



ADAPTIVE REUSE PLAN CHECK CORRECTION SHEETS			
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City of Los Angeles – Department of Building & Safety
ADAPTIVE REUSE PLAN CHECK CORRECTION SHEETS
2026 LABC

Plan Check No.:	
PCIS No.:	
Job Address:	
P.C. Engineer:	Email:
Phone:	Review Date:

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.

I. 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>

II. 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. 1The 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 parentheses refer to Code Sections of the 2026 Edition of the Los Angeles Codes or the current Municipal Code.

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.

III. Supplemental Correction Sheets, Forms, and Information Bulletins:

The following supplemental correction sheets are attached and shall be considered a part of this review. Compliance with these supplemental correction sheets is required.

Supplemental Correction Sheets Attached:

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|---|---|
| ☐ Fire District | ☐ Grading and Shoring - General |
| ☐ Flood Hazard | ☐ Sound Requirements between Units |
| ☐ Methane Seepage Regulation | ☐ Structural - General |
| ☐ Energy Conservation | ☐ Disabled Accessibility |
| ☐ Security Requirements | |

Forms and Affidavits:

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

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|---|---|
| ☐ Summary Clearance Worksheet (attached) | ☐ Sound Requirements between Units |
| ☐ Structural Observation | ☐ Structural - General |
| ☐ Grading Bond: PC/GRAD/Bond 03 and 04 | ☐ Disabled Accessibility |
| ☐ Protection of adj property: PC/GRAD/App.13 | ☐ Bicycle Parking Ordinance |
| ☐ Drainage Easement: PC/GRAD/Aff.17 | ☐ Building Maintenance: PC/STR/Aff.23 |
| ☐ Impact Hazard Glazing: PC/STR/Aff.19 | ☐ Maintenance of Building Support: PC/STR/Aff.25 |
| ☐ Lot Tie: PC/STR/Aff.22 | ☐ Parking Attendant: PC/STR/Aff.31 |
| ☐ Offsite Parking: PC/STR/Aff.27 | ☐ Green Building Declaration: PC/STR/Aff.39 |
| ☐ Oversized Building: PC/STR/Aff.28 | ☐ Graffiti Removal: PC/STR/Aff.42 |

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-and-publications>

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| ☐ P/GI 2026-024: Instructions for Preparing and Recording Covenants with the Los Angeles County | ☐ P/BC 2026-081: Conversion into Heavy Duty Equipment Room |
| ☐ P/GI 2026-025: How to Obtain Copies of City of Los Angeles Ordinances | ☐ P/BC 2026-095: Plumbing Fixtures |
| ☐ P/BC 2026-027: Onsite Wastewater treatment system | ☐ P/BC 2026-102: Methane Hazard Mitigation Standard Plan Simplified Method for Small Additions |
| ☐ P/BC 2026-040: Prescriptive Standards for Suspended Ceiling Assemblies | ☐ P/BC 2026-103: Use of Sump Pumps for Surface and Subsurface Drainage |
| ☐ P/BC 2026-044: Exemptions from Liquefaction, Earthquake Induced Landslide, and Fault-rupture Hazard Zone Investigations | ☐ P/BC 2026-106: Water Curtain in Lieu of Protected Exterior Openings |
| ☐ P/BC 2026-060: 30-Day Notification of Intent to Excavate | ☐ P/BC 2026-113: Contents of Reports for Submittal to the LADBS Grading Division |
| ☐ P/BC 2026-064: Flood Hazard Management Specific Plan Guidelines | ☐ P/ZC 2026-001: Parking Lot Design |
| ☐ P/BC 2026-065: Coastal Development Permit | ☐ P/ZC 2026-006: Allowable Projections and Improvements in Required Yards |
| ☐ P/BC 2026-073: Policy for Stamped Plans by Engineer or Architect | ☐ P/ZC 2026-008: Determination of the Zoning Height of a Building or Structure |
| ☐ P/BC 2026-074: Sound Insulation Requirements for Noise Sensitive Structures near LAX | ☐ P/ZC 2026-011: Summary of Parking Regulations |
| | ☐ P/ZC 2026-013: Zoning Code Requirements for Automobile Dismantling Yards, Junk Yards, Scrap Metal Yards, or Open Air Storage of Used Materials, etc |

