


Effective Monday, April 28 2014, the Los Angeles Department of Building and Safety (LADBS) and Los Angeles Fire Department (LAFD) will implement a streamlined building plan check process. With this new process, many Fire Department requirements will be checked by LADBS.


The attached inter-departmental correspondence and LADBS and Fire Department Plan Check Matrix identifies the types of projects that will need only LADBS approval and the types of projects that will need both LADBS and LAFD approval.

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: April 2, 2014

TO: LADBS Structural Plan Check Engineers
LADBS Building Inspectors
LAFD Construction Services Unit

FROM: Ifa Kashefi, Chief
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Los Angeles Department of Building and Safety

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Los Angeles Department of Building and Safety

Chief Tim Kerbrat FOR 
Fire Battalion Chief
Los Angeles Fire Department

SUBJECT: **FIRE DEPARTMENT PLAN CHECK REVIEW OF STATE FIRE
MARSHALL FIRE LIFE SAFETY PROJECTS (PREVIOUSLY KNOWN AS
TITLE 19) PROJECTS**

On April 2, 2014, City Council approved the development permit streamlining recommendations developed by the offices of the Mayor, City Administrative Officer (CAO), and Chief Legislative Analyst (CLA) in collaboration with affected departments and the Matrix Consulting Group. The Building & Safety, City Planning, Fire, and Transportation departments, along with the Bureau of Engineering, have been directed to develop a plan to address the recommendations of the Matrix report. In response to the Matrix Report recommendations, the Los Angeles Department of Building and Safety (LADBS) and Los Angeles Fire Department (LAFD) will streamline the plan check review process as described below.

Currently, prior to the issuance of a building permit for any type of work under State Fire Marshall Fire Life Safety (previously known as Title 19) projects, LADBS refers applicants to LAFD for a required clearance according to the instructions provided by LAFD in the clearance handbook.

To streamline the plan check process and eliminate plan check duplications, LADBS and LAFD have amended the existing Title 19 matrix (new State Fire Marshall Fire Life Safety Projects), and LAFD has transferred the responsibility of plan check for certain types of projects to LADBS according to the attached amended matrix (LADBS and Fire Department Plan Check Matrix). The amended matrix provides a detailed description of

Department Plan Check Matrix). The amended matrix provides a detailed description of projects and clear guidelines on which projects will and will not need an LAFD approval.

Effective April 28, 2014, all LADBS Structural Plan Check engineers and LAFD Construction Service Unit staff shall follow the amended matrix to determine the projects that require an LAFD clearance prior to a building permit issuance.

The following are some major changes in the existing clearance process prior to issuance of a building permit.

I LADBS shall refer to LAFD for clearance

- All new State Fire Marshall Fire Life Safety Projects and additions to existing State Fire Marshall Fire Life Safety Projects.
- Main Airport Terminals projects.
- All State Fire Marshall Fire Life Safety projects that are not listed under Section II below.

II LADBS shall not refer to LAFD for clearance

- Any "A" occupancy project to the Fire Department if the occupant load is less than 100 (previous limit was 50 occupant load).
- Tenant improvements and exterior alterations in exiting State Fire Marshall Fire Life Safety Projects that do not affect fire life safety.
- All other buildings on the Airport property (that do not require an LAFD approval per the attached matrix) for an LAFD clearance.

Please contact your immediate supervisor for additional questions.

LADBS AND FIRE DEPARTMENT PLAN CHECK ¹

Plan Check Project Type		State Fire Marshall Fire Life Safety Projects									
		Hotels >2 stories or > 19 guest rooms	Low-Rise Apartment/Condo >2 stories or > 15 units	High-rise Building > 75' above lowest flr lvl bldg access	'A' occupancy < 100 occupant load	'A' occupancy ≥ 100 occupant load	'E' occupancy	'I' occupancy	'H' occupancy	Open/Covered Mall (other occupancies)	Airport (other occupancies)
New	Multiple Family/Condo	/	DBS/FD	DBS/FD	/	/	/	/	/	/	/
	Comm/Indust./Institut.	DBS/FD	/	DBS/FD	DBS	DBS/FD	DBS/FD	DBS/FD	DBS/FD	DBS/FD	DBS/FD
Addition ²	Multiple Family/Condo	/	DBS/FD ²	DBS/FD	/	/	/	/	/	/	/
	Comm/Indust./Institut.	DBS/FD ²	/	DBS/FD	DBS	DBS/FD	DBS/FD	DBS/FD	DBS/FD	DBS/FD	DBS/FD
Change of use to	Multiple Family/Condo	/	DBS/FD	DBS/FD	/	/	/	/	/	/	/
	Comm/Indust./Institut.	DBS/FD	/	DBS/FD	DBS	DBS/FD	DBS/FD	DBS/FD	DBS/FD	DBS/FD ³	DBS/FD ³
Exterior Alterations w/ change in Fire-Life Safety*	Multiple Family/Condo	/	DBS/FD ²	DBS/FD	/	/	/	/	/	/	/
	Comm/Indust./Institut.	DBS/FD ²	/	DBS/FD	DBS	DBS/FD	DBS/FD	DBS/FD	DBS/FD	DBS/FD	DBS/FD
Exterior Alterations w/ no change in Fire-Life Safety	Multiple Family/Condo	/	DBS	DBS	/	/	/	/	/	/	/
	Comm/Indust./Institut.	DBS	/	DBS	DBS	DBS	DBS	DBS	DBS	DBS	DBS
Interior Alterations w/ change in Fire-Life Safety*	Multiple Family/Condo	/	DBS/FD	DBS/FD	/	/	/	/	/	/	/
	Comm/Indust./Institut.	DBS/FD	/	DBS/FD	DBS	DBS/FD	DBS/FD	DBS/FD	DBS/FD	DBS/FD	DBS/FD
Interior Alterations w/ no change in Fire-Life Safety	Multiple Family/Condo	/	DBS	DBS	/	/	/	/	/	/	/
	Comm/Indust./Institut.	DBS	/	DBS	DBS	DBS	DBS	DBS	DBS	DBS	DBS
Demolition	Multiple Family/Condo	/	DBS	DBS/FD ⁴	/	/	/	/	/	/	/
	Comm/Indust./Institut.	DBS	/	DBS/FD ⁴	DBS	DBS	DBS	DBS	DBS	DBS	DBS

Fire Department approval is required per "Building Permit Clearance Handbook" for the following:
 Hydrant and Access, Verify Distance to LAFD Truck or Engine Company, Underground Fuel Tank, High Storage Racks, Asbestos Removal, Motion Picture Studios, Construction on or Near Oil Wells, Automated Parking Garages and Car Lifts, Supergraphic Signs and Active Methane System, R2.1 and R4 occupancies.

LEGEND: DBS/FD - Fire Department and LADBS plan check reviews
 DBS - LADBS plan check review including FD requirements
 / - Not applicable

NOTES: * Change in fire-life safety includes but not limited to change in exiting system, emergency egress locations, and number of exits, etc.

¹If any contradiction, follow the most restrictive.

²FD approval is required only if the addition or alteration creates a new dwelling unit or changes the existing exit systems.

³FD approval is required only for occupancies: 'A' with 100 occupant load or greater, 'E', 'I', or H and TI in mall and airport.

⁴FD approval is required only from Hydrant Access Unit