



SINGLE FAMILY DWELLING/DUPLEX/ADU/JADU PLAN CHECK CORRECTION SHEETS (2026 LARC)

Review Date: 7/12/2026 26010-10000-02798
Plan Check / PCIS Application #: B26LA23316 26010 - 10000 - 03359
Job Address: 15303 W EARLHAM ST 90272
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Your feedback is important, please visit our website to complete a Customer Survey at
https://www.permitla.org/custsurvey/dsp_CustomerSatisfactionSurveyForm.cfm

If you have any questions or need clarification on any plan check matters, please contact your plan check engineer and/or his or her supervisor.

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

1. Review corrections circled on this Plan Check Correction Sheet, the plans, and the calculation sheets.
2. Provide a written response or reference to details pursuant to the corrections. Location of any revisions on the plans shall be identified as part of your responses.
3. Phone or email the Plan Check engineer for a verification appointment after corrections have been addressed. Verification of corrections is only done by appointment.
 - Paper Plans: Please schedule an appointment. Bring the originally checked set of plans and calculations at the time of your appointment with this plan correction sheet and revised plans with any responses to plan check corrections.
 - Eplan: Projects reviewed through ePlan must upload the plan revisions and responses through the [ePlanLA](#) portal.
4. If you have any questions or need clarification on any plan check matters, please contact the Plan Check engineer.
5. For permit status, go to <https://www.ladbsservices2.lacity.org/OnlineServices/?service=plr>

IMPORTANT ITEMS TO READ:

1. Your early attention is suggested to the approval process from other Departments as listed on the Plan Check Correction Sheet or the Clearance Summary Worksheet due to possible delays resulting from a public hearing or other processes required by other Departments. The City Planning Department, the Community Redevelopment Agency, and others may have requirements that could significantly affect the final design of the project.
2. The permit application will expire 18 months from the plan check submittal date.
3. Please be advised that the permit will be issued upon verification of compliance with the corrections included herein. The approval of plans does not permit the violation of any section of the Building Code, Zoning Code, other LA Ordinance(s), or State law.
4. Numbers in italics refer to Code Sections of the *2025 California Building Code including 2026 City of Los Angeles Amendments or the current Zoning Code*.

As a covered entity under Title II of the 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. For efficient handling of information internally and on the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

THE FOLLOWING SUPPLEMENTAL CORRECTION SHEETS ARE ATTACHED AND SHALL BE CONSIDERED A PART OF THIS REVIEW. COMPLIANCE WITH THESE CORRECTIONS MUST BE OBTAINED PRIOR TO THE ISSUANCE OF THE PERMIT.

SUPPLEMENTAL CORRECTION SHEETS ATTACHED:

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|---|---|
| ☐ Accessibility - Residential | ☐ Methane Seepage Regulation |
| ☐ Energy Standards | ☐ Security Requirements |
| ☐ Fire Hazard Severity Zone | ☐ Sound Requirements between Units |
| ☐ Flood Hazard | ☒ Structural – General |
| ☐ Grading, Retaining Wall, and Shoring | ☐ Swimming Pools |
| ☐ Green Building | |

FORMS AND AFFIDAVITS:

<https://dbs.lacity.gov/forms-and-publications/publications>

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|--|---|
| ☒ Summary Clearance Worksheet (attached) | ☐ Linkage Fee: PC/STR/Aff. 44 |
| ☐ Building Maintenance: PC/STR/Aff. 23 | ☐ Maintenance of Building Support: PC/STR/Aff.25 |
| ☐ Drainage Easement: PC/GRAD/Aff. 17 | ☐ Maintenance of Vehicle Lift System: PC/STR/Aff. 43 |
| ☐ Grading Bond: PC/GRAD/Bond 03 and 04 | ☐ Protection of Adjacent Property: PC/GRAD/App. 13 |
| ☐ Graffiti Removal: PC/STR/Aff. 42 | |
| ☐ Impact Hazard Glazing: PC/STR/Aff. 19 | |

Review the following checked information bulletins and forms. Revise plans to show compliance with documents below. Copies can be obtained at: <https://dbs.lacity.gov/forms-publications/publications/information-bulletins-guidelines?cats=108>

