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LADBS



SERVICES AND PROGRAMS



 **DBS.LACITY.GOV**

 **3-1-1 or
(213) 473-3231**

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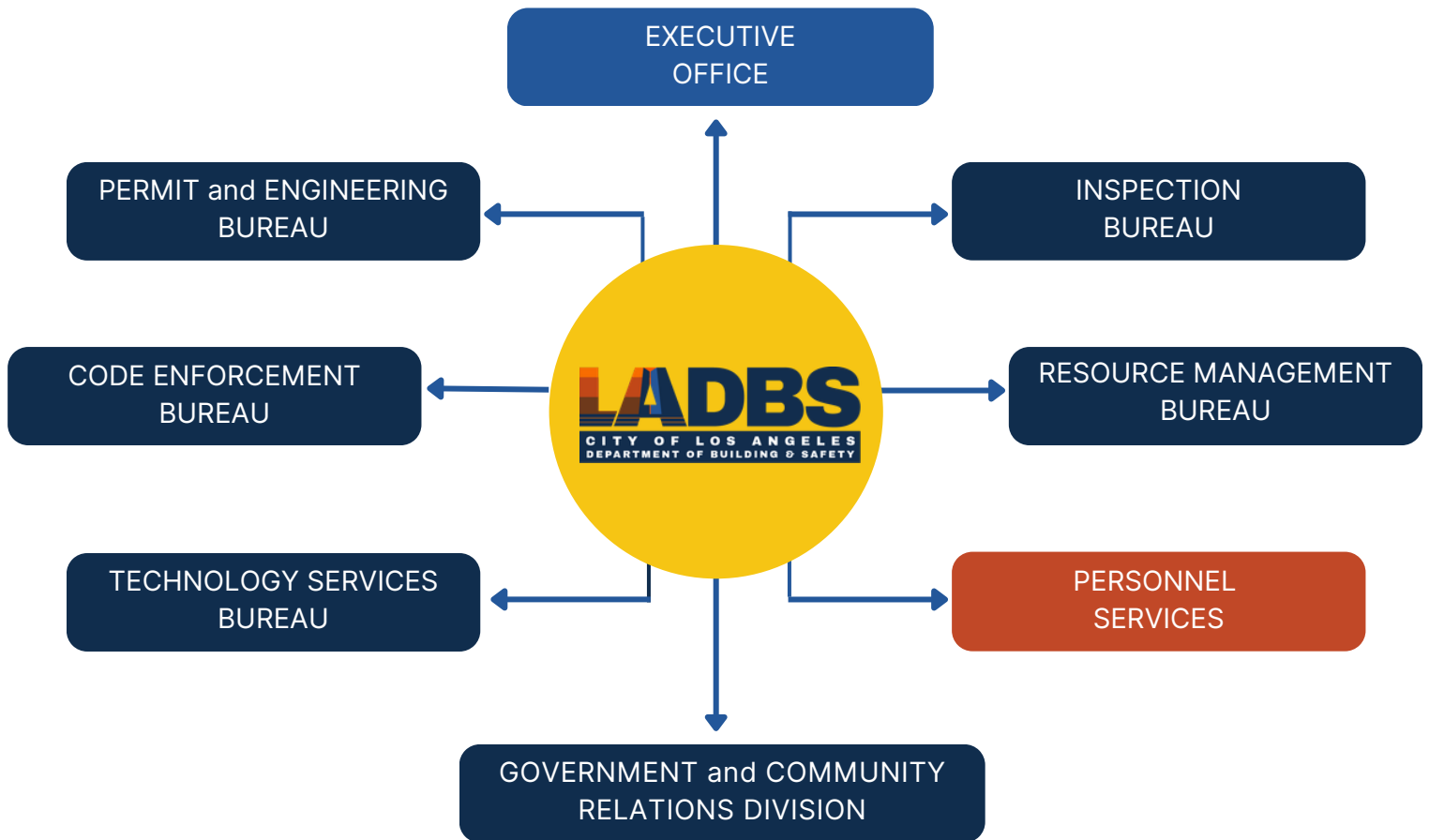
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MISSION STATEMENT

The mission of the Department of Building and Safety is to protect and enhance the quality of life for the people of Los Angeles by ensuring the safety, accessibility, sustainability and resilience of the city's buildings and structures. We strive to promote public safety and habitability by implementation of building codes and regulations; providing guidance and support to our customers.

