

**ADMINISTRATIVE MANUAL
LOS ANGELES COUNTY PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

BUILDING AND/OR GRADING IN AREAS SUBJECT TO GEOTECHNICAL HAZARDS

The Geotechnical Development Review Units review tentative subdivision maps, plans, and supporting geotechnical documents for those maps and plans. Often these maps and plans depict building and/or grading in areas that may be geotechnically unstable¹.

Section 110.2.2 of the 2023 County of Los Angeles Building Code states that, except as provided in Section 110.2.3, work requiring a building and/or grading permit by this Code is not permitted in an area determined by the Building Official to be subject to hazard from landslide, settlement, or slippage. Section 110.2.3.2 indicates that if the Building Official determines that the work is safe for the intended use, building and/or grading may be recommended for approval in an area subject to geotechnical instability.

Building and/or grading may be allowed in geotechnically unstable areas, under special circumstances and on a case-by-case basis, when the geotechnical consultant(s) can support and/or demonstrate with statements and/or analyses that the proposed work will comply with each of the following:

- The proposed grading will not worsen the overall stability of the area.
- Adjacent properties will not be impacted.
- Any proposed or existing structures and associated infrastructure will be free from landslide, settlement, and slippage.
- The area of geotechnical instability is contained on one existing/proposed lot.
- Change in use will not worsen the geotechnical stability of the area (e.g., irrigation, onsite sewage disposal).

Tentative subdivision map or building and/or grading plan submittals requesting approval in geotechnically unstable areas shall be discussed with Geotechnical Development Review Unit Heads and either the Land Development Division Subdivision Mapping Section or the Building Official (for single lots).

For subdivisions of land, areas with Factors of Safety for gross static stability less than 1.5 or pseudostatic stability less than 1.1 must be designated as "Restricted Use Areas" on the Final Map.

For single lots, a "Building Setback" must be indicated on the Building and/or Grading Plans for areas with Factors of Safety for gross static stability less than 1.5 or pseudostatic stability less than 1.1.

See GS063.0 and GS064.0 for further details.

Note:

¹For the purpose of this directive, geotechnically unstable is defined as Factors of Safety for gross static stability less than 1.5 or pseudostatic stability less than 1.1.

Approved By:



William Man
Division Head