

GENERAL NOTES FOR SINGLE-FAMILY DWELLING

These General Notes are provided as an aid and should not be construed as a complete list of requirements. For additional clarity or for all other requirements, please refer to the City of Los Angeles Residential, Zoning and Building Codes.

A. GENERAL

1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facility (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines -whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.” Obtain approval from Real Estate Business Unit of DWP (213) 367-0562.
2. Obtain permits from Public Works prior to Construction for:
 - a. Temporary pedestrian protection as required by LABC Section 3306.
 - b. For any construction near any street or public area.
3. Outlets along wall counter space, island and peninsula counter space in kitchens shall have a maximum spacing of 48". (210-52 NEC)
4. The first light in the new and remodeled bathrooms and kitchen shall be an energy efficient light meeting a minimum of 40 Lumens per watt (e.g. fluorescent lamp). (T-24, Sec. 130(b) & 150(k))
5. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level. (R303.1)
6. A copy of the evaluation report and/or conditions of listing shall be made available at the job site
7. The sprinkler system shall be approved by Plumbing Division prior to installation.
8. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3)
9. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4)

10. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)
11. Los Angeles City Electrical Test Lab Research Report is required to use an electro-mechanical lift for provided parking spaces.
12. "A maintenance of vehicle lift system (2-levels or more) affidavit" shall be approved and recorded prior to issuing a building permit.
13. A minimum of 50 percent of the nonhazardous construction and demolition waste shall be recycle and/or salvage for reuse in accordance with California Green Building Standards Code, Chapter 4 Division 4.4. (R324)
14. Finish materials including adhesives, sealants, caulks, paints and coating, aerosol paints and systems and composite wood products shall meet the volatile organic compound (VOC) emission limits in accordance with the California Green Building Standards Code, Chapter 4 Division 4.5. (R330)
15. When a vapor retarder is required, a capillary break shall be installed in accordance with the California Green Building Standards Code, Chapter 4, Division 4.5. (R506.2.3.1)
16. Annular space around pipes, electric cables, conduits or other openings in bottom/sole plates at exterior walls shall be protected against the passage of rodents by closing such openings in accordance with the California Green Building Standards Code, Chapter 4, Division 4.4. (R602.3.4.1)

A. BATHROOMS

1. All shower enclosures, regardless of shape, shall have a minimum finished interior area of not less than 1024 square inches (0.66 m²) and shall be capable of encompassing a 30 inch diameter (0.76 m) circle. The minimum area and dimensions shall be maintained to a point 70 inches (1.8 m) above the shower drain outlet. (Plumbing Code Section 410.4)
2. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).
3. Provide ultra low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
4. A min 12" sq. access panel to the bathtub trap slip joint connection is required. (Plumbing Code Section 405.2)

B. LAUNDRY ROOM

1. Clothes dryer(s) located in an area that is habitable or containing fuel burning appliances shall be exhausted to the outside or to an area which is not habitable and does not contain other fuel burning appliances (but not beneath the building or in the

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- attic area). (M.C. 504.3.1)
2. A 4" clothes dryer moisture exhaust duct is limited to a 14 feet length with two elbows from the clothes dryer to the point of termination. Reduce this length by 2 feet for every elbow in excess of 2. (M.C. 504.3.2, M.C. 908)

C. MEANS OF EGRESS

1. Provide 32" wide doors to all interior accessible rooms within a dwelling unit.
(LARC Section R311.2, LABC Section 6304.1)
2. Provide emergency egress from sleeping rooms. Min.- 24" clear ht, 20" clear width, 5.7 sq.ft. min. area.
(LARC Section R310, LABC Section 1029)
3. Occupied roofs shall be provided with exits as required for stories.

D. GRADING AND FOUNDATION

1. If adverse soil conditions are encountered, a soils investigation report may be required.
(LARC Section R401.4)
2. Foundation and floor slabs shall conform to the following or the recommendation of an approved soils report :
 - a. Depth of footings below the natural and finished grades shall not be less than 24 inches for exterior and 18 inches for interior footings.
 - b. Exterior walls and interior bearing walls shall be supported on continuous footings.
 - c. Footings shall be reinforced with a minimum 4 - ½ -inch diameter deformed reinforcing bars. Two bars shall be placed within 4 inches of the bottom of the footing and two bars within 4 inches of the top of the footings.
 - d. The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing the concrete.
 - e. Concrete floor slabs on grade shall be placed on a 4" fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inch thick and shall be reinforced with #4 rebar at 16 inch on center in both directions.
3. Concrete slabs on expansive soil, compacted fill or slopes over 1:10 shall be placed on a 4-inch fill of coarse aggregate or on a 2" sand bed covered moisture barrier membrane. The slabs shall be at least 3-1/2 inches thick and reinforced with #4 bars spaced at intervals not exceeding 16 inches on center each way.
(LABC Section 1808.6 , LARC Section R403.1.8, R506.1)

