



"We're here to Advise, Guide, and Assist so you can Build Safe, Well, and Fast".



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General Manager
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Message from the General Manager

CONSTRUCTION ACTIVITY STAYS STRONG THROUGH THIRD QUARTER OF FISCAL YEAR 2016-2017

Construction through the third quarter of Fiscal Year (FY) 2016-17 remains at higher levels than the third quarter of FY 2015-16. According to the Los Angeles County Economic Development Corporation (LAEDC), permits issued in LA County are expected to continue rising in 2017. The City's housing unit permits alone increased by 10% this quarter. In 2013, Mayor Garcetti set a goal to permit 100,000 housing units (12,500 units on average per year) by 2021. At the close of the third quarter, a total of 53,815 housing units were issued a permit since 2013, indicating the City remains on track to reach the Mayor's goal. Overall, the data below indicates that construction projects are continuing to be developed and built, which is great news for the City of Los Angeles. The following table provides a comparison between last fiscal year to date (FYTD) and the current FYTD for leading construction indicators.

Construction Indicator	FYTD 2016 (July-March)	FYTD 2017 (July-March)	% Change	Projection for June 30, 2017
Permits Issued	118,767	122,580	3%	166,000
Construction Valuation	4.84 Billion	5.74 Billion	19%	7.1 Billion
Dwelling Units Permitted	11,812	13,010	10%	16,000
Inspections Made	618,071	633,746	3%	890,000
Plan Check Jobs Filed	45,752	52,107	14%	64,000

Existing Building Energy and Water Efficiency Program Goes Into Effect

As part of the City's Sustainable City pLAN to reduce energy use by 30% by the year 2035, the Existing Buildings Energy and Water Efficiency (EBEWE) Ordinance (No. 184674) went into effect on January 29, 2017. *For every building subject to this ordinance, the building owner shall annually submit to the Department an energy and water benchmarking report according to the set schedule. Additionally, any building subject to this ordinance shall undergo an energy audit and retro-commissioning of the base building systems once every five years according to the set schedule.* The ordinance applies to privately owned buildings that are over 20,000 square feet and City owned buildings that are 7,500 square feet or more. The Department estimates that 14,000 existing City and privately owned buildings fall within the scope of the ordinance. Initial compliance benchmark reports for City owned buildings greater than 7,500 square feet and privately owned buildings greater than 100,000 square feet are due July 1, 2017. Affected property owners must register their building with LADBS using their official LA City Building ID and submit their report via www.ladbs.org/benchmarking2016. For information on this ordinance, please visit www.ladbs.org/ebewe.

LA's Top 10 Construction Projects Based on Construction Valuation Permitted Between 1/1/2017–3/31/2017

Project Address	Construction Valuation	Project Description
2441 S Sepulveda Blvd.	\$150,870,472	New 13-story, 595-unit, apartment building.
3939 S Figueroa St.	\$135,000,000	New 4-story, 22,000 seat soccer stadium.
2025 S Avenue of the Stars	\$84,108,371	16-story hotel major renovations.
427 W 5th St. 1 - 347	\$64,623,744	New 24-story, 347-unit, apartment building.
695 S Santa Fe Ave.	\$59,253,697	New 7-story, 320-unit, mixed use building.
380 World Way Building A	\$42,000,000	New facility additions at LAX.
5865 S Campus Center Dr.	\$40,000,000	Change of use from airplane hangar to office.
6401 W Wilshire Blvd.	\$37,814,851	New 16-story mixed use building.
437 S Hill St. 1 - 313	\$37,500,000	New 8-story, 313-unit, mixed use building.
5790 W Jefferson Blvd.	\$29,540,680	New highrise office building.

Recently Implemented Service Enhancements

LADBS Launches Project Assessment Referral Tracking Application (PART)

LADBS continues to expand the Restaurant and Hospitality Express Program (RHEP) with the successful launch of the Project Assessment Referral Tracking (PART) application. The Department developed PART to improve communication and documentation between RHEP and the Department of City Planning's Condition Compliance Unit by allowing documents to be exchanged electronically rather than the back-and-forth exchange of paper.

Community News

Building Permit Issued for Jordan Downs Urban Village Redevelopment Project



Rendering courtesy of the Jordan Downs Redevelopment Project

On March 24, 2017, LADBS issued the main building permit for the Jordan Downs Project, a \$1 billion redevelopment plan for the 43-acre public housing project in Watts. Phase 1A of construction consists of 12 apartment

buildings with 115 dwelling units, all of which are affordable housing units, on 4 lots north of Century Blvd. The next phase, 1B, will consist of approximately 130 dwelling units and is expected to go through plan check submission later this year. When completed, the new Urban Village will be more than three times the size of the current site and include amenities such as a 6-acre central park, family resource center, pedestrian friendly streets, retail space, and restaurants.

Building Permit Issued for Open-Air Stadium Project



Rendering courtesy of Genslar

February 2, 2017 marked the issuance of the main building permit for the Open-Air Stadium project, future home of the Los Angeles Football Club. Construction is well underway with a

number of inspections scheduled for concrete, welding, masonry, and roofing. The 4-story, 22,000 seat stadium will include an open stand area with views of the glittering downtown skyline and translucent roof paneling. The project valued at \$135 million remains on track to be completed by Spring 2018.

LADBS Responds to Storm Damage



Photograph courtesy of KTLA

LADBS Training and Emergency Management and Grading Divisions worked alongside the City's Emergency Management Department to respond to the devastating effects of the recent

storms. Incidents LADBS responded to include, but were not limited to, mudslides, vehicles colliding with structures, fallen trees due to oversaturated soil, damaged structures, and fires.

COMMITMENT TO OUR CUSTOMERS

Your project is important, so we strive to provide you with superb service and your feedback is important to maintaining this level of service. If you want to recognize a staff member, file a complaint, comment on the service you received, request additional assistance, or a second opinion on any plan check or inspection issues regarding your project, please provide feedback at LADBS' website at <http://www.ladbs.org> or call (213) 482-6755. LADBS and LAFD (Fire Dept) Customer Service Code of Conduct is posted at <http://ladbs.org/LADBSWeb/customer-code-of-conduct.jsf>.