwater Quality Handbooks.

Public Works

LOS ANGELES COUNTY/BUILDING &SAFETY DIVISION
Standard Construction Notes
Fire Hazard Severity Zone
2026 LA County Building Code – 2025 CA WILDLAND
URBAN INTERFACE CODE (Chapter 5)

Notes:

- Use this link to determine if a location is within moderate to high fire hazard zone https://dpw.lacounty.gov/crd/experience/508-fire/fire-hazard-severity-zone-maps.pdf
- Provisional for Materials and Construction Methods for Exterior Wildfire Exposure are now located in Part 7, California Wildland-Urban Interface Code.
- Prior to permitting final approval, the property shall follow the vegetation management requirements.
- The use of paints, coating, stains or other surface treatment are not an approved method of protection [503.2.5].

APPLICATION [501.1]

1. New buildings.
2. Additions, alterations or repairs made to existing buildings within Wildland-Urban Interface (WUI) Fire Area or Fire Hazard Severity Zone.
3. Any Wildland-Urban Interface WUI Fire Area designated by the Los Angeles County Fire Department shall comply with the following requirements:

   Exception: Group U accessory structures not exceeding 120 sq. foot located and agricultural buildings not less than 50 ft. from applicable buildings.

ROOFING [504.2, 504.4]

4. Roof covering shall be Class A fire classification when tested in accordance with ASTM E108 or UL790. Except:
   a. Roof assemblies with covering of brick, masonry, or exposed concrete roof deck.
   b. Roof assemblies with ferrous or copy shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on noncombustible decks or ferrous, copper or metal sheets without a roof deck on noncombustible framing.
   c. Roof assemblies with minimum 16 oz/sq ft copper sheets over combustible roof decks.
   d. Roof assemblies of slate roof covering installed over ASTM D226, Type II underlayment over combustible decks.
5. Detail the space between the roof covering and roof decking where the roof profile allows a space; the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials, or provide one layer of 72-pound cap sheet complying with ASTM D3909 Standard Specification to be installed over the roof deck. Exception: Cap sheet is not required where not less than 1 inch of mineral wood board or other noncombustible material is located between the roofing material and wood framing or deck. (504.2.1.1)
6. Where **roof valley flashing** is installed:
   a. The flashing shall be not less than 0.019-inch No. 26 gage galvanized sheet installed over not less than on layer of minimum 72-pound mineral-surfaced non-perforated cap sheet complying with ASTM D 3909, at least 36-inch-wide running the full length of the valley.
7. **Roof gutters and downspouts** shall be constructed of noncombustible material. Gutters shall be provided with an approved means to prevent accumulation of leaves and debris

VENTS [504.10]

8. Vent openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces, and underfloor vents shall resist building ignition from the intrusion of burning embers and flame through the vent openings. Vent openings shall comply with one of the following:
   a. Listed vent complying with California State Fire Marshall, WUI, and ASTM E2886 OR
   b. Protected by corrosion resistant, noncombustible wire mesh with min. 1/16" and max. 1/8" openings
9. Vents shall NOT be installed on underside of eaves and cornices unless one of the conditions set forth in Section 504.10.2 and 504.10.3 are met.

OFF ROAD ROOF RIDGE VENTS [504.10.2]

10. Vents that are installed on a sloped roof, such as ridge vents, shall comply with all the following:
    a. Openings shall be between 1/16th and 1/8th inch.
    b. The materials shall be noncombustible except vents located under the roof covering, along the ridge, with noncombustible wire mesh.
    c. The materials shall be corrosion resistant.

EXTERIOR COVERING [504.8]

Note: The following **exterior covering materials** shall conform to this section: Exterior wall covering or assembly, underside of roof eave overhangs or soffits, underside of exterior porch ceilings, underside of floor projections, and underfloor areas. **The following are exempt**: architectural trim, fascia and gutters, roof or wall corner projections or similar, and deck walking surfaces complying with Section 337.9.