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|--|--|--|---|
| ☐ P/GI 2026-022 | General Notes for Single-Family Dwellings | ☐ P/BC 2026-069 | Sound-Rated Partitions and Floor-Ceiling Construction |
| ☐ P/GI 2026-024 | Instructions for Preparing and Recording Covenants with the Los Angeles County | ☐ P/BC 2026-073 | Policy for Stamped Plans by Engineer or Architect |
| ☐ P/GI 2026-025 | How to Obtain Copies of City of Los Angeles Ordinances | ☐ P/BC 2026-074 | Sound Insulation Requirements for Noise Sensitive Structures Near Los Angeles International Airport |
| ☐ P/BC 2026-001 | Footing/Building Setbacks from Slopes | ☐ P/BC 2026-096 | 6 Inch Concrete Block Masonry Wall |
| ☐ P/BC 2026-004 | Wood Frame Prescriptive Provisions for One Story Residential Construction | ☐ P/BC 2026-101 | Site Testing Standards for Methane |
| ☐ P/BC 2026-006 | Attached Carport | ☐ P/BC 2026-102 | Methane Hazard Mitigation Standard Plan Simplified Method for Small Additions |
| ☐ P/BC 2026-006 | Attached Patio Cover | ☐ P/BC 2026-103 | Use of Sump Pumps for Surface and Subsurface Drainage |
| ☐ P/BC 2026-007 | Cutting, Notching, and Boring of Wood Framing Members | ☐ P/BC 2026-105 | Guardrail Requirements Adjacent to Openable Windows |
| ☐ P/BC 2026-006 | Detached Carport | ☐ P/BC 2026-112 | Plan Check Guidelines for State Approved Factory-Built Housing (FBH) |
| ☐ P/BC 2026-016 | Dwellings in High Wind Velocity Areas (HWA) | ☐ P/BC 2026-113 | Contents of Reports for Submittal to the LADBS Grading Division |
| ☐ P/BC 2026-023 | Fire Retardant Roof Coverings for Open Walking Decks and Space Roof Construction | ☐ P/BC 2026-116 | Foundation Design for Expansive Soils |
| ☐ P/BC 2026-027 | Onsite Wastewater Treatment System | ☐ P/BC 2026-150 | Conversions of Unpermitted Buildings for Accessory and Junior Accessory Dwelling Units |
| ☐ P/BC 2026-044 | Exemptions from Liquefaction, Earthquake Induced Landslide, and Fault-Rupture Hazard Zone Investigations | | |
| ☐ P/BC 2026-060 | 30-Day Notification of Intent to Excavate | | |
| ☐ P/BC 2026-063 | Maintenance of Approved Building Plans | | |
| ☐ P/BC 2026-064 | Flood Hazard Management Specific Plan Guidelines | | |

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PART I: GENERAL REQUIREMENTS