John Weight
Interim General Manager

LADBS ORGANIZATIONAL STRUCTURE



Permit & Engineering Bureau



Plan Review

Review plans to ensure code compliance with the following codes:

- Building
- Mechanical
- Plumbing
- Electrical
- Green Building
- Elevator and Pressure Vessel
- Disabled Access and Energy
- Fire Protection



Permit Issuance

Issues the following permits:

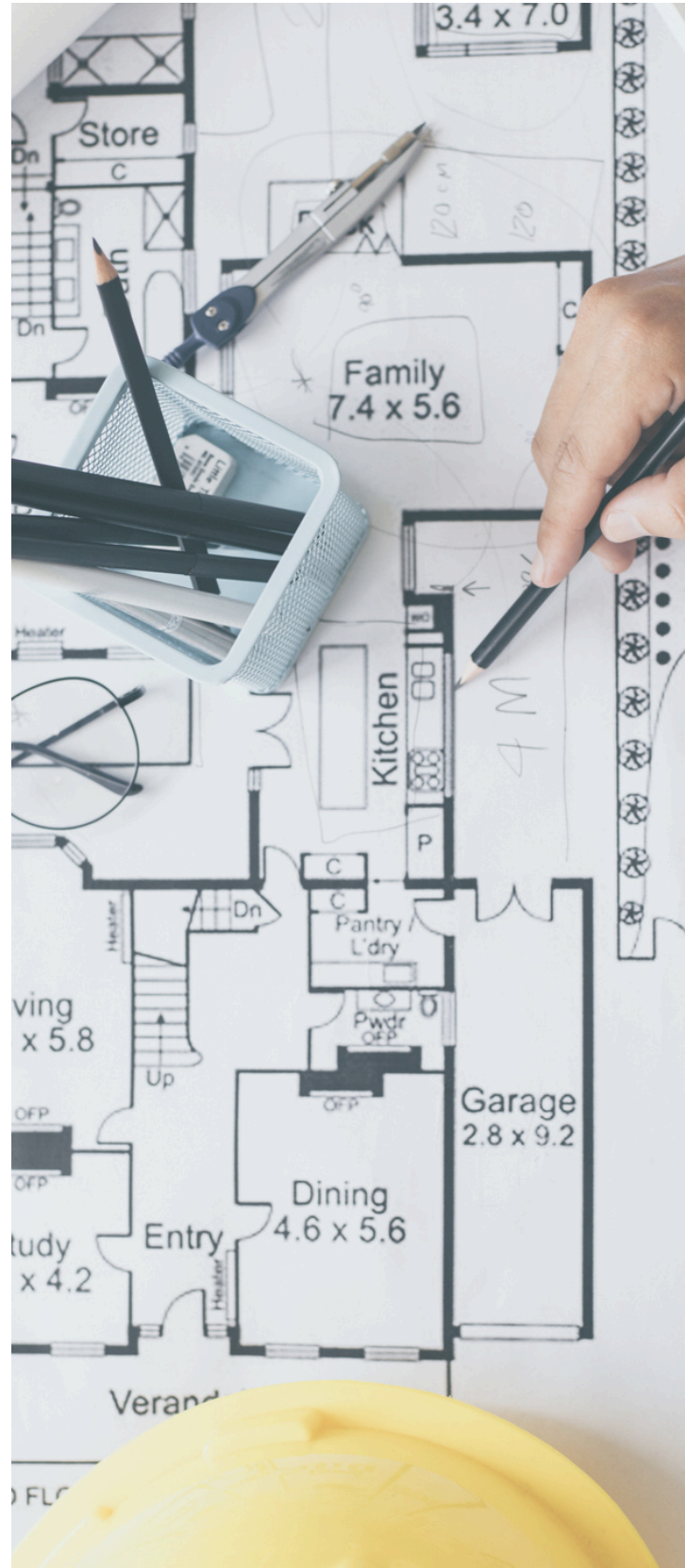
- Buildings
- Mechanical Systems
- Plumbing Systems
- Electrical Systems
- Elevation and Pressure Vessels
- Land use
- Grading



