



**ADAPTIVE REUSE
PLAN REVIEW LIST**
Division 85, 2011 LABC

Plan Check Submittal Date: _____

Plan Check / PCIS Application Number: _____

Job Address: _____

Applicant: _____ Phone #: _____
(print first / last name)

Reviewed by: _____ Phone #: _____
(print first / last name)

E-mail: _____
(firstname.lastname@lacity.org)

INSTRUCTIONS FOR PROCEEDING WITH THE PLAN CHECK (PC) PROCESS:

1. Review corrections circled on this Plan Check Correction Sheet and on the plans and calculation sheets.
2. Provide a written response or reference to details pursuant to the corrections. Location of any revisions on the plans shall be identified as part of your responses. For any questions related to the PC corrections, email or call the Plan Check Engineer.
3. Phone or email the PC engineer for a verification appointment after you have addressed the corrections. Verification of corrections is only done by appointment.
4. Complete item #2 above and bring the originally checked set of plans and calculations to the meeting along with this plan correction sheets. Unprepared responses with incomplete plans or calculations may result in cancellation of the meeting.
5. During the appointment, the plan check engineer will go over the corrections and comments. Once all the items have been corrected to comply with the code requirements and clearances obtained, the permit will be ready to issue.

IMPORTANT ITEMS TO READ:

1. Your early attention is suggested to the approval process from other Departments as listed in the Clearance Summary Worksheet due to possible delays resulting from a public hearing or other processes required by other Departments.
2. The permit application will expire 18 months from the plans submittal date.
3. Please be advised that the permit will be issued upon verification of compliance with the corrections included herein. The approval of plans does not permit the violation of any Section of the Building Code, ordinance, or state law.
4. Numbers in parenthesis refer to Code Sections of the 2011 edition of the Los Angeles Codes.

THE FOLLOWING SUPPLEMENTAL CORRECTION SHEETS ARE ATTACHED AND SHALL BE CONSIDERED A PART OF THIS REVIEW. COMPLIANCE WITH THESE CORRECTIONS MUST BE OBTAINED PRIOR TO THE ISSUANCE OF THE PERMIT.

Supplemental Correction sheets attached:

-

Review the following checked information bulletins and forms. Revise plans to show compliance with the code. Copies can be obtained at www.ladbs.org

- P/BC 2002-110

Affidavits:

-

A. APPLICATION

1. Provide fully dimensioned **plot plan** to scale, in ink on 8 ½" x 11" or on the application plot plan sheet provided. Show building lines, easements, lot size, zone boundaries, highway dedication lines, street center line, alley, parking spaces, area separation walls, and location of all buildings. (Show type of construction, number of stories and use of all buildings.) Must agree with plot plan shown on plans. (Sec. 106.3.2.1)
2. Alterations which involve 100 square feet or more of asbestos containing material require a copy of the written notification to the South Coast Air Quality Management District (AQMD). The notice must be dated 10 days prior to permit issuance. H & S 19827.5
3. **Two sets of plans** and one set of calculations will be required when permit is issued. Plans shall be:
 - a) Quality blue or black line drawings with uniform and **light background** color.
 - b) Max. 36" x 48" size with minimum **1/8" lettering size**
 - c) Sticky back details must produce prints without contrasting shades of background color.
4. Unreinforced masonry buildings shall comply with the requirements of Chapter 88 of the Los Angeles Building Code. For the requirements of URM buildings, see attached "Supplemental Structural Correction Sheet for Unreinforced Masonry Retrofit."
5. Non-ductile concrete frame buildings with or without masonry in-fill walls shall comply with the requirements of Chapter 95 of the Los Angeles Building Code. For the requirements of Chapter 95, see attached "Supplemental Structural Correction Sheet for Division 95.
6. An evaluation report by a CA licensed engineer shall be submitted to the department for review and approval in compliance with Section (8203 exception 4 for Type I buildings constructed prior to October 6, 1933 and not within the scope of Division 88). The report shall include all observed structural conditions and necessary repair recommendations.
7. For structural analysis and design not in full compliance with the current building code, alternative lateral analysis procedures using rational analysis based on well-established principles of mechanics may be used when approved by the superintendent of building.
8. The entire building or structure shall be made to conform to the current building code requirements since the project valuation exceeds the 50% of the replacement cost of the building. (Sec 8106.1)