A. PERMIT APPLICATION

1. Provide a legible fully dimensioned 8½" x 11" plot plan to scale, in ink, on the PCIS application plot plan sheet.
2. Valuation is revised to \$ _____.
Pay additional plan check fee of \$ _____.
3. School fees are applicable to the Assessable Space of this project. Assessable Space is all the square footage within the perimeter of a structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, detached accessory structure or similar area. Fees are exempt for increases in Floor Area of 500 sq ft or less.
4. Affordable Housing Linkage Fees apply to this project. This fee does not apply if the project meets one of the exceptions listed in LAMC 19.18B2. Floor area dedicated for accessory dwelling units are exempt from Linkage Fee calculation. *LAMC 91.107.4.7*
5. Provide complete and correct legal description (Tract, Lot, Block, Grant Deed). Provide complete information for applicant, owner, engineer, architect, and contractor.
6. Address shown on plans (including unit numbers) must match address on the building permit application(s).
7. Obtain separate application for the following item(s):
 - a. Block Fence Wall
 - b. Demolition
 - c. Grading Work
 - d. Retaining Wall
 - e. Separate Structure
 - f. Shoring
 - g. Swimming Pool
8. The permit application must be signed by the property owner or 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. Owner's representatives must present owner's approval with a notarized letter from the owner.
 - b. For contractor building permits: Prior to the issuance of a building permit, the contractor shall have the following:
 - i. Notarized letter of authorization for agents.
 - ii. Certificate of Workers Compensation Insurance made out to the Contractors State License Board.
 - iii. Copy of Contractor's State License or pocket ID.
 - iv. Copy of City of Los Angeles business tax registration certificate (BTRC) or a newly paid receipt for one.
2. Provide copies of the following recorded documents for the parcel: (_____). More requirements or clearances may follow upon review of the documents. For copies of recorded affidavits, contact Building and Safety Records Section.
3. A recorded affidavit is required (see page 2 of 10). Obtain a copy of "Instructions for Preparing and Recording Covenants with the Los Angeles County" from LADBS's web site and follow the instructions. *P/GI 2026-024*
4. Provide temporary shoring plans for excavations removing the lateral support of public way or an existing building. Excavations adjacent to a public way require approval from Public Works prior to permit issuance.
5. No permit can be issued without a recorded Parcel Map/Tract Map. Provide an official recorded copy prior to permit issuance.
6. Where there is an excavation of a greater depth than are the walls or foundation of an adjoining building or structure and located closer to the property line than the depth of the excavation, the owner shall provide the Department of Building and Safety with evidence that the adjacent property owner(s) have been given a 30-day written notice of such intent to make an excavation. This notice shall state the depth of such excavation and when it will commence. This notice is required to be by certified mail with return receipt. Provide the return receipt to the plan check engineer prior to permit issuance. *3307.1, P/BC 2026-060*
7. Soil/Foundation/Geology report(s) must be approved by the Grading Section. Provide a copy of the approved report and Department approval letter. Show compliance with the report's requirements and approval letter's conditions.
8. For projects located in the "Hillside Grading Area" with foundation or grading work, provide a copy of the Grading Pre-inspection report and comply with the conditions of report. *107.3.2*
9. Comply with Posting Notification requirements for projects with new construction or additions exceeding 500 sq. ft. of floor area in the "Hillside Grading Area". Notices must be mailed 10 days prior to permit issuance. *106.4.6*
10. A grading bond is required to be posted for projects involving over 250 cubic yards of soil in "Hillside Grading Areas". *7006.5.1*
11. A public hearing is required for import or export of earth material in excess of 1,000 cubic yards in a "Hillside Grading Area". Submit a Haul Route application to the Building and Safety Commission Office. Processing time is a minimum of eight weeks. Call (213) 482-0466 for more information. *7006.7*
 - a. As per LAMC Section 91.7003, the definition of "Site" is as follows: Any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted, constitutes one "site".

B. CLEARANCES

1. Obtain all clearances as noted on the attached Clearance Summary Worksheet. It is necessary to apply immediately for the signoff as it can take months for some departments to review the project. Comply with all conditions given during approval prior to the permit issuance.

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12. For existing Haul Routes, the associated grading permit must be secured within 12 months from the date of Board approval and hauling must commence within 18 months from the date of Board approval. Otherwise, a new Haul Route application and hearing will be required.
13. Fire lane access is required where any part of the building is 150 ft from the edge of an improved street or approved fire lane. Obtain clearance from the Hydrants and Access Unit of the Fire Department. *LAMC 57.503.1*
14. Obtain clearance from Los Angeles Fire Department (LAFD) for the Automated Parking Garage or Mechanical Car Lift.
15. City records indicate there is possibly an oil well on the site. Show the location of active and abandoned oil wells. Obtain clearance to construct a new building or addition near or on an oil well from the Fire Department. Prior to requesting building permit clearance from the Fire Department, obtain a determination letter from the State of California Geologic Energy Management Division (CalGEM).
16. Low Impact Development (LID) Signoff from Watershed Protection Division, Bureau of Sanitation, Department of Public Works is required for: *Ord. 188,125*
 - a. New construction (>2,500 sq. ft. of impervious area)
 - b. Addition (>2,500 sq. ft. of impervious area)
 - c. Re-grading of parking lots (>2,500 sq. ft.)
 - d. Impervious pads >2,500 sq. ft. (i.e. Equipment pads)

C. ADMINISTRATION

1. ☒ For ePlans: Plans and other files must not be password protected or encrypted.
☐ For paper plans: ☐ (One) / ☐ (Two) sets of plans will be required during permit issuance.
Plans must be: *106.3.2.2, 106.3.3*
 - 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. For new buildings and additions, one additional copy of only the architectural set is required for the County Tax Assessor. *California Revenue and Taxation Section 72*