PART I: GENERAL REQUIREMENTS

A. PERMIT APPLICATION

1. Provide a legible fully dimensioned plot plan to scale, in ink, and copy it to the PCIS application plot plan sheet
2. Alterations which involve 100 square feet or more of asbestos containing material require a copy of the written notification to the South Coast Air Quality Management District (AQMD). The notice must be dated 10 days prior to permit issuance. H & S 19827.5
3. (Three) (Two) sets of plans will be required during permit issuance. One of these sets will be submitted to the County Assessors Office. 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.
4. Unreinforced masonry buildings shall comply with the requirements of Appendix Chapter A1 "Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings of the Los Angeles Building Code."
5. Reinforced concrete buildings and concrete frame buildings with or without masonry in-fill walls shall comply with the requirements of Chapter 95 of the Los Angeles Building Code. For the requirements of Chapter 95, see attached "Plan Correction Sheet for Chapter 95, Mandatory Earthquake Hazard Reduction in Existing Non-Ductile Concrete Buildings.
6. For structural analysis and design not in full compliance with the current building code, alternative lateral analysis procedures using rational analysis based on well-established principles of mechanics may be used when approved by the Superintendent of Building. A modification is required for using:
 - ☐ FEMA 356
 - ☐ Other (performance based design)
7. A recorded affidavit is required (see above). Obtain a copy of "instruction to process affidavits" from LADBS's web site and follow the instructions.
8. Show gross floor area on plan for school district development fee.
9. Incorporate all comments as marked on checked set of plans and calculations and this correction sheet. Bring originally checked plans & calculations with corrected plans to the verification appointment

PART II: BUILDING CODE AND STRUCTURAL REQUIREMENTS

A. GENERAL PLAN/CALCULATION REQUIREMENTS

1. Provide the following with each set of plans:
 - a. Floor Framing Plan: ☐ New ☐ Existing
 - b. Floor Plans (layout): ☐ New ☐ Existing
 - c. Roof Framing: ☐ New ☐ Existing
 - d. Foundation plan: ☐ New ☐ Existing
 - e. Diaphragm: ☐ New ☐ Existing
 - f. Elevations: ☐ New ☐ Existing
 - g. Wall sections: ☐ New ☐ Existing
 - h. Demolition Plans
 - i. Schedules, sections and details showing reinforcement of walls, slabs, beams, joists, girders, columns and foundations.
 - j. Sections and details showing attachments and joining of new and existing structures.
 - k. Specifications and/or general notes fully describing demolition, materials and methods, testing and inspection requirements.
2. Performance-based engineering analysis and design procedures may be used to evaluate the existing structure and the design of strengthening elements when approved by the Superintendent of Building. LAMC 91.8502.12
3. The Live/Work units shall be considered as a Group R-2 Division (apartment) Occupancy for the following building code requirements:
 - ☐ Height/No. of Stories
 - ☐ Sound
 - ☐ Occupancy Separation
 - ☐ Occupant Load Factor
 - ☐ Room Dimensions
 - ☐ Smoke Detectors
 - ☐ Emergency Egress
 - ☐ Security

4. Additions to any building or structure shall comply with the requirements of this code for new construction. Alterations to the existing building or structure shall be made to ensure that the existing building or structure together with the addition are no less conforming with the provisions of this code than the existing building or structure was prior to the addition. An existing building together with its additions shall comply with the height and area provisions of Chapter 5.
5. A water curtain shall be provided for existing openings that are required to be protected due to their proximity to property lines as per LABC Section 705.9.
6. Openings at () are not allowed to be used for light, ventilation, smoke control, emergency egress because it is () ft. from the property lines as per Section 705.9.
7. Emergency escape is required for every room below the fourth story where occupants sleep in a joint living and work quarter. LAMC 91.8502.1.2
8. Omission of emergency windows is permitted only if the building complies with all of the requirements of Section 403.
9. Provide sections to show:
 - a. A minimum seven feet 6 inches ceiling height in the exit corridor.
 - b. A minimum seven feet ceiling height within joint and work quarters.
10. Habitable rooms shall be provided with natural light by means of exterior glazed openings covering an area not less than 8% of the floor area of the room served, or to provide artificial light comply with Section 1204.3.
 LAMC 91.8502.9.1
11. Habitable rooms shall be provided with natural ventilation by means of operable exterior openings covering an area not less than one thirtieth of the floor area being ventilated or with mechanical ventilation in accordance with the City of Los Angeles Mechanical Code.
 LAMC 91.8502.9.2
12. To use light and ventilation court, provide horizontal air intake not less than 10 square feet in cross-sectional area and shall lead to the exterior of the building. LAMC 91.8502.9.3
 - a. Comply with LABC section 1205.2 and 1205.3 for minimum dimension requirement.
 - b. Yards and exit court next to bedrooms used to access emergency escape below 4th floor shall be a minimum of 5 ft wide.
13. All new doors in new door frames shall comply with the current code. Provide a door schedule to show door types, sizes, sound rating and fire rating.
14. New construction shall comply with Sound transmission requirements in the current code. Show details, descriptions, , or Information Bulletin P/BC 2026-069, or a nationally recognized testing agency report for 1 hour fire rated party wall, 1 hour fire rated plumbing wall and 1 hour fire rated floor-ceiling assemblage with minimum STC 50.
15. New changes in the building envelope and new HVAC or lighting shall comply with Title 24 energy requirements. Provide Title 24 calculations and make certificates a part of plan notes.
16. Provide Ultra flush water closets and shower heads for all new construction. Existing shower heads and toilets must be ultra flush.~
17. Rooms containing bathtubs, showers, spas, and similar bathing fixtures shall be mechanically ventilated in accordance to the Los Angeles Building Code Sec. 1202.5.2.1.
18. Note on Plan: "Water heater must be strapped to wall."
19. See () supplemental correction sheet for additional comments.
20. Void or delete all plans, details, and notes that do not pertain to this project.
21. Change of occupancy of an existing commercial or industrial building to a residential building shall be analyzed for 75% of the design earthquake ground motion, as defined in CBC Sec. 1613.
 LAEBC 506.5.3

