

# PLAN CHECK CORRECTION SHEET FOR GARAGE EXHAUST SYSTEMS 2023 LAMC

This is intended to provide uniform application of the codes by the plan check staff and to help the public apply the codes correctly.

**Section: Mechanical Plan Check**

Plan Check/PCIS Application No.: \_\_\_\_\_ Date: \_\_\_\_\_

Job Address: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Plan Check Engineer: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: firstname.lastname@lacity.org

Your feedback is important; please visit our website to complete a Customer Survey at [www.ladbs.org/LADBSWeb/customer-survey.jsf](http://www.ladbs.org/LADBSWeb/customer-survey.jsf).

**If you have any questions or need clarification on any plan check matters, please contact a plan check supervisor or call our Customer Hotline at (213) 482-0056.**

Your plans have been examined and the issuance of a permit is withheld for the reasons set forth. The approval of plans and specifications does not permit the violation of any section of the Code, or other local ordinance or state law.

**INSTRUCTIONS:**

- Corrections with circled item numbers apply to this plan check.
- Additional corrections are at the end of the list.
- Incomplete or non-legible drawings or calculations will not be accepted.
- Incorporate all comments as marked on the checked set of plans and calculations and this correction sheet.
- For each correction indicate the sheet number and detail or note number on the plans where the corrections are made.
- **WHEN YOU HAVE COMPLIED WITH ALL CORRECTIONS, CALL OR EMAIL THE PLAN CHECK ENGINEER TO MAKE AN APPOINTMENT FOR VERIFICATION**
- **PLEASE BRING THE MARKED UP PLANS AND THE CORRECTIONS SHEET TO THE VERIFICATION APPOINTMENT**

**SEE MARKED UP PLANS FOR CLARIFICATIONS OF CORRECTIONS.**

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.

## **GENERAL REQUIREMENTS**

1. Plans shall bear the license number and signature of an architect, engineer or contractor licensed in the appropriate discipline. (112.4(1) ; State of California Business and Professional Code Div. 3, Chap. 7, Art. 3, Sec. 6735.4)
2. Show job address on plans. (LAMC 112.3(2))
3. Plans shall be clearly legible, and at a scale no smaller than 1/8 inch per foot. (LAMC 112.2(4))
4. Show equipment schedule on the plans. (LAMC 112.2; LAMC 112.3(1)(D))
5. Show location, size, gages, and materials of all ducts and openings (LAMC 112.3 (1)(B); LAMC Table 506.2(1); LAMC 601.2; 602.1)
6. Ducts shall be constructed in accordance with Chapter 6 of the Los Angeles Mechanical Code. (LAMC 601.1)
7. Provide a note on the plans stating that the garage ventilation system shall operate continuously. (LAMC 403.7.2)
8. Provide make-up air to replenish the air exhausted. (LAMC 505.10)
9. Provide verification that the carbon monoxide (CO) and nitrogen dioxide (NO<sub>2</sub>) detectors are approved by the City of Los Angeles or a City of Los Angeles recognized listing agency. (LAMC 403.7.2(2))
10. Provide approved architectural plans showing the number of parking spaces. (LAMC 403.7.2.2)
11. Show the make, model, volume rate, horse power, and weight of each fan on the equipment schedule. (LAMC 112.3(1)(D))
12. Provide a floor plan showing location of all exhaust and make-up air ducts, fans, and air inlets and outlets. (LAMC 112.3(1)(C))
13. Provide an elevation detail showing the location of the exhaust air inlets or provide a note on the plans stating that the exhaust air inlets shall be located as stated in Section 403.7.2.3. The exhaust air inlets shall be located so that the highest elevation of the exhaust air inlet is no greater than 12 inches below the ceiling level (LAMC 403.7.2.3)
14. Provide roof plans showing the location of all roof equipment. (LAMC 112.3(1)(C)) ; 303.8)
15. Show the termination of the garage exhaust. Exhaust outlets shall terminate not less than 10 feet from property line or center line of a public alley or street, 3 feet from exterior wall or roof, 10 feet from openings into the building, 10 feet above adjoining grade. (LAMC 502.2.2)
16. Separate the garage ventilation from all other ventilation systems. (LAMC 505.2)
17. Ducts shall be made out of metal or poured-in-place concrete, dry wall is not acceptable. (LAMC 506.1)
18. For fan rooms used as a plenum, the fan room walls shall be made of poured concrete and the fan room door shall be lined with sheet metal. (LAMC 603.11)
19. Specify the fire rating of the exhaust shaft. If the shaft is less than 2 hr. rated, provide combination smoke/fire dampers where the garage exhaust ducts penetrate the fire-rated shaft. (LABC 717.5.3)
20. In lieu of combined smoke/fire dampers, provide a dedicated 2 hr. shaft. (LABC 717.5.3 Exception 1.4)
21. Provide calculations showing that the exhaust fan is capable of uniformly exhausting 0.75 cfm per square foot of gross area of the garage. (LAMC Table 403.7)
22. Provide calculations for the exhaust rate based on the minimum exhaust rate based on the number of operating vehicles based on the following formula:
  - a. Exhaust Rate = (No. of Parking Spaces) x 0.025x14,000 cfm
  - b. The minimum exhaust rate calculated with the above formula shall not be less than 14,000 cfm. (LAMC 403.7.2.2)
23. Provide approved structural plans showing that the roof is designed to withstand all dead loads and required live loads. (LAMC 303.8.1)
24. Add the following Note onto the Plans: "All new buildings are required to be All-Electric. There shall be no combustion equipment, plumbing for combustion equipment, gas

pipng, or fuel gas serving any use including, but not limited to, space heating (including fireplaces), water heating (including pools and spas), cooking appliances (including barbeques), and clothes drying, within the building or building property lines, and instead uses electricity as the sole source of energy for all lighting, appliances and/or equipment, including, but not limited to, space heating, water heating, cooking appliances, and drying appliances". (LA City Ordinance 187714)

## **TITLE 24**

### **For garage ventilation greater or equal to 10,000 cfm**

25. Install at least one CO sensor every 5,000 square feet. If the monitored space is 5,000 square feet or less, install at least two sensors. (Title 24 Sec. 120.6(c)3)

26. Maintain the garage at negative or neutral pressure relative to occupiable spaces (Title 24 Sec. 120.6(c)6)
27. Provide product literature showing that the CO sensors are certified by the manufacturer to be accurate within plus or minus 25 percent. (Title 24 Sec. 120.6(c)7 A)
28. Write the following notes on the plans:
  - a. The CO concentration shall be maintained at 25 ppm or less at all times. (Title 24 Sec. 120.6(c)4)
  - b. The CO sensor shall automatically reduce the flow rate to 50 percent or less when the CO concentration is less than 25 ppm (Title 24 Sec. 120.6(c)1 & 4)
  - c. The ventilation rate shall be at least 0.15 cfm/ft<sup>2</sup> when the garage is scheduled to be occupied. (Title 24 Sec. 120.6(c)5)