3. The address of the building, the name/address of the owner, and names/addresses of the consultants are required on their plans.
4. Each sheet of the architectural and structural plans must bear the signatures and registration of an architect or engineer registered in the State of California.
5. The final set of plans must be stamped by:

☐ Accessibility Div.	☐ City Planning Dept.
☐ Fire Dept.	☐ Sanitation Dept
☐ Zoning Dept	☐ Other: _____
6. Show the following on the first sheet or title sheet of plans:

☐ Building Area	☐ Use of Buildings
☐ Number of Stories	☐ Building Height
☐ Lot Size	☐ Lot Area
☐ Fire Zone	
7. Provide the following with each set of plans:

☐ Topography Survey Map	☐ Site Plan
☐ Floor Plans	☐ Two Elevations
☐ Construction Sections	☐ Roof Plan
☐ Foundation Plans	☐ Framing Plans
☐ Structural Details	☐ Grading Plan
☐ Grading Details	☐ Other: _____
8. Provide a fully-dimensioned plot plan to scale, showing:

☐ Legal Description	☐ Building Lines
☐ Easements	☐ Lot Size
☐ Highway Dedication Lines	☐ Zone Boundaries
☐ Alley Location/Size	☐ Street Centerline
☐ Parking Spaces	☐ Use of All Buildings
☐ Show use of each room	☐ Size of All Buildings
☐ Location and dimensions of new work	<i>106.3.2.1</i>
9. Show on site plans the natural and finish grade elevations around the perimeter of the building. Show elevations for all floors and top of roof. Provide Survey Map signed by a licensed Surveyor or Civil Engineer. *106.4.3.3*
10. For ADU conversions, unpermitted buildings or unpermitted ADU or JADUs, refer to Information Bulletin P/BC 2026-150.
11. Remove all plans, details or notes that do not pertain to the project.

PART II: BUILDING AND RESIDENTIAL CODE REQUIREMENTS

A. GENERAL REQUIREMENTS

1. Provide a copy of the Certificate of Occupancy and building permit with plot plan showing the legal existing use(s) and parking. For copies of building permits and Certificates of Occupancy, contact Building and Safety Records Section.

2. The following nonstructural products shall comply with a product approval report from a nationally recognized testing agency. Copy the report and conditions of approval onto the plans and show compliance with those conditions.

☒ Roofing Materials	☐ Deck Coating
☒ Skylights	☐ Rigid Insulation
☐ Damp Proofing Material	☐ Anti-Graffiti Finish
☐ Other: (_____)	

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3. Add notes on plans:

- a. The construction shall not restrict a five- foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
- b. An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Separate plumbing permit is required) *Ord. #170,158*
- c. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system. *R326.3*
- d. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply. *R326.4*
- e. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. *R327.2*
- f. Provide High Efficiency fixtures for all new construction. Replacement of existing fixtures must be for High Efficiency fixtures. *LAMC 94.103.1.2.9*
- g. Unit Skylights shall be labeled by an Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating. *R324.6.9*
- h. Water heater must be strapped within the upper 1/3 and lower 1/3 of its vertical dimensions. *Sec. 507.2, LAPC*
- i. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. max.) for a single opening. The deactivation switch shall be at least 54" above the floor. *6109*
- j. For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings. *3109.2*
- k. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. *R317.4*
- l. Smoke detectors shall be provided for all dwelling units intended for human occupancy, where a permit is required for alterations, repairs, or additions. *R310.2*

- m. Where a permit is required for alterations, repairs or additions, existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R311.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. *R311.2*
- n. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R325.1.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level. *R325.1.1*
- o. A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