11. Exterior wall covering or wall assembly shall be one of the following:
    a. 1-hour fire-resistance-rated construction on the exterior side
    b. Noncombustible material OR
    c. Ignition-resistant material OR
    d. Heavy Timber Construction OR
    e. Log Wall Construction OR
    f. Complies with ASTM E2707 and SFM Standard 12-7A-1
    g. Assembly suitable for exterior fire exposure containing one layer of 5/8-inch Type X gypsum sheathing applied over the exterior wall covering or cladding on the exterior side of the framing
    h. Assembly suitable for exterior fire exposure with a 1-hour fire-resistance rating, rated from the exterior side, and installed in accordance with ASTM E119 or UL 263
    i. Fire-retardant wood labeled for exterior use and complying with the requirements of Section 2303.2 of the Building Code
    j. One layer of 5/8" Type X applied behind an exterior covering on the underside of the ceiling
    k. Exterior portion of a 1-hr fire resistive exterior wall assembly applied to the underside of the ceiling assembly per Gypsum Association Fire Resistance Design Manual as tested in accordance with ASTM E119 or UL 263.
    l. Porch ceiling assemblies with a horizontal underside complying with SFM 12-7A-3 or ASTM E2957.
12. A minimum of 6-inches of metal flashing or noncombustible material applied vertically on the exterior of the wall shall be installed to the ground, decking, and roof intersections (504.5.1)
13. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2-inches (50.8 mm) nominal solid wood blocking between rafters at all roof coverings, or in the enclosed eaves, terminate at the enclosure (504.5.2.1)

OPEN ROOF EAVES [504.3]

14. Exposed roof deck on the underside of unenclosed roof eaves and fascias, if provided, shall consist of one of the following (504.3.1):
    a. Noncombustible material
    b. Ignition-resistant material
    c. Fire-retardant wood labeled for exterior use and complying with the requirements of Section 2303.2 of the Building Code
    d. 1-hour fire-resistance-rated construction on the exterior side, tested with ASTM E119 or UL 263
    e. 2-inch nominal dimension lumber
    f. One layer of 5/8" Type X applied behind an exterior covering on the underside exterior of roof deck
    g. Exterior portion of a 1-hr fire resistive exterior wall assembly applied to the underside of roof deck designed for exterior fire exposure per Gypsum Association Fire Resistance Design Manual as tested in accordance with ASTM E119 or UL 263.

ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS

15. Exposed underside shall be protected by one of the following (504.3):
    a. Noncombustible material
    b. Ignition-resistant material
    c. Exterior portion of a 1-hr fire resistive exterior wall assembly applied to the underside of rafter tails or soffit per Gypsum Association Fire Resistance Design Manual as tested in accordance with ASTM E119 or UL 263.
    d. 2-inch nominal dimension lumber
    e. 1-inch minimal fire-retardant-treated lumber or ½ inch minimal fire-retardant-treated plywood identified for exterior use and complying with section 2302.2 of the Building Code
    f. Boxed-in roof eave soffit assemblies complying with SFM 12-7A-3 or ASTM E2957.
    g. Boxed-in roof eave soffit assemblies with an underside that meets the performance complying with SFM 12-7A-3 or ASTM E2957.

EXTERIOR PORCH CEILINGS [504.7]

16. Exposed underside shall be protected by one of the following (504.7):
    a. Noncombustible material
    b. Ignition-resistant material
    c. Fire-retardant wood labeled for exterior use and complying with the requirements of Section 2303.2 of the Building Code
    d. One layer of 5/8" Type X applied behind an exterior covering on the underside of the ceiling
    e. Exterior portion of a 1-hr fire resistive exterior wall assembly applied to the underside of the ceiling assembly per Gypsum Association Fire Resistance Design Manual as tested in accordance with ASTM E119 or UL 263.
    f. Porch ceiling assemblies with a horizontal underside complying with SFM 12-7A-3 or ASTM E2957.

FLOOR PROJECTIONS (UNDERFLOOR PROTECTION / UNDERSIDE OF APPENDAGES [504.11]

17. Exposed underside shall be protected by one of the following (504.7.1):
    a. Noncombustible material
    b. Ignition-resistant material
    c. Fire-retardant wood labeled for exterior use and complying with the requirements of Section 2303.2 of the Building Code
    d. Material approved for not less than 1-hour fire resistance-rated construction on the exterior side as tested in accordance with ASTME E119 or UL263
    e. One layer of 5/8" Type X applied behind an exterior covering on the underside of the floor projection
    f. Exterior portion of a 1-hr fire resistive exterior wall assembly applied to the underside of the floor assembly per Gypsum Association Fire Resistance Design Manual as tested in accordance with ASTM E119 or UL 263.
    g. Underside of a floor projection assembly meets Section 337.11

Public Works

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

GREEN BUILDING STANDARDS CODE
GENERAL NOTES

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

- The following notes must be included on the plans.