B. FIRE AND LIFE SAFETY

1. If any portion of a building is used for ARO units, then the entire building shall comply with all Fire and Life Safety requirements. Provide sections and details to show that corridors and shaft enclosures comply with the current code
2. Provide a single vestibule for existing dead end corridors longer than 20 ft (20 feet maximum on each side of the vestibule).
3. Provide 2 exits in () for an occupant load of more than 10.
4. An existing fire escape may be used as second means of egress provided the fire escape does not serve as an exit for an assembly occupancy, the remaining means of egress must comply with the current code requirements. Existing fire escape must be in good operating condition.
 LAMC.91.8502.7

5. Provide notes, sections and details to show that the

☐ (egress/exit lightings) ☐ (exit signs)
☐ (low level exit signs) ☐ (floor level exit paths)
 comply with the current code requirements.

6. Provide smoke-sealed and 90-minute fire-rated elevator doors at ☐ () ☐ (ground floor lobby) as the stairway is shown passing thru the elevator lobby.

C. HISTORICAL BUILDING

1. Existing doors shall comply with the current code requirements. The existing doors, as part of the historic fabric, shall be provided with smoke gaskets and self-closing devices.
2. Glazing, as part of the historic fabric in corridors, may remain when fixed transoms, sidelight doors, and other glass openings are provided with smoke gaskets and an acceptable fire rated protection. Provide sections to show the details.

D. NOTES ON PLANS

1. Specify that the necessary permits from Public works shall be secured and the necessary barriers, protection fences and/or canopies shall be erected along public ways prior to starting construction. LAMC 91.3306
2. All structural plan sheets and index sheet of calculations (showing number of pages) must be signed by the same civil/structural engineer or architect, licensed by the State of California. Sec. LABC 106.3.3
3. Use of an approved alternate material under a nationally recognized testing agency must incorporate all the specified procedures, conditions, material specifications and installation instructions on the plans. A copy of the report shall be attached to the plan.
4. Deputy inspection is required for all epoxy bolts.
5. The designated work area of any live/work unit shall be inspected annually by the fire department.

6. The use of hazardous materials and open flames in live/work units shall be prohibited unless approved by the Fire Department.
7. The portion of the building utilized for work use requires disabled access if there are employees or if that portion of the building is open to the general public.
8. Structural Observation by a licensed Architect or Civil/Structural Engineer, as authorized by LABC Section 1704, shall be required for the anchorage system wall anchors, anchor connectors, continuity ties and other elements that are part of the load path supporting the concrete/reinforced masonry walls. Complete the attached Structural Observation Form and incorporate into plans.
9. Smoke evacuation system shall be provided as required per the current code requirements. In lieu of the current code requirements, the system may comply with the 1992 Los Angeles Mechanical Code.
10. Fire alarm/life safety system shall be provided as required per the current code requirements. The fire alarm/life safety system shall be supplied from an emergency generator in a building with occupied level more than 75 feet in height or with "A" occupancy with an occupant load of more than 500.
11. Diesel or electric fire pumps shall be provided as required per current code. In buildings more than 275 feet in height, one pump shall be electric.
12. Gas exhaust ventilation in fire pump and generator rooms shall be provided as required by the current code.
13. Combustion air and room ventilation in fire pump and generator rooms shall be provided as required by the current building code requirements.
14. All required exit enclosures shall be pressurized in accordance with Los Angeles Building Code Section (1023.12 and 909.20), in a building having a floor level used for human occupancy located more than 75 feet above the lowest level of fire department vehicle access

ADDITIONAL CORRECTIONS

CODE SECTIONS

2/6