B. OCCUPANCY CLASSIFICATION

1. Garages/Carports:

- a. The proposed building is a garage and not a carport since it is not open at least 2 sides. *R317.2*
- b. Openings from a private garage directly into a room used for sleeping purposes are not permitted. *R302.5.1*
- c. Doors between garage and the dwelling unit shall have a minimum fire protection rating of 20 minutes with self-closing or automatic closing and self-latching devices, or solid wood or solid or honeycomb core steel not less than 1 3/8 inches thick. *R302.5.1*
- d. The garage shall be separated from the dwelling and its attic area in accordance with Table R302.6. *R302.6*
- e. Ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall not have openings into the garage. *R302.5.2*
- f. Other penetrations of garage/dwelling ceilings and walls shall be protected as required by Section R302.11, Item 4. *R302.5.3*
- g. Garage floor surfaces shall be of an approved noncombustible material, and the area used to park vehicles shall be sloped to a drain or toward the main vehicle entry doorway. *R317.1*

2. **Townhouse:**

- a. Each townhouse unit shall be separated from other townhouse units by two 1-hour fire-resistance-rated wall assemblies complying with the requirements of Section R302.2.1 for exterior walls. A common 1-hour fire resistance rated wall assembly is permitted for a sprinklered building (2-hour required for a non-sprinklered building) if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. *R302.2*
- b. The fire resistance rated wall separating townhouse units shall be continuous from the foundation to the underside of the roof sheathing, deck or slab, and extend the full length of the wall or assembly. *R302.2.3*
- c. Parapets shall be provided for townhouse units as an extension of exterior walls or common walls. Parapets shall extend not less than 30 inches above the roof surface or meet the criteria in Section R302.2.4 for parapet alternatives. *R302.2.4*
- d. Each townhouse unit shall be structurally independent except: *R302.2.6*
 - i. Foundations supporting exterior walls or common walls.
 - ii. Structural roof and wall sheathing from each unit fastened to the common wall framing.
 - iii. Nonstructural wall and roof coverings.
 - iv. Flashing at termination of roof covering over common wall.
 - v. Townhouse units separated by a common wall as provided in section R302.2.2, Item 1 or 2.
 - vi. Townhouse units protected by fire sprinkler system complying with Section R309 or NFPA-13D.

C. **BUILDING HEIGHT LIMITATION**

1. Provide calculations for establishing grade plane as per Section R201. Attach calculations and identify established grade plane on elevation plans and site plan. *R202*
2. Show maximum height of the structure (in feet and stories) from average height of highest roof surface to grade plane on all elevation views. *R202*
3. Lowest level is determined not to be a basement. This level is considered as 1st story above grade plane. Include this story in total building height. *R202*
4. A mezzanine will not be considered a story above grade plane under the following conditions: *R314*
 - a. Minimum 7 ft clear ceiling height is provided. *R314.2*
 - b. Total aggregate floor area of all mezzanines and sleeping lofts are less than $\frac{1}{3}$ of area of floor area of room/space below. *R314.3, R315.4*
 - c. Egress provided from mezzanine in compliance with R311. *R314.4*
 - d. Mezzanines are open and unobstructed to the room/space where they are located except for walls 42" in height, columns or posts. *R314.5*

5. A sleeping loft shall be considered as a portion of the story below under the following conditions: *R315*
 - a. Floor area shall be less than 70 sq ft. *R315.2*
 - b. Clear ceiling height below sleeping loft shall be minimum 7 ft. *R315.2*
 - c. Clear ceiling height above finished floor of sleeping loft shall be minimum 3 ft; ceiling height shall not exceed 7 ft for more than $\frac{1}{2}$ of the sleeping loft floor area. *R315.2, R315.3*
 - d. Total aggregate floor area of all mezzanines and sleeping lofts are less than $\frac{1}{3}$ of area of floor area of room/space below. *R314.3, R315.4*
 - e. Permanent egress by means of stairways or ladders shall be provided. *R315.5*
6. Habitable attics must provide details showing compliance with Section R316: *R316*
 - a. Habitable attics must meet minimum floor area in accordance with R312 and ceiling heights in accordance with R313. *R316.2*
 - b. Habitable attics shall be considered an additional story above grade plane unless the habitable attic meets the exceptions in R316.3. *R316.3*
 - c. Habitable attics must provide means of egress in compliance with R316.4. *R316.4*