eServices

Provides efficient, easy-to-access online services:

- e-Plan
- e-Permits
- e-Re-Build Letters
- Code information





Affordable Housing Section

The Affordable Housing Section streamlines the plan review process for affordable housing projects, shelters, and projects covered by several recently-enacted State housing crisis bills.



Accessory Dwelling Unit (ADU) Standard Plan Program

The ADU Standard Plan program provides LADBS customers with access to a range of pre-approved plans for new, detached ADUs. The use of these plans allows for a simplified permitting process and reduces the time required for plan review resulting in faster permit issuance. All applications using an ADU Standard Plan can be submitted online through ePlanLA for review and approval.





Existing Buildings Energy & Water Efficiency Program

Under this ordinance, buildings undergo an annual energy audit and a retro commissioning of the base building systems once every five years according to a set schedule. Building owners also submit an energy and water benchmarking report to LADBS on a set schedule.



Soft-story Retrofit Program

Implements the retrofit program, established by Ordinance No. 183893 and Ordinance No. 184081, to strengthen buildings built before 1978 with ground floor parking or open floor space to reduce the risk of structural failure during earthquakes.



Non-ductile Concrete Retrofit Program

Implements the retrofit program established by Ordinance No. 183893. The program aims to retrofit and strengthen the lateral force-resisting system of these buildings to make them capable of withstanding earthquake forces and ensuring the safety of occupants and structures. The program specifically targets concrete buildings with a roof and/or floor supported by a concrete wall or concrete column that were submitted for plan check before January 13, 1977.



Inspection Bureau



Commercial Inspection

Inspects non-residential buildings and multi-family dwellings. Inspection types include: building, plumbing/mechanical/electrical, elevator/pressure vessel and fire sprinkler



Residential Inspection

Inspects one and two family dwellings for compliance with the building, plumbing, electrical, mechanical, and zoning codes



Grading Division

Provides grading inspections on all commercial and residential construction projects where grading is performed. Additionally, Grading staff provide safety inspections during emergency extreme weather events



Materials Control / Deputy Inspector Unit

- Inspect and license Fabricators and Test Labs
- License Deputy Inspectors that perform continuous onsite inspections on Structural Concrete, Structural Masonry, Structural Steel Welding, and Grading processes
- Certify licensed welders





Restaurant & Small Business Express Program (RSBEP)

Facilitate the building permit approval process for all restaurants and qualifying small businesses by providing special guidance and assistance with design questions, plan check review, inspection approval process and the coordination of other related agencies



Special Events Unit

Inspect temporary special events such as carnivals, trade shows, and parking lot sales



Training & Emergency Management Division (TEMD)

- The LADBS Training section is an International Code Council (ICC) recognized Preferred Provider that handles all in-house Code training for the Department.
- Performs safety evaluation of buildings immediately following a disaster such as an earthquake, fire or severe storm
- Assist the Los Angeles Fire Department (LAFD) with responding to incidents involving major damage to buildings in order to assess the safety of the building



Certified Licensed Contractor Program

The CLC Program allows for work such as: installation of certain fixtures, plumbing, mechanical, as well as other types of work in detached single-family dwellings performed by LADBS certified licensed contractors, without going through the regular permitting process.

