



Supplemental Plan Check Corrections Sheet for Mansionization Ordinance (Effective 6/29/2008)

Plan Check _____

PCIS Application #: _____ - _____ - _____

Job Address _____

Zone: _____ Lot Area _____ (s.f.)

P.C. Engineer _____

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

Phone: _____ Fax: _____

For instruction and other information, read the master plan check correction sheet attached.

Obtain the following Information Bulletins, Affidavits or forms from our web site: www.ladbs.org

Ordinance No. 179883 – Mansionization Ordinance

1. Since the lot is Zoned _____, and the lot area is _____ s.f., the total floor area for the lot is limited to _____ s.f. unless allowable increase is applicable. See table A for the floor area ratios (FAR)
2. Provide complete set of fully dimensioned plans with calculations for all of the structures on the subject lot. The plans and calculations shall be approved by licensed architect or engineer.
3. Provide complete cross section specifying the ceiling heights and attic ceiling heights.
4. Portions of attic with ceiling height of more than 7 ft shall be included in floor area calculations.
5. Where the ceiling height exceeds 14 ft, provide floor plans and clearly identify the areas which exceed the above thresholds (with hatching and dimension). The subject areas shall be counted twice in the floor area calculations, except the first 100 sf of the ceiling over 14' need not be included.
6. Covered parking areas shall be included in the floor area, except the first 400 sf.
7. Detached accessory building area shall be included in floor area calculations since the area is over 200 s.f. or the total of all of the accessory building areas is over 400 sf.
8. Attached porches, patios, and breezeways with solid roof shall be included in floor area calculations, except the first 250 s.f., when open at least two sides.
9. Basement area shall be included in the floor area calculations when the floor or roof above exceeds 2' in height above the finished or natural grade, whichever is lower.
10. Bonus increase of 20% to the residential floor area can be used if at least one of the following applies (30% for R1 zoned lots less than 5000 sq ft):
 - a. All other stories are no more than 75% of the "Base Floor" as defined in Section 12.03, or
 - b. At least 25% of the building frontage facing the front property line is stepped back at least 20% of the total building depth, rounded to the nearest foot, or
 - c. The new building is a Green building, as rated by USGBC's LEED for Homes Program
11. Only one bonus increase per property is allowed.
12. Provide complete roof plans and specify the slopes of all portions of the building.

13. The height of the building in R1, RS, and RE9 zones is limited to 28' when the roof slope at any portion of the roof is less than 25%, and 33' when the slope is equal to or greater than 25%.
14. The height of the building in RA, RE11, RE15, RE20, RE40 zones is limited to 30' when the roof slope at any portion of the roof is less than 25%, and 36' when the slope is equal to or greater than 25%.
15. For the purposed of implementing this Ord., a remodel shall mean the alteration of an existing building or structure provided that at least 50% of the perimeter length of the contiguous exterior walls and 50% of the roof are retained.

Table A

Zone	Lot Size	FAR (% ff lot size)
R1	<i>Lots < 7,500 sq-ft</i>	50%
	<i>Lots ≥ 7,500 sq-ft</i>	<i>45% or 3,750 sq-ft, whichever is greater</i>
RS	<i>Lots < 9,000 sq-ft.</i>	45%
	<i>Lots ≥ 9,000 sq-ft</i>	<i>40% or 4,050 sq-ft, whichever is greater</i>
RE9	<i>Lots < 15,000 sq-ft</i>	40%
	<i>Lots ≥ 15,000 sq-ft</i>	<i>35% or 6,000 sq-ft, whichever is greater</i>
RE11	<i>Lots < 15,000 sq-ft</i>	40%
	<i>Lots ≥ 15,000 sq-ft</i>	<i>35% or 6,000 sq-ft, whichever is greater</i>
RE15	-	35%
RA	<i>Lots < 20,000 sq-ft</i>	25%
	<i>Lots ≥ 20,000 sq-ft</i>	<i>20% or 5,000 sq-ft, whichever is greater</i>
RE20	-	35%
RE40	-	35%