D. **FIRE-RESISTANCE RATED CONSTRUCTION**

1. Show the fire separation distance: to interior lot line, to centerline of the (street, alley, or public way), and to an imaginary line between two buildings on the property. The distance shall be measured at right angles from the face of the wall. *R202*
2. Provide 1-hour fire-resistance rated exterior walls if fire separation distance, including fire separation distance between existing and new dwellings and townhouses, is:
 - a. Less than 5'-0" [T-R302.1(1)], or
 - b. Less than or equal to 3'-0" if the building is equipped throughout with an automatic residential fire sprinkler system installed in accordance with Section R309. [T-R302.1(2)]
3. Show how 1-hour fire-resistance is being provided. Fire rated assemblies shall be per LABC Table 721, generic assemblies of Gypsum Handbook, UL listing, or have a product approval report from a nationally recognized testing agency.
4. Openings are not allowed within 3'-0" fire separation distance. *T-R302.1(1) & T-R302.1(2)*
5. Maximum 25% opening area is allowed when the fire separation distance is $\geq 3'-0"$ and $< 5'-0"$. *T-302.1(1)*
6. Projections beyond the exterior wall shall comply with Tables R302.1 and shall not extend: *T-R302*
 - a. To a point closer than 2 feet from interior lot line.
 - b. More than 4 inches at the roof eave for detached garages accessory to a dwelling when located within 2 feet of a lot line.
 - c. Over the lot line for accessory structures that are exempt from permits.

7. Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a $\frac{1}{2}$ / (1) -hour fire-resistance rating when tested in accordance with ASTM E 119, UL 263, or Section 703.2.2 of LABC. Provide complete details. *R302.3*

- a. Separation between dwelling units shall have horizontal and vertical continuity in compliance with the requirements of Section R302.3.3. *R302.3.3*
- b. Shared accessory rooms shall be separated from each individual dwelling unit in compliance with the requirements of Section R302.3.6. *R302.3.6*

8. Through penetrations of fire-resistance-rated wall or floor assemblies shall comply with Section R302.4.1.1 or R302.4.1.2. Provide detail and copy of listing on the plans. *R302.4.1*

9. Membrane penetrations shall comply with Section R302.4.1. Where walls are required to have a fire-resistance rating, recessed fixtures shall be installed so that the required fire-resistance rating will not be reduced. *R302.4.2*

10. In combustible construction, fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. *R302.11*

11. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet. Draftstopping shall divide the concealed space into approximately equal areas. *R302.12*

E. FIRE PROTECTION

1. The following buildings shall be equipped with an automatic residential fire sprinkler system in accordance with Section R309.3 or NFPA-13D. *R309*

Add note on plans: "The Sprinkler System shall be approved by Plumbing Division prior to installation".

- a. Newly constructed dwelling or townhouse. *R309.1, R309.2*
- b. Existing dwellings or townhouses with proposed alterations exceeding 50% replacement value of the existing dwelling or townhouse shall be provided with a sprinkler system in the entire townhouse or dwelling. *LAMC 91.5.309.1, LAMC 91.5.309.2*
- c. A sprinkler system shall be required for the ADU(s) or JADU if the existing dwelling has a sprinkler system. *R309.2*

2. An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to a sleeping room, immediate vicinity of sleeping lofts, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back-up and low battery signal. *R310*

3. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. *R311*

F. MEANS OF EGRESS

- 1. Dwelling units means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the exterior of the dwelling at the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way. *R318.1*
- 2. For habitable levels or basements located more than one story above or more than one story below an egress door, the maximum travel distance from any occupied point to a stairway or ramp that provides egress from such habitable level or basement, shall not exceed 50 feet. *R318.4*
- 3. Occupied roofs shall be provided with exits as required for stories.
- 4. At least one egress door shall be side-hinged and 32" wide by 80" high for each dwelling unit. *R318.2*
- 5. Show on plans that the entry/exit door must open over a landing not more than 1.5" below the threshold.