GENERAL REQUIREMENTS

1. Plumbing fixtures and fixture fittings on the plans shall 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)
2. Annular spaces around pipes, electrical cables, conduits, or other openings in soleplates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or a similar method acceptable to the enforcing agency. (4.406.1)
3. Fireplaces shall be direct vent sealed combustion type. Indicate on the plans the manufacturer name and model number. (4.503.1)
4. At the time of rough installation, 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, sheetmetal, or other acceptable methods to reduce the ingress of water, dust and debris which may enter the system. (4.504.1)
5. 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)
6. All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following:
   a. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
   b. Fans must be controlled by a readily accessible humidistat unless functioning as a component of a whole house ventilation system. Humidity control shall be capable of adjustment between a relative humidity range of 50% and 80%. (4.506.1)
7. Adhesives, sealants and caulks shall meet or exceed the standards outlined in Section 4.504.2.1 and comply with the VOC limits in Tables 4.504.1 and 4.504.2 as applicable. (4.504.2.1)
8. Paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.2 and comply with the VOC limits in Table 4.504.3. (4.504.2.2)
9. Aerosol paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.3. (4.504.2.3)
10. All carpet installed in the building interior shall meet all the testing and product requirements of one of the following:
    a. Carpet and Rug Institute's Green Label Plus Program OR
    b. California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) OR
    c. NSF/ANSI 140 at the Gold Level OR
    d. Scientific Certifications Systems Indoor Advantage Gold (4.504.3)
11. 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)
12. A minimum of 80% of floor area receiving resilient flooring shall comply with one of the following:
    a. Products certified as a Low-Emitting Material in the CHPS High Performance Products Database, OR
    b. Products certified under UL GREENGUARD Gold (Formerly the Greenguard Children & Schools program), OR
    c. RFCI FloorScore program, OR
    d. Meet the California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350)

13. Composite wood products (hardwood plywood, particle board, and MDF) installed on the interior or exterior of the building shall meet or exceed the standards outlined in Table 4.504.5. Verification of compliance with these sections must be provided at the time of inspection. (4.504.5)

TABLE 4.504.3/TABLE 5.504.4.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATING[1,2]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT	COATING CATEGORY	VOC LIMIT
Flat coatings	50	Magnesite cement coatings	450
Nonflat coatings	100	Mastic texture coatings	100
Nonflat high-gloss coatings	150	Metallic pigmented coatings	500
Specialty Coatings		Multicolor coatings	250
Aluminum roof coatings	400	Pretreatment wash primers	420
Basement specialty coatings	400	Primers, sealers, and undercoaters	100
Bituminous roof coatings	50	Reactive penetrating sealers	350
Bituminous roof primers	350	Recycled coatings	250
Bond breakers	350	Roof coatings	50
Concrete curing compounds	350	Roof preventative coatings	250
Concrete/masonry sealers	100	Rust preventative coatings: Clear	250
		Opaque	350
Driveway sealers	50	Specialty primers, sealers and undercoaters	100
Dry fog coatings	150	Stains	250
Faux finishing coatings	350	Stone consolidants	450
Fire resistive coatings	350	Swimming pool coatings	340
Floor coatings	100	Traffic marking coatings	100
Form-release compounds	250	Tub and tile refinish coatings	420
Graphic arts (sign) coatings	500	Waterproofing membranes	250
High-temperature coatings	420	Wood coatings	275
Industrial maintenance coatings	250	Wood preservatives	350
Low solids coatings[3]	120	Zinc-rich primers	340

1. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.
2. Grams of VOC per liter of coating, including water and including exempt compounds.
3. The specified limits remain in effect unless revised limits are in place in subsequent columns in the table.
4. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

TABLE 4.504.5/TABLE 5.504.4.5
FORMALDEHYDE LIMIT
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[3]	0.13

1. For the purpose of this table, formaldehyde means the chemical formaldehyde as measured by Air Resources Board Test Method 310 Formaldehyde Emissions from Composite Wood Products, or by ASTM D6007 or ASTM D6007 modified by Air Resources Board Test Method 310.
2. Verification of compliance with this standard shall be based on the manufacturer's product specification or other method acceptable to the enforcing agency.
3. Thin medium density fiberboard is defined as 5/16 inch (8 mm) or less in thickness.