4. Provide Under-floor net ventilation opening size and locations equal to 1 sq. ft. for each 150 sq. ft. of under floor area and an access opening through the floor (18" x 24" min) or an opening through a perimeter wall not less than (16" x 24" min).
(LARC R408, LABC Section 2304.11.9, 1203.3)
5. Openings shall be as close to corners as practicable and shall provide cross ventilation along the length of at least two opposite sides. Opening shall have 1/4 inch corrosion resistant metal mesh covering.
(LABC Section 1203.3, LARC R408.2)
6. Provide corrosion resistant weep screed below the stucco a minimum of 4" above earth or 2" above paved area.
(LARC Section R703.6.2.1, LABC Section 2512.1.2)
7. Provide rain gutters and convey rain water to the street.
(LARC R903.4, LABC 1503.4.1, 7013.9)

E. ZONING NOTES

1. A/C units and water heaters are not allowed in the required side yards and front yard unless specifically allowed by exception per Information bulletin P/ZC 2002-006.

G. SPECIAL HAZARDS

1. Glazing in hazardous locations shall be tempered. (LARC R308, LABC Section 2406.4)

Fixed or operable panels in swinging, sliding and bifold doors and fixed or operable panels adjacent to doors;

Fixed or operable window panels with panes larger than 9 square feet and are less than 18 inches above the floor, have a top edge greater than 36 inches above the floor and have one or more walking surfaces within 36 inches, measured horizontally and in a straight line, of the glazing.

Glazing in guards and railings, adjacent to wet surfaces, adjacent to stairs and ramps, and adjacent to bottom stair landings.
2. Each light of safety glazing material installed in hazardous locations shall be identified by a permanent label that specifies the labeler, and states that safety glazing material has been utilized in such installations.
3. Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating (research report not required). (R308.6.9)
4. Pre-fab fireplaces are required to have manufacturer, model, and Underwriter Laboratories certification (or ICC).

5. Provide an approved spark arrester for the chimney of a fireplace, stove, or barbecue which uses fuel burning material.” (L.A.M.C. 57.20.25)
6. An approved Seismic gas shutoff valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping.”(Per Ordinance 171,874-for work over \$10,000.)
7. Water heater must be strapped to wall. Section 508.2, LAPC. See Information Bulletin P/PC 2011-003 “How to Brace Your Water Heater” for details.
8. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 seconds. Max.) for a single opening. The deactivation switch shall be at least 54" above the floor. (6109 of LABC)
9. For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per Assembly Bill (AB)No. 2977. (3162B)
10. Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner’s application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000). (R314.6.2)
11. An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)
12. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)
13. Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.2)
14. 50 percent of nonhazardous construction and demolition waste shall be recycled and/or salvaged for reuse in accordance with the California Green Building Code, Chapter 4, Division 4.4. (R324)