Exception: Providing the door does not swing over the landing, landing shall be not more than 7.75" below the threshold. Storm and screen doors are permitted to swing over all exterior stairs and landings. *R318.3.1, R318.3.3*

- 6. Landing at a door shall have a length measured in the direction of travel of no less than 36". *R318.3*
- 7. Provide emergency egress from sleeping rooms, habitable attics, the room to which a sleeping loft is open, and basements. Show details on plans. Minimum - 24" clear height, 20" clear width, 5.7 sf minimum area (5.0 sf at grade level) & 44" maximum to sill. *R319.2.1, R319.2.2, R319.2.3*
- 8. Provide minimum 9 sf window wells (with fixed ladder) at escape and rescue opening windows below grade. *R319.4*
- 9. The width of hallways shall be 3'-0" minimum. *R318.6*
- 10. A landing shall be provided at the top and bottom of each flight of stairs. *R318.7.6*

11. Show the following stairway details on plans:
 - a. Maximum 7.75" rise & minimum 10" run. *R318.7.5*
 - b. Minimum 6'-8" headroom clearance. *R318.7.2*
 - c. Minimum 36" clear width. *R318.7.1*
 - d. Handrails 34" to 38" high above tread nosing. *R320.2*
 - e. Handgrip portion of handrail shall not be less than 1.25" and no more than 2" cross-sectional dimension having a smooth surface with no sharp corners. *R320.6*
 - f. Maximum 4" clear spacing opening between rails. *R321.1.3*
12. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with ½ inch gypsum board. *R302.7*
13. All interior and exterior stairways shall be illuminated. *R318.7.10*
14. Winder treads shall comply with Section R318.7.5.2.1.
15. Spiral stairs shall comply with Section R318.7.11.1.
16. Ramp slopes shall not exceed 1:12 (8.33%). *R318.8.1*
17. Provide 42" high guards with maximum 4" clear spacing opening between rails at () where there is a drop of more than 30". *R321.1.2, R321.1.3*
18. For glass handrails and guards, the panels and their support system shall be designed to withstand the loads specified in Chapter 16 of 2026 LABC. A safety factor of 4.0 shall be used. The minimum nominal thickness of the glass shall be ¼ inch. *T-R301.5 footnote h, 2407*
8. Under-floor ventilation shall be not less than 1/150 of under floor area (approximately 10 sq. in. for each 10 sq. ft. of under-floor area) is required. *R408.2*
9. Provide under floor access opening. It shall be a minimum 16" x 24" when the opening is through a perimeter wall or a minimum 18" x 24" when the opening is through a floor. *R408.4*
10. Attic ventilation of 1/150 of the area of ventilated space (approximately 10 sq. in. for each 10 sq. ft. of attic area) is required. *R806.2*
11. Attic area having clear headroom of 30" must have an access opening (22" x 30" minimum). Access shall be located in a hallway or other readily accessible location. It is not allowed within a small closet space. *R807.1*
12. Provide 15" minimum between the center of water closet to any side wall. *Sec. 402.5, LAPC*
13. Provide 24" clear space in front of any water closet. *Sec. 402.5, LAPC*
14. Bathrooms, water closet compartments and other similar rooms shall be provided natural ventilation or with mechanical ventilation capable of 50 cfm exhausted directly to the outside. *R325.2*
15. Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. *R325.8*

16. Aging-in-place design and fall prevention shall be provided in newly constructed dwellings: *R328.1*
 - a. At least one bathroom must be provided with reinforcement (blocking) for grab bars on the entry level; or the second or third floor if no bathroom is provided on entry level. *R328.1.1*
 - b. Electrical receptacle outlets, switches, and controls shall be located 15 inches minimum to 48 inches maximum above the finished floor. *R328.1.2*
 - c. One bathroom and bedroom on the entry level must provide a doorway 32 inches in width; or the second or third floor if no bathroom or bedroom is provided on entry level. *R328.1.3*
 - d. Doorbell buttons shall not exceed 48 inches above the exterior floor or landing. *R328.1.4*

G. INTERIOR ENVIRONMENT

1. Habitable rooms shall have a floor area of no less than 70 ft². *R312.1*
2. Habitable rooms shall be not less than 7'-0" in any horizontal dimension with exception to kitchens & limited-density owner-built rural dwellings. *R312.2*
3. The minimum ceiling height for habitable space, hallways, and portions of basements containing these spaces shall be not less than 7'-0" (bathrooms, toilet rooms, and laundry rooms minimum ceiling height of 6'-8"). *R313.1*
4. Provide a door and window schedule. Show type and size for each.
5. Provide natural light in (habitable rooms), () by means of exterior wall openings with an area not less than 8% of floor area. Artificial lighting may be permitted. *R325.1.1*
6. Provide natural ventilation in (habitable rooms) (bathrooms) () by means of openable exterior wall openings with an area not less than 4% of floor area. Mechanical ventilating systems may be permitted. *R325.1.2*
7. Provide natural light and ventilation for adjoining spaces. *R325.1.3*

