



DEFINITION OF “COMMENCED CONSTRUCTION” AND SIMILAR PHRASES

The City of Los Angeles has enacted several ordinances that contain a provision which exempts a project from compliance to the provisions of the ordinances, provided development pursuant to a valid building permit is “commenced” or is “under construction” by a specific date. At times, these ordinances fail to provide a definition of “commenced construction” or “under construction.”

In order to provide a uniform enforcement policy, the Department of Building and Safety will interpret the terms “commenced construction,” “under construction,” “started construction” or similar phrases to mean that construction pursuant to a valid building permit has progressed to the point that at least one of the inspections required by Sections 108.5 or 108.9 (with the exception of item 1) of the Los Angeles Building Code has been validly requested and a full/partial approval or a correction has been obtained from the Department.