9. A modification is required for using:
 - Adaptive Reuse Construction Guidelines
 - FEMA 356
 - Other(performance based design)
10. An affidavit shall be recorded for:
 - Lot tie affidavit
 - Maintenance of Building
 - ()
11. Show gross floor area on plan for school district development fee.
12. Incorporate all comments as marked on checked set of plans and calculations and this correction sheet. Bring originally checked plans & calculations with corrected plans to the verification appointment.~

B. PLANNING & ZONING

1. In order to use the provisions stipulated in Adaptive Reuse Ordinance 174,315, provide documents to show that the building:
 - a) was constructed in accordance with building and zoning codes in effect prior to July 1, 1974. A Certificate of Occupancy, building permit, or other suitable documentation may be submitted as evidence to verify the date of construction; or
 - b) was constructed in accordance with building and zoning codes that were in effect on or after July 1, 1974, if:
 - i. Five years have elapsed since the date of issuance of final Certificates of Occupancy; and
 - ii. Zoning Administrator finds that the building is no longer economically viable as exclusively commercial or industrial building pursuant to Section 12.24 X1.
 - c) is designated on the National Register of Historic Places, the California Register of Historical Resources, or the City of Los Angeles List of Historic-Cultural Monuments, is a contributing Buildings in National Register Historic Districts or Contributing Structures in Historic Preservation Overlay Zones (HPOZ) established pursuant to Section 12.20.3 of this Code.
2. Show that the proposed project is in the CR,C1, C1.5, C2, C4, C5, CM, or R5 zones in the following areas (Ord. 174315):
 - a) The Central City Community Plan Area as shown on the General Plan of the City of Los Angles; and
 - b) All that real property in the City of Los Angles, described by the following boundary lines: Bounded northerly by the centerline of Freeway Number 10; bounded southerly by the centerline of Vernon Avenue; bounded easterly and southeasterly by the following centerline courses: beginning at the intersection of the Santa Monica Freeway and Grand Avenue, then southerly along Grand Avenue to the most easterly line of Freeway Number 110, then southerly along that right of way to the centerline of Martin Luther King, Jr. Boulevard, then easterly along Martin Luther King, Jr. Boulevard to the centerline of Grand Avenue, then southerly along Grand Avenue to the centerline of Vernon Avenue. Bounded westerly and northwesterly by the following centerline courses: beginning at the intersection of Vermont Avenue and Vernon Avenue, then northerly along Vermont Avenue to Jefferson Boulevard, then easterly along Jefferson Boulevard to the University Avenue, then northerly along University Avenue to 28th Street, the westerly along 28th Street to Severance Street, then northerly along Severance Street to Adams Boulevard, then westerly along Adams Boulevard to Scarff Street, then northerly along Scarff Street to 23rd Street, then westerly along 23rd Street to Oak Street, then northerly along Oak Street and its northerly prolongation ti the Santa Monica Freeway._
3. Zoning Administrator approval is required for Adaptive Reuse Projects in all or any portion of building in the MR1, MR2, M1, M2, and M3 zones in the Downtown Project area.
4. Zoning Administrator approval is required for floor averaging in unified Adaptive Reuse Projects pursuant to Section 12.24 X 1(c).
5. Zoning Administrator approval is required for any new floor area that is added to an Adaptive Reuse Project.