H. BUILDING ENVELOPE

1. Provide a class ☐ (A) / ☐ (B) / ☐ (C) fire-retardant roof covering and roof deck covering. *R902.1*
2. Every dwelling unit shall be provided with a water closet, lavatory, bathtub or shower, and kitchen. *R326.1, R326.2*

As a covered entity under Title II of the 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. For efficient handling of information internally and on the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

3. Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R324.3 (see exceptions): *R324.4*
 - a. Fixed and operable panels of swinging, sliding and bi-fold door assemblies.
 - b. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of either vertical edge of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
 - c. Glazing in an individual fixed or operable panel that meets all of the following conditions:
 - i. Exposed area of an individual pane greater than 9 square feet.
 - ii. Bottom edge less than 18 inches above the floor.
 - iii. Top edge greater than 36 inches above the floor.
 - iv. One or more walking surfaces within 36 inches horizontally of the glazing.
 - d. Glazing in guards and railings.
 - e. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
 - f. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally and in a straight line, of the water's edge.
 - g. Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps.
 - h. Glazing adjacent to the landing at the bottom of a stairway or ramp where the glazing is less than 36 inches above the landing and within a 60 inch horizontal arc less than 180 degrees from the bottom tread nosing. *R324.4.6*
 4. Skylights and sloped glazing shall comply with Section R324.6.
 5. Show on plan that the top of the chimney extends a minimum of 2' above any part of the building within 10', but not less than 3' above from the adjacent roof below. *R1003.9*
 6. **Add note to plans:** "Buildings shall have approved address numbers that are either Arabic numbers or alphabetical letters. Numbers shall not be spelled out and each character shall not be less than 4" in height with a stroke width of not less than 0.5". The building identification shall be placed in a position that is plainly legible and visible from the street or road fronting the property." *R308.1*
 7. Vehicular access doors shall comply with Section R609.4.
 8. Energy storage systems (ESS) shall be separated from other ESS units by a minimum of 3 ft. ESS units may be installed with reduced separation distance if specified by the ESS listing. *R330.3.1*
 9. Energy storage systems (ESS) shall be located in the following locations: *R330.4*
 - a. Detached garages and accessory structures.
 - b. Attached garages separated from dwelling living space in accordance with Section R302.6.
 - c. Outdoors or on the exterior side of exterior walls located minimum 3 ft from openings entering the dwelling unit. ESS units may be installed with reduced separation distance if permitted by the UL 9540 listing.
 - d. Enclosed utility closets, basements, or storage spaces within dwelling units. Walls and ceilings of spaces shall be provided with 5/8" Type X gypsum board. Doors between spaces housing ESS units and the dwelling unit shall have a minimum fire protection rating of 20 minutes with self-closing or automatic closing and self-latching devices, or solid wood or solid or honeycomb core steel not less than 1 3/8 inches thick.

ESS is not permitted in sleeping rooms, or closets or spaces opening directly into dwelling units.

Exception: ESS listed and labeled for use in habitable spaces in accordance with UL 9540, installed in accordance with the listing, the manufacturer's instructions, and the LA Electrical Code need not comply with Section R330. *R330.1*
 10. Energy storage systems installed in garages or other locations subject to vehicle impact shall provide impact protection in accordance with Section R330.8.3. Show method of impact protection on plans. *R330.8*
 11. Lots shall be graded to drain surface water away from foundation walls with a minimum fall of 6 inches within the first 10 feet (5% slope). *R401.3*
 12. Dampproofing, where required, shall be installed with materials and as required in Section R406.1.
 13. Protection of wood and wood-based products from decay shall be provided in the locations specified per Section R304.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPAC U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPAC U1.
 14. Patio covers shall comply with opening, light, ventilation, emergency egress, and height requirements in LARC Appendix BF. *LARC BF103.1, BF103.2*
 15. Provide Anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors.
- Exception:** Maintenance of Building affidavit is recorded by the owner to covenant and agree with the City of Los Angeles to remove any graffiti within 7-days of the graffiti being applied. *LABC 6306*

