



**ADAPTIVE REUSE
PLAN CHECK CORRECTION LIST**
Division 85, 2014 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 these 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 are obtained, the permit will be ready to be 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. The Planning Department, the Community Redevelopment Agency, and others may have requirements that could significantly affect the final design of the project.
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, or other ordinance or state law.
4. Numbers in parenthesis refer to particular code sections of the 2014 Edition of the Los Angeles Code.

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:

- Fire District
- Flood Hazard
- Methane Seepage Regulation
- Storm Water requirements
- Energy Conservation
- Grading and shoring - general
- Security Requirements
- Sound transmission
- Structural - General
- Disabled Accessibility

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

- P/GI 2014-024 Recording Covenants with LA County
- P/GI 2014-025 Copies of LA Ordinances (Planning's)
- P/BC 2014-018 Installation of Access floor System
- P/BC 2014-021 Calculating building code's floor areas
- P/BC 2014-022 Natural Ventilation for Auto Repair
- P/BC 2014-027 Onsite Wastewater treatment system
- P/BC 2014-040 Suspended Ceiling Assemblies
- P/BC 2014-041 Locking of Doors Located in Stair Shafts
- P/BC 2014-044 Alquist-Priolo EQ Fault Zoning Act
- P/BC 2014-060 30 days notification of intent to excavate
- P/BC 2014-064 Flood Hazard Management Specific Plan
- P/BC 2011-065 Coastal Development Permit
- P/BC 2011-073 Policy on signed and wet Stamped plans
- P/BC 2011-074 Sound Insulation near Airport
- P/BC 2014-081 Conv. into Heavy Duty Equipment Room (struct)
- P/BC 2014-082 Plastic Materials for Rooftop
- P/BC 2014-095 Plumbing Fixtures
- P/BC 2014-106 Water Curtain in lieu of protected ext. openings
- P/BC 2014-101 Methane hazard Mitigation standard plan
- P/BC 2014-103 Sump Pumps for surface drainage
- P/BC 2014-113 Reports for submittal to Grading Division
- P/ZC 2014-001 Parking Lot Design
- P/ZC 2014-006 Projections in Yards
- P/ZC 2014-008 Zoning Code "Building height"
- P/ZC 2014-011 Parking requirements
- P/ZC 2011-013 Auto Dismantling Yards, Junk Yards, Scrap Metal Yards, or Open Air Storage of Used Materials, Used Equipment and Used Machinery in the M-2 and M-3 Zones

Affidavit / Additional Documents:

- Summary Clearance worksheet (attached)
- Grading Bond: PC/GRAD/Bond 03 and 04
- Protection of adjoining property: PC/GRAD/App.13
- Lot Tie: PC/STR/Aff.22
- Building Maintenance: PC/STR/Aff.23
- Other _____
- Maintenance of Building Support: PC/STR/Aff.25
- Oversize Building: PC/STR/Aff.28
- Off-street Parking: PC/STR/Aff.27
- Parking Attendant: PC/STR/Aff.31
- Green Building Declaration: PC/STR/Aff.39
- Structural Observation
- Graffiti Removal :PC/STR/Aff

A. APPLICATION

1. Provide a fully dimensioned plot plan to scale, in ink and copy it to the PCIS application's plot plan sheet.
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. (Three) / (Two) sets of plans will be required during permit issuance. One of these set of plans will be submitted to the Los Angeles County Assessors Office. The plans must 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 Appendix Chapter A1 "Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings of the Los Angeles Building Code."
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. 8502.12.2
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 Appendix A1). 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. A modification is required for using:
 - ASCE 41
 - FEMA 356
 - Other(performance based design)
10. A recorded affidavit is required (see sheet # 2). Obtain a copy of "instruction to process affidavits" from LADBS's web site and follow the instructions.
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 Central City Community Plan Area as shown on the General Plan of the City of Los Angles (Ord. 174315)
 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. Indicate the existing parking spaces on floor plan.
 8. The provisions of Section 12.21 C6(h) shall apply where an existing loading space is provided. Provide the 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.
 10. Work Space for Joint Living and Work Quarters. The total floor area in a joint living and work quarters shall be arranged to comply with one of the following standards: 12.21 C 9.
 - (a) Tier 1 Standard - Low Percentage of Work Space. At least ten percent but no more than 25 percent of the total floor area in a joint living and work quarters shall be work space; or
 - (b) Tier 2 Standard - Medium Percent-age of Work Space. At least 25 percent but no more than 50 percent of the total floor area in a joint living and work quarters shall be work space.
 11. 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. 12.22A26(h)(1)

C. PLANS AND CALCULATIONS

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

a) Floor Framing Plan	<input type="checkbox"/> New	<input type="checkbox"/> Existing
b) Floor Plans (layout)	<input type="checkbox"/> New	<input type="checkbox"/> Existing
c) Roof Framing	<input type="checkbox"/> New	<input type="checkbox"/> Existing
d) Foundation plan	<input type="checkbox"/> New	<input type="checkbox"/> Existing
e) Diaphragm construction	<input type="checkbox"/> New	<input type="checkbox"/> Existing
f) Elevations	<input type="checkbox"/> New	<input type="checkbox"/> Existing
g) Wall sections	<input type="checkbox"/> New	<input type="checkbox"/> Existing
h) Demolition Plans		
i) Schedules, sections and details showing reinforcement of walls, slabs, beams, joists, girders, columns and foundations.		

- j) Sections and details showing attachments and joining of new and existing structures.
 - k) specifications and/or general notes fully describing demolition, materials and methods, testing and inspection requirements.
2. Performance-based engineering analysis and design procedures may be used to evaluate the existing structure and the design of strengthening elements when approved by the Superintendent of Building. 8502.12
 3. 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
 4. Additions to any building or structure shall comply with the requirements of this code for new construction. Alterations to the existing building or structure shall be made to ensure that the existing building or structure together with the addition are no less conforming with the provisions of this code than the existing building or structure was prior to the addition. An existing building together with its additions shall comply with the height and area provisions of Chapter 5. 3403.1
 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. Emergency escape is required for every room below the fourth story where occupants sleep in a joint living and work quarter. 8502.1.2
 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 6 inches ceiling height in the exit corridor.
 - A minimum seven feet ceiling height within joint and work quarters.
 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 2011-069, 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, provided the fire escape does not serve as an exit for an assembly occupancy, the remaining means of egress must comply with the current code requirements. Existing fire escape must be in good operating condition. (8502.7).
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.

ADDITIONAL CORRECTIONS:	CODE SEC. NO.