TABLE 4.504.2/TABLE 5.504.4.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams Per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonporous roof	250
Roofing	250
Roofing roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

1. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.1/TABLE 5.504.4.1
ADHESIVE VOC LIMIT[1,2]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet pad adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single ply roofing membrane adhesives	250
Other adhesives	50
SPECIALITY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and turn adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be used.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

Standard Notes for "Electric Ready" Requirements per the 2022 California Building Energy Efficiency Standards

NOTE: These requirements apply to new construction for single family residential buildings and new detached ADU buildings.

Water Heating System (Option 1) - Section 150.0(n)

- Provide a designated space (2.5' by 2.5' wide and 7.5' tall) within 3 feet of gas water heater.
- Provide a 20A/1P circuit to a receptacle outlet near the gas water heater.
- Reserve the space next to this circuit breaker and label both as "for future 240V use".
- Provide the receptacle circuit with 3#10 conductors + #10 ground.
- Mark both circuits as "spare".

Water Heating System (Option 2) - Section 150.0(n)

- Provide designated space (2.5' by 2.5' wide and 7.5' tall) more than 3 feet from gas water heater.
- Provide a 20A breaker space and label as "for future 240V use".
- Provide a junction box at this designated space with a minimum 30A rated branch circuit (3 #10 conductors + #10 ground).
- Mark the junction box cover as "240V ready".
- Cold and hot water supply lines pass through the designated space as described in 150.0(n)1Y(B)(iii)-(v).

Energy Storage Ready - Section 150.0(s)

- Provide main sensing panel with a minimum 225A busbar rating.
- Provide a minimum 60A rated subpanel.
- Provide at least the following four circuits in the subpanel:
  - Refrigerator receptacle outlet.
  - Electrical range receptacle outlet.
  - Lighting circuit near primary egress
  - Any circuit connected to the installer/designer.
- Provide sufficient space between the main panel and subpanel for future transfer equipment.

Heat Pump Space Heater Ready - Section 150.0(t)

- Provide a junction box within 3 feet of the gas furnace with a minimum 30A rated branch circuit conductors (3 #6 conductors + #10 ground).
- Mark the junction box cover as "240V ready".
- Reserve a 2 pole breaker space and label as "for future 240V use".

Electric Cooktop Ready - Section 150.0(u)

- Provide a junction box within 3 feet of the gas cooktop with no obstructions and with a minimum of 50A rated branch circuit conductors (3 #6 conductors + #10 ground).
- Mark the junction box cover as "240V ready".
- Reserve a 2 pole breaker space and label as "for future 240V use".

Electric Clothes Dryer Ready - Section 150.0(v)

- Provide a junction box within 3 feet of the gas dryer with no obstruction with a minimum 30A rated branch circuit conductors (3 #10 conductors + #10 ground).
- Mark the junction box cover as "240V ready".
- Reserve a 2 pole breaker space and label as "for future 240V use".

Public Works

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

RESIDENTIAL PLAN
GENERAL NOTES

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 Building Code (BC), Residential Code (R), Plumbing Code (PC), Mechanical Code (MC), Electrical Code (EC), and Green Building Standards Code (GC).

INSTRUCTIONS

- The following notes must be included on the plans.

SECURITY REQUIREMENTS

1. Exterior doors, doors between house and garage, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the Los Angeles County Building Code (LACRC).
   a. Single swinging doors, active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a latch and a deadbolt key operated from the outside. Deadbolts shall have a hardened insert with 1" minimum throw and 5/8" minimum embedment into the jamb. If a latch has a two-step locking feature, it shall be dead latch type.
   b. Inactive leaf of a pair of doors and the upper leaf of Dutch doors shall have a deadbolt as per paragraph "a", unless it is not key operated from the exterior, or has a hardened deadbolt at top and bottom with 1" embedment.
   c. Swinging wood door(s) shall be solid core not less than 1-3/8" thick. (BC6709.1)
   d. Panels of wood doors shall be 9/16" thick and not more than 300 sq. inches. Stiles and rails to be 1-3/8" thick and 3" minimum width. (BC6709.1-2)
   e. Door hinge pins accessible from the outside shall be non-removable. (BC6709.5)
   f. Door stops of wood jambs of in-swinging doors shall be one piece construction or joined by a rabbet. (BC6709.4)
   g. Windows and door lights within 40" of the locking device of the door shall be fully tempered/approved burglary resistant/protected by bars, screens or grills. (BC6714)
   h. Overhead and sliding garage doors shall be secured with a cylinder lock, a padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Jamb locks shall be on both jambs for doors exceeding 9 feet in width (BC6711)
   i. Sliding glass doors and sliding glass windows shall be capable of withstanding the tests set forth in Section 6706 and 6707 of the Los Angeles County Building Code and shall bear a label indicating compliance with these tests. (BC 6710, 6715)