H. STRUCTURAL REQUIREMENTS

1. Provide lead hole 40%-70% of threaded shank dia. and full dia. for smooth shank portion of Lag Bolts.

2. All bolt holes, other than Lag Bolt holes, shall be drilled 1/32 to 1/16" oversized.
3. Provide lateral support for the top of interior non-bearing walls when manufactured trusses are used. (LABC 1607.13)
4. Provide double joists under parallel bearing partitions. (LARC Sec. R502.4, LABC Section 2308.8.4)
5. Provide full length studs (balloon frame) on exterior walls of rooms with vaulted ceiling. (LARC Section R602.3, LABC Section 2308.9, Table 2308.9.1).
6. All roof and shear wall nailing shall utilize common nails or galvanized box. Nail guns using "Clipped head" or Sinkers nails are not acceptable. (LARC Table R602.3(1), LABC Table 2304.9.1)
7. Roof nailing to be inspected before covering. Face grain of plywood shall be Perpendicular to supports. Floor shall have tongue and groove or blocked panel edges. Plywood spans shall conform with Table 2304.7(3). (LABC Section 2304.7)
8. All horizontal joints occurring in braced wall panels shall occur over blocking equal in size to the studding. (LARC Section R602.10.8, LABC Section 2308.9.3)
9. Stucco shear walls shall utilize furring, galvanized nails (having a minimum 11 ga., 1-1/2" long, 7/16" diameter head, and furred out a min of 1/4") to attach the lath to the studs. Staples shall not be used." (Table 2507.2). Self furring lath approved by a Los Angeles Research Report is permitted.
10. Structural wood shear walls shall be covered with minimum two layers 15# felt underlay prior to placing finish material.
11. Shop welds must be performed in a LA City Bldg. Dept. licensed fabricator's shop.
12. Plate washers are required for all hold downs. (LABC Table 2306.4.1)
13. Foundation sills shall be Douglas-Fir (Group II Lumber) pressure treated or foundation grade Redwood.(LABC Section .2304.11.2.4).
14. Hold-down connector bolts into wood framing require approved plate washers; and hold-downs shall be tightened just prior to covering the wall framing.
15. All bolt holes shall be drilled a maximum of 1/16" oversized AND inspector shall verify at job site.
16. Cutting, Notching, and Boring of Wood Framing Members . (LARC R602.6, LABC Sec. 2089.10, 11)(see diagrams below).

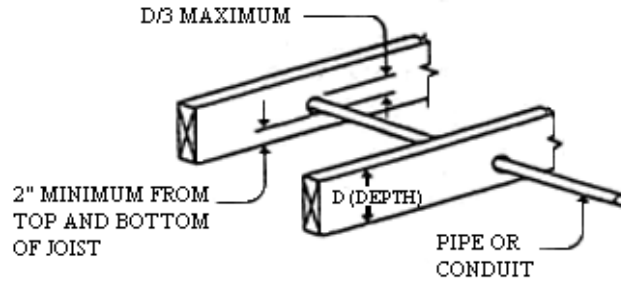
Bored Holes D/3

2 x 6 = 1 13/16"

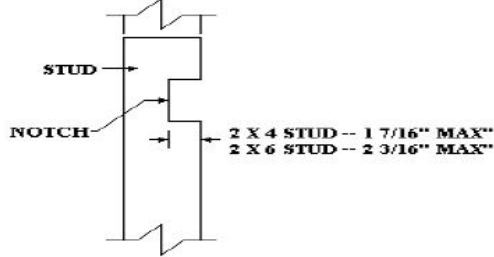
2 x 8 = 2 7/16"

2 x 10 = 3 1/16"

2 x 12 = 3 3/4"

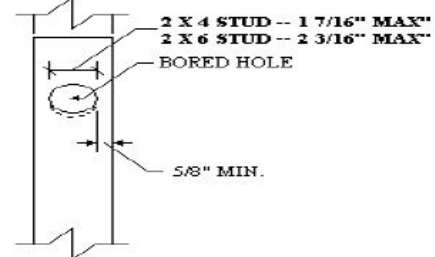


CUTTING AND NOTCHING

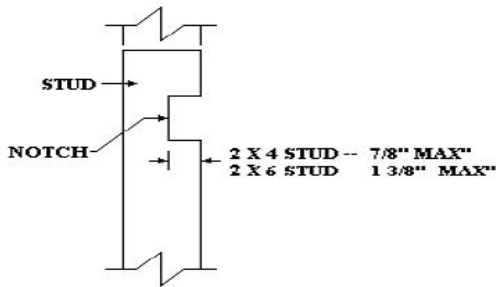


40% ALLOWED
NONBEARING PARTITIONS
DRAWING 1

BORED HOLES

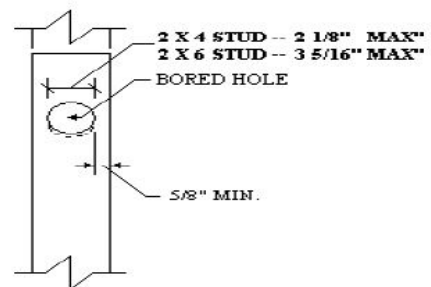


40% ALLOWED ANY WALL
DRAWING 3



25% ALLOWED
EXTERIOR WALLS AND
BEARING PARTITIONS

DRAWING 2



60% ALLOWED
ANY NONBEARING WALL
OR EACH BORED STUD DOUBLED
BORED HOLE NOT PERMITTED IN
MORE THAN TWO SUCCESSIVE
DOUBLED STUDS

DRAWING 4