6. Provide an additional () parking spaces due to the new additional floor area.
7. The required number of parking spaces shall be the same as the number of spaces that existed on the site on June 3, 1999 and shall be maintained and not reduced. Provide a copy of the **Certificate of Occupancy** and/or Building Permit with plot plan showing the permitted use and required parking.
8. The provisions of Section 12.21 C6(h) shall apply where an existing loading space is provided. Provide cthe current existing plans for verification.
9. Dwelling units and live/work units shall have an average floor area of 750 square feet with no unit less than 450 square feet.

C. PLANS AND CALCULATIONS

1. Provide the following with each set of plans:~

a) Floor Framing	<input type="checkbox"/> New	<input type="checkbox"/> Existing
b) Roof Framing	<input type="checkbox"/> New	<input type="checkbox"/> Existing
c) Foundation plan	<input type="checkbox"/> New	<input type="checkbox"/> Existing
d) Diaphragm construction	<input type="checkbox"/> New	<input type="checkbox"/> Existing
e) Elevations	<input type="checkbox"/> New	<input type="checkbox"/> Existing
f) Wall sections	<input type="checkbox"/> New	<input type="checkbox"/> Existing

 - g) Schedules, sections and details showing reinforcement of walls, slabs, beams, joists, girders, columns and foundations.
 - h) Sections and details showing attachments and joining of new and existing structures.
 - i) specifications and/or general notes fully describing demolition, materials and methods, testing and inspection requirements

2. The Live/Work units shall be considered as a Group R-2 Division (apartment) Occupancy for the following building code requirements:

<input type="checkbox"/> Height/No. Of Stories	<input type="checkbox"/> Sound
<input type="checkbox"/> Occupancy Separation	<input type="checkbox"/> Occupant Load Factor
<input type="checkbox"/> Smoke Detectors	<input type="checkbox"/> Sleeping Room Emergency Egress
<input type="checkbox"/> Room Dimensions	<input type="checkbox"/> Security

3. New additions shall comply with the current Building Code and Zoning Code requirements.
4. Show that the new mezzanine floor is less than one-third of the floor area of the room below.
A new mezzanine floor, more than one-third of the floor area of the room below, is considered to be a new story.
5. A water curtain shall be provided for existing openings that are required to be protected due to their proximity to property lines as per Section 705.8.
6. Openings at () are not allowed to be used for light, ventilation, smoke control, emergency egress because it is _____ ft. from the property lines as per Section 705.8.
7. Provide one exit to a corridor or fire escape from light wells used for emergency egress from bedrooms.
8. Omission of emergency windows is permitted only if the building complies with all of the requirements of Section 403.

9. Provide sections to show:
 - A minimum seven feet ceiling height in the exit corridor.
 - A minimum seven feet ceiling height within the units with a maximum 6 in. vertical projection.
10. Habitable rooms shall be provided with natural light by means of exterior glazed openings covering an area not less than 8 percent of the floor area of the room served. Section (1205.1)
11. Habitable rooms shall be provided with natural ventilation by means of operable exterior openings covering an area not less than 4 percent of the floor area being ventilated or with mechanical ventilation in accordance with the City of Los Angeles Mechanical Code. (1203)
 - a. Yards and courts adjacent to openings that provide light and ventilation for rooms shall comply with LABC Section 1206.2 and 1206.3 for minimum width.
 - b. Yards and exit court next to bedrooms used to access emergency escape below 4th floor shall be a minimum of 5 ft wide.
12. All new doors in new door frames shall comply with the current code. Provide a door schedule to show door types, sizes, sound rating and fire rating.
13. New construction shall comply with Sound transmission requirements in the current code. Show details, descriptions, LA Research Number, or Information Bulletin P/BC 2008-069, or ICBO for 1 hour fire rated party wall, 1 hour fire rated plumbing wall and 1 hour fire rated floor-ceiling assemblage with minimum STC 50.
14. New changes in the building envelope and new HVAC or lighting shall comply with Title 24 energy requirements. Provide Title 24 calculations and make certificates a part of plan notes.
15. Provide Ultra flush **water closets** and shower heads for all new construction. Existing shower heads and toilets must be ultra flush.~
16. Rooms containing bathtubs, showers, spas, and similar bathing fixtures shall be mechanically ventilated in accordance to the Los Angeles Mechanical Code Sec. 1203.4.2.1.
17. Note on Plan:“**Water heater** must be strapped to wall.”
18. See () supplemental correction sheet for additional comments.
19. Void or delete all plans, details, and notes that do not pertain to this project.