CONSTRUCTION REQUIREMENTS

2. Notching of exterior and bearing/nonbearing walls shall not exceed 25% / 40% of its width, respectively. Bored holes in bearing/nonbearing walls shall not exceed 40% / 60% of its width, respectively.
3. Interior finishes in Group R-3 shall have a flame spread index of not greater than 200, and a smoke-developed index of not greater than 450. (R302.9)
4. Provide fire blocking in concealed spaces of stud walls, partitions, furred spaces, at the ceiling and floor level, and at 10-foot intervals both vertical and horizontal. (R302.11)
5. Ducts installed under a floor in a crawl space shall not prevent access to an area of the crawl space. Where it is required to move under ducts for access to areas of the crawl space, a vertical clearance of 18" minimum shall be provided. (MC 603.1)
6. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than 0.019 inch (No. 26 galvanized sheet). (R903.2.1)
7. Note on the plans: "Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports".
8. Subfloors shall have end-matched lumber, have blocked panel edges, or occur over supports. Floor sheathing shall comply with Section R503.
9. Provide a note: "SMOKE ALARM shall be interconnected hard-wired with battery backup and shall be installed in accordance with NFPA 72." (R313.3)
10. Provide a note: "CARBON MONOXIDE ALARM shall be interconnected hard-wired with battery backup." (R311.3)

11. Finish materials including adhesives, sealants, caulk, paints & coatings, carpet systems, etc. shall meet the (VOC) emission limits per LACGBSC Chapter 4.
12. In newly constructed dwelling unit electrical receptacle outlets, switches and controls shall be located no more than 48-in. measured from the top of the outlet box and not less than 15-in. from the bottom of the outlet box above the finish floor. (R326.1.2)
13. In newly constructed dwelling units, doorbell button or controls, shall not exceed 48-in. above exterior floor or landing, measured from the top of the doorbell button assembly. (R328.1.4)
14. Provide a note on the plans "Fasteners for preservative-treated or fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel in accordance with ASTM A 153." (R304.3)

GLAZING REQUIREMENTS

15. The following shall be considered specific hazardous locations requiring safety glazing per Section R24:
    a. Glazing in fixed and operable panels of swinging, sliding, and bifold doors.
    b. Glazing in fixed or operable panels adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.

       Window glazing in an individual fixed or operable panel, that meets all of the following conditions:
       - The exposed area of an individual pane is larger than 9 square feet.
       - The bottom edge is less than 18 inches above the floor.
       - The top edge is more than 36 inches above the floor.
       - One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing
    d. Glazing in guards, railings, structural balustER panels, and reconstructed in-fill panels, regardless of area or height above a walking surface.
    e. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools, where all the following conditions are present:
       1. The bottom edge of the glazing is less than 60 inches above any standing or walking surface.
       2. The glazing is within 60 inches, measured horizontally and in a straight line, from a hot tub, spa, whirlpool, bathtub, or swimming pool.
    f. Glazing adjacent to stairs and ramps where the bottom exposed edge is less than 36 inches above the adjacent walking surface of stairways, landings between flights of stairs, and ramps, unless the glazing is more than 36 inches measured horizontally from the walking surface, or a rail is designed per Section R308.4.6.
    g. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread, unless the glazing is more than 18 inches from a protective guard per Section R312.