Code Enforcement Bureau

Commercial & Residential Complaint & Referral

Investigates code violations on existing non-residential buildings, hotels, motels, and single family residential buildings (for multi-family properties code enforcement is conducted by the City of LA Housing Department)



Vacant Building Abatement

Abates vacant building nuisances and hazardous conditions by fencing, barricading, and demolition.

Sign Enforcement

- Performs sign permit related inspections
- Responds to complaints on existing or unpermitted signs
- Off-Site Sign Periodic Inspection Program (OSSPIP)





Annual Inspection Monitoring Program (AIM)

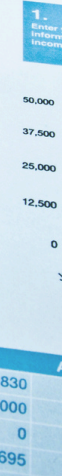
Performs annual inspections of auto repair, auto body, recycling centers, storage yards, etc.

Local Enforcement Agency (LEA)

Permits, inspects, and enforces State and Specific Local Standards on Solid Waste Facilities, Landfills, Transfer Sites, Various Recycling Centers

Pro-Active Code Enforcement (PACE)

Funded by Community Development Block Grant (CDBG), PACE is a proactive inspection program designed to identify and mitigate blight-related violations within a designated target area with the goal of enhancing economic stability and revitalizing communities



Government & Community Relations Division



LADBS Commission Office

Administrative support for the Board of Building and Safety Commission



Communications / Media

Coordinate Media and other external communications



Development Services - Case Management

Facilitates development projects by providing special guidance and assistance with code related design questions and coordinates engagement with other Development Services departments



Government Relations

Serves as the liaison to elected officials, other city departments, government agencies, neighborhood councils and community organizations

Innovation & Technology



ePlan

Electronic Plan Review (ePlan) is the online service for plan review and permitting related applications

ePermit

ePermit is an online service for permitting less complex permit types and allows customers to obtain permits instantly online

Solar Photovoltaic (PV) Standard Plan

Contractors can obtain permits and standard plans through our ePermit system for PV systems in one- and two-family dwellings

Virtual Inspection (VI)

The VI Program provides inspections through video streaming from construction sites

Fast Track Tenant Improvement (TI) Projects

The Fast Track TI Projects Program allows customers with eligible TI projects to submit electronic plans for approval through ePlan. Projects through this channel are "fast tracked" with faster turnaround times for issuance of plan check corrections and building permits

Electrical Vehicle Online System

Electrical permits for Electrical Vehicle Charging Station(s) can be obtained instantly online through our ePermit service

Accountability

Internal Review & Investigations Division (IRID)

Promotes and institutionalizes accountability, integrity, and reliability. The IRID serves as the initial point of contact and clearinghouse for any complaint relating to any misconduct by an LADBS employee.

Internal Audits (Controller / LADBS Collaboration)

Safeguards the integrity of the Department's accounting and procurement processes through ongoing independent assessments and audits of internal controls by the City Controller expert staff while providing objective advice and recommendations to strengthen such controls.

The program also ensures that assets are safeguarded; resources and assets are acquired economically and in compliance with prescribed laws and city policies.



LADBS Annually

For Calendar Year 2025



Performed over
1.03 million inspections



Issued over **164,000** permits
with over **5.2 billion** in valuation



Served over **1.05 million**
customers by phone



Issued over **75,000** e-Permits
(online permitting)



Reviewed/approved
over **61,000** plans



Completed over **24,600**
code enforcement cases



Issued over **6,800** trade licenses
for **13** different occupations



Provided information for over
27,600 addresses



Department of Building and Safety

Development Services Centers

Metro (Downtown)

201 and 221 N.
Figueroa St.
Los Angeles, CA 90012

South LA

8475 S. Vermont
Ave.
Los Angeles, CA
90044

San Pedro

638 S. Beacon St
San Pedro, CA
90731

Van Nuys

6262 Van Nuys
Blvd
Van Nuys, CA
91401

West LA

1828 Sawtelle Blvd
West Los Angeles, CA
90025

