



Demolition Counter Plan Correction Sheet

Plan Check Date: _____ Plan Check/PCIS App. #: _____

Job Address: _____

Reviewed by: _____ Phone #: _____

Email: _____

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

1. Review corrections circled on this plan check correction sheet and marked on the plans and calculation sheets.
2. Bring the originally checked set of plans and calculations along with this plan correction sheet and the newly revised plans and calculations back to the counter so that a plan check engineer may review the corrections and comments.
3. Once all the items have been corrected to comply with the code requirements and clearances are obtained, the permit will be ready to be issued.

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 plan check will expire 18 months from the plan submittal date.
3. The approval of plans does not permit the violation of any section of the Building Code, other ordinance, or State law.
4. Numbers in parenthesis refer to Code sections of the 2017 edition of the Los Angeles Codes.

PART I: GENERAL REQUIREMENTS

A. PCIS APPLICATION

1. Provide a fully dimensioned plot plan to scale, in ink on the PCIS application's plot plan sheet. Show lot size, easements, alley, parking spaces, location, use and size of all buildings and any remaining parking spaces. 91.0106.3.2
2. Demolition permits must be obtained by a licensed wrecking contractor (Class C-21), or by a licensed general contractor (Class B-1) who is also the contractor for a new building to be erected on the same site. A Class-A licensed contractor may demolish structures that require special engineering knowledge and skill.
3. The property owner may obtain a demolition permit for one or two-story wood frame buildings where the maximum span does not exceed 25 feet.
4. The permit application and the Affirmation of Posting must be signed by the property owner, licensed contractor or authorized agent at the time the permit is to be issued.
 - a. For owner-builder permits: Owner's signature can be verified with owner's driver license. Additional documentation required for properties owned by partnership, joint venture, corporation, LLC, etc. Owner's representatives must present owner's approval with a notarized letter from the owner. Owner Builder Declaration form must be completed and signed by the property owner.
 - b. For contractor building permits: Prior to the issuance of a building permit, the contractor shall have the following:
 - i) Certificate of Workers Compensation Insurance made out to the Contractors State License Board.
 - ii) Notarized letter of authorization for agents.
 - iii) Copy of Contractors State License or pocket ID.
 - iv) Copy of City of Los Angeles business tax registration certificate or a newly paid receipt for one.
5. Provide a complete and correct legal description (Tract, Lot, Block, and a copy of the Grant Deed). Provide complete information for applicant, owner, engineer, architect, and contractor.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

6. Obtain separate application for the following items:
 - a) Grading work
 - b) A separate structure
 - c) Shoring
 - d) Backfill swimming pool/ spa
7. Project valuation is revised to \$_____

B. CLEARANCES

1. Obtain all clearances as noted on the attached Clearance Summary Worksheet. Prompt attention is suggested as it can take months for some departments to review the project. Comply with conditions given under approval prior to the permit issuance.
2. Obtain Los Angeles Fire Department permit for removal of the concrete slurry filling of any underground tanks used for storage of flammable liquids.
3. Obtain a sewer capping plumbing permit.
4. The demolition of rental units (duplex, apartments, or 3 or more units on a lot or guest rooms rented for over 60 consecutive days) subject to Rent Stabilization requires that the applicant file a declaration and obtain clearance from the Los Angeles Housing Department.
5. This site/building is a Historical-Cultural Monument. An environmental assessment and California Environmental Quality Act (CEQA) review will be required to determine the environmental effects of the proposed demolition. See the Clearance Summary Worksheet for contact address/phone. 91.106.4.5
6. Demolition of buildings containing 3 or more dwelling units located in the Coastal area (CZCA), requires City Planning clearance for the *Mello Bill*. Unless the project is found exempt by City Planning, clearance from the Los Angeles Housing Department is also required. Aside from the *Mello Bill*, a separate signoff for CZCA is required. See the Clearance Summary Sheet for contact address/phone.
7. Obtain approval from Public Works for removal of lateral support of public way due to proposed demolition work.
8. Obtain City Planning clearance for CEQA review if the proposed demolition is part of a larger development project which will require discretionary approval or, if CEQA review is not required, property owner shall sign and notarize

“ Notice and Owner’s Declaration Related to CEQA “.

C. ADMINISTRATION

1. One set of plans will be required for permit issuance. Plans must be: (106.3.2.2., 106.3.3., R106.3.1):
 - 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.
2. Each sheet of the plans and calculations shall bear the signature, registration numbers and expiration date of an architect or engineer registered in the State of California.
3. The address of the building and the name/address of the owner are required on all plans. The name and the address of the consultants are required on their plans.
4. Provide with each set of plans:
 - a. Construction section of _____
 - b. Grading details for _____
 - c. Provide method and sequence of building demolition.
 - d. Complete safety precautions that are to be taken.
 - e. Site drainage pattern after completion of demolition work.
5. Provide detailed plans and procedures showing that the demolition work will be conducted without creating a hazardous condition for the demolition of:
 - a. Walls more than 20 feet in height between stories.
 - b. A basement within ___ feet of another building.
 - c. Footings adjacent to or extending below the footings of another building.
 - d. A pre-stressed or post-tensioned structure.
 - e. A building with five or more stories.
 - f. Remaining portion when the entire structure is not to be demolished.
6. Comply with all noted corrections on the Demolition Pre-Inspection form.

PART II: BUILDING CODE REQUIREMENTS

A. GENERAL

1. Provide a protection fence (and canopy) along _____ . Obtain a Street Use Permit from the Department of Public Works, Bureau of Street Services.
2. A _____ foot distance is required from building to street, alley, or property line for _____ wrecking.

3. Provide the Method of Demolition on the plans (See IB P/BC 2011-039).

- a. *Handwrecking* - use of small wheel mounted pneumatic tools will be permitted if first approved by building inspector.
- b. *Dozer or Loader Wrecking* - 1 or 2 stories, maximum 24 feet high building with yards greater than the height of building.
- c. *Clam Shell Wrecking* - requires yards greater than 1/2 times the height of the building, maximum 2 times maximum story height.
- d. *Cable Wrecking* - requires yards greater than 1-1/2 - times the height of the building.
- e. *Ballwrecking* - requires yards greater than 1-1/2 times the height of the building, but not greater than 50 feet.

4. Provide the following notes on the plans:

- a. All debris shall be wet at time of handling to prevent dust.
- b. No structural member in any story shall be demolished until the story above is completely removed.
- c. There will be no free fall dumping over exterior wall for a height of more than 25 feet.
- d. Call for inspection at least 24 hours before starting work.
- e. Approval of protection fences and canopies is required prior to demolition.
- f. All basement fills shall be clean and uniform.
- g. Storage of materials on floors shall not exceed _____PSF live load.

5. An 8-foot high chain link fence must be provided to prevent unauthorized entry to the vacant lot after demolition.

6. 30-Day written notice of excavation to adjacent property owner(s) is required if excavation depth is larger than the distance to the property lines per IB P/BC 2017-060.

7. A copy of the Storm Water Pollution Control (Form GRN 1) shall be attached to the plans.

8. Notification of Demolition (91.106.4.5.1) The department shall not issue a building permit for demolition of a building or structure for which the original building permit was issued more than 45 years prior to the date of the submittal of the demolition pre-inspection, without having first done the following at least 30 days prior to the issuance of the demolition of building or structure permit:

- i) The department shall send written notice of the demolition pre-inspection application to the abutting property owner and council district office.
- ii) The property shall be posted in a conspicuous place near entrance of the property where the demolition will occur with a public notice of the

application for the demolition pre-inspection.

B. ADDITIONAL CORRECTIONS