16. The following are required for central heating furnaces and low-pressure boilers in a compartment:
    a. Listed appliances shall be installed with clearances in accordance with the terms of their listings and the manufacturer's installation instructions. (MC 904.2(1))
    b. Unlisted appliances shall meet both the clearances in Table 904.2, or the clearances allowed by the manufacturer's installation instructions. (MC 904.2(2))
    c. When combustion air is taken from inside, the area of combustion air openings shall be 1 sq. inch per 1,000 BTU (100 sq. inch minimum) per opening. One Opening shall be within 12 inches of the ceiling and the second shall be within 12 inches of the bottom of the enclosure. The dimension shall not be less than 3 inches. (MC 701.5(1))
    d. 1/4-inch screens are required at openings where combustion air is taken from the outside. (MC 701.10(2))
    e. Separate ducts shall be used for upper and lower combustion air openings and maintained to the source of combustion air. (MC 701.11(4))
17. The following are required for appliances installed in an attic:
    a. An opening and passageway shall not be less than 22 inches by 30 inches, or less than the size of the largest piece of equipment. (MC 904.10)
    b. Where the passageway height is less than 6 feet, the distance from access to the appliance shall not exceed 20 feet, as measured along the centerline. (MC 904.10.1)
    c. Passageway shall be unobstructed and shall have solid flooring not less than 24 inches wide from entrance to appliance. (MC 904.10.2)

d. A level working platform not less than 30 inches by 30 inches is required in front of the service side of the appliance. (MC 904.10.3)
e. A permanent 120V receptacle outlet and a lighting fixture shall be installed near the appliance. Light switch shall be located at the entrance to the passageway. (MC 904.10.4)
f. A type B or L gas vent shall terminate not less than 5 feet above the highest connected appliance flue collar or draft hood. (MC 802.6.2.1)
g. Appliance installation shall meet all listed clearances. (MC 303.2)
20. Clothes dryer moisture exhaust duct shall terminate on the outside of the building and shall be equipped with a back-draft damper. Screens shall not be used, and the exhaust duct may not extend into or through ducts and plenums. (MC 504.3)
21. Clothes dryer moisture exhaust duct shall be 4 inches in diameter and length is limited to 14 feet with two elbows from the clothes dryer to point of termination. Duct length shall be reduced by 2 feet for every elbow in excess of two. (MC 504.3.1 & 504.3.1.2)
22. Heating appliances (water heater, furnace, etc.) located in the garage, which create a glow, spark or flame, shall be installed at least 18 inches above the floor. (MC 308.1)
23. Ducts shall be sized per Chapter 6 of the Mechanical Code.
24. The effective flush volume of all water closets shall not exceed 1.28gal. Urinals shall be 0.5gal maximum. (GC 4.303.1.1)
25. Single shower heads shall have a maximum flow rate of 2.0gpm @ 80psi. Multiple shower heads serving one shower shall have a combined flow rate of 2.0gpm @ 80psi, or the shower valve shall be designed to allow only one shower outlet to be in operation at a time. (GC 4.303.1.3)
26. Lavatory faucets shall not exceed 1.5gpm at 60psi. The minimum flow rate shall not be less than 0.8gpm at 20psi. (GC 4.303.1.4)
27. Kitchen faucets shall not exceed 1.8gpm at 60psi. The faucet may temporarily increase to above this rate, but not to exceed 2.2gpm at 60psi, and must default to the maximum flow rate of 1.8gpm at 60psi. (GC 4.303.1.4)
28. ABS and PVC DWV piping installations are limited to not more than two stories of areas. (PC 701.1(2))
29. All showers and tub-showers have a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve. (PC 418)
30. All new, replacement and existing water heaters shall be strapped to the wall in two places. One on the upper 1/3 of the tank, and one on the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches above the controls. (PC 508.2)
31. Plumbing plan check and approval are required for 2 inch or larger gas lines and/or water lines.
32. Ground-fault circuit-interruption (GFCI) for personnel shall be provided per EC section 210.8(A) and installed in a readily accessible location.
33. Arc-fault circuit-interruption shall be installed to provide protection of the branch circuit. (EC 210.12)
34. Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all receptacles rating 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles. (EC 406.12)
35. Where NM Cable (Romex) is run across the top of ceiling joists and where the attic is not accessible by permanent stairs or ladders, protection within 6 feet of the nearest edge of the scuttle or attic entrance shall be provided. (EC 334.23, 320.23(A))

Public Works

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

(04/2022)

Building Envelope:	
§ 110.6(a)1:	**L