D. FIRE AND LIFE SAFETY

1. If any portion of a building is used for ARO units, then the entire building shall comply with all Fire and Life Safety requirements. Provide sections and details to show that corridors and shaft enclosures comply with the current code.
2. Provide a single vestibule for existing dead end corridors longer than 20 ft (20 feet maximum on each side of the vestibule).
3. Provide 2 exits in () for an occupant load of more than 10.
4. When the existing fire escape is used as one of the two required exits, the remaining means of egress must comply with the current code requirements.
5. Provide notes, sections and details to show that the (egress/exit lightings)(exit signs)(low level exit signs)(floor level exit paths) comply with the current code requirements.
6. Provide smoke-sealed and 90-minute fire-rated elevator doors at () (ground floor lobby) as the stairway is shown passing thru the elevator lobby.

E. HISTORICAL BUILDINGS

1. Existing doors shall comply with the current code requirements. The existing doors, as part of the historic fabric, shall be provided with smoke gaskets and self closing devices.
2. Glazing, as part of the historic fabric in corridors, may remain when fixed transoms, sidelight doors, and other glass openings are provided with smoke gaskets and an acceptable fire rated protection. Provide sections to show the details.

A. NOTES ON PLANS

1. Specify that the necessary permits from Public works shall be secured and the necessary barriers, protection fences and/or canopies shall be erected along public ways prior to starting construction. Sec. 3306.
2. All structural plan sheets and index sheet of calculations (showing number of pages) must be signed by the same civil/structural **engineer or architect**, licensed by the State of California. Sec. (106.3.3)
3. Use of an approved alternate material under a Los Angeles City Research Report must incorporate all the specified procedures, conditions, material specifications and installation instructions on the plans. A copy of the report shall be attached to the plan.
4. Deputy inspection is required for all epoxy bolts per L.A. Research Report.
5. The designated work area of any live/work unit shall be inspected annually by the fire department.
6. The use of hazardous materials and open flames in live/work units shall be prohibited unless approved by the Fire Department.
7. The portion of the building utilized for work use requires disabled access if there are employees or if that portion of the building is open to the general public.
8. Structural Observation by a licensed Architect or Civil/Structural Engineer, as authorized by Section 1709, shall be required for the anchorage system wall anchors, anchor connectors, continuity ties and other elements that are part of the load path supporting the concrete/reinforced masonry walls. Complete the attached Structural Observation Form and incorporate into plans.
9. Smoke evacuation system shall be provided as required per the current code requirements. In lieu of the current code requirements, the system may comply with the 1992 Los Angeles Mechanical Code.
10. Fire alarm/life safety system shall be provided as required per the current code requirements. The fire alarm/life safety system shall be supplied from an emergency generator in a building with occupied level more than 75 feet in height or with "A" occupancy with an occupant load of more than 500.
11. Diesel or electric fire pumps shall be provided as required per current code. In buildings more than 275 feet in height, one pump shall be electric.
12. Gas exhaust ventilation in fire pump and generator rooms shall be provided as required by the current code.
13. Combustion air and room ventilation in fire pump and generator rooms shall be provided as required by the current building code requirements.
14. All required exit enclosures shall be pressurized in accordance with Section (1022.9 and 909.20), in a building having a floor level used for human occupancy located more than 75 feet above the lowest level of fire department vehicle access.

