

County of Los Angeles - Department of Public Works

Building and Safety/Land Development Division

LOW IMPACT DEVELOPMENT REVIEW SHEET

(2017 Los Angeles County Building Code, Residential Code, and Green Building Standards Code)

	and Green Building Sta	ilidalus Cod	-)			
GENERAL PRO	JECT INFORMATION					
PLAN CHECK:	0	DISTRICT	No:	0.00		.
JOB ADDRESS:	0	_CITY:	0.00			<u>.</u>
APPLICANT:	0	_EMAIL:	0			-
issuance of a per	for a permit, together with plans and specificati mit is withheld for the reasons hereinafter set to on of any section of the Building Code, or other	forth. The ap	proval of p	lans and specification		
	in the parenthesis () refer to sections of the 2 LACBC (J), Residential Code (R), Green Buil		•	-	-	
INSTRUCTIONS						
•Corrections show	wn below apply to this plan check. See plans a	and calculati	ons for add	litional comments		
_	column, please indicate the sheet number and omit PDF copies of corrected plans, calculation			•		tions
	omments as marked on checket set of plans, o	•				
	VELOPMENT (LID) Requirements					
All development m	oust comply with the County of Los Angeles' Til	le 12, Chap	ter 12.84 (I	LID).		
quality impacts an	intended to distribute stormwater and urban rud replenish groundwater supplies. The County county.gov/ldd/web/		•	•		
discharge of pollut	of Los Angeles LID Ordinance, Title 12, Section and From property developments. Preventing to the property developments of the installation and maintenance or the control of the control	hese polluta	ants from e	ntering stormwate	r discharge	system will
LID Requirement (I	Priority and Non-Priority Projects):					
Date of Maintenance Proposed Imperviou Design Storm: (chec SWQDv: LID Solution: (check	e Agreement: s Area: ck box) ft ³ 85th percentile 0.7 6 to retain	sq. ft. 5-inch onsite filtration				
NON-RESIDENTIAL	_ DEVELOPMENTS (Commercial or Industrial) m	ust comply	with LID as	follows:	<u>Section</u>	Response:
	s a list of new development and redevelopment A County's LID ordinance (See LID manual for			•		
compliance with LA County's LID ordinance. (See LID manual for additional information) o All development projects equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet of impervious surface area						

o Residential new or redeveloped projects that creates, adds, or replaces >10,000 square feet of

impervious surface area.

o Industrial parks 10,000 square feet or more of surface area. Commercial malls 10,000 square feet or more surface area. o Retail gasoline outlets 5,000 square feet or more of surface area. o Restaurants (SIC 5812) 5,000 square feet or more of surface area. Parking lots 5,000 square feet or more of impervious surface area, or with 25 or more parking spaces. o Street and road construction of 10,000 square feet or more of impervious surface area. o Automotive service facilities with 5,000 square feet or more of surface area. Projects located in or directly adjacent to, or discharging directly to a Significant Ecological Area (SEA), where the development will discharge storm water runoff that is likely to impact a sensitive biological species or habitat; and Create 2,500 square feet or more of impervious surface area. Redevelopment projects identified below*: Land-disturbing activity that results in the creation or addition or replacement of 5,000 square feet or more of impervious surface area. Development which alters less than 50% of impervious surfaces. Only proposed re-development needs to meet NPDES requirements. Development which alters 50% or more of impervious surfaces. Entire site shall meet NPDES requirements. *Impervious surface replacement, such as the reconstruction of parking lots and roadways which does not disturb additional area and maintains the original grade and alignment, is considered a routine maintenance activity. Redevelopment does not include the repaying of existing roads to maintain original line and grade. REQUIREMENTS a. New Development and Re-Development Projects must control runoff through infiltration, bioretention, and/or rainfall harvest and use. Project must retain onsite the Stormwater Quality Design Volume (SWQDv) as defined by the greater of the following: • The 0.75-inch, 24 hour rain event or • The 85th percentile, 24-hour rain event, as determined from the Los Angeles County 85th percentile precipitation isohyetal map (www.dpw.lacounty.gov/wrd/hydrologygis). b. Bioretention and biofiltration systems shall meet the design specifications provided in Appendix E (BIO-1) of LA County's LID manual. (See http://dpw.lacounty.gov/ldd/web/). Biofiltration systems shall be entirely open-bottom. c. When evaluating the potential for onsite retention, each projects must consider the maximum potential for evapotranspiration from green roofs and rainfall harvest and reuse for both indoor and outdoor use. d. To demonstrate technical infeasibility, it must be shown that a project site cannot reliably retain 100 percent of the SWQDv onsite. Technical infeasibilty may result from the following: i. The infiltration rate of saturated in-situ soils less than 0.3 inch per hour. ii. Seasonal high ground water is within 5 to 10 feet of the surface. iii. Locations within 100 feet of a ground water well used for drinking water. iv. Brownfield development sites where infiltration poses a risk of pollutant mobilization. v. Locations with potential geotechnical hazards. e. When technical infeasibility has been demonstrated the site must biofiltrate using the following equation for volume required: Bv = 1.5 * [SWQDv - Rv]Where: By = Biofiltration volume SWQDv = Stormwater runoff as defined in 85 A Rv = Volume reliably retained onsite (amount infiltrated) *** Show volumes and flow rates on plans as applicable. Note: For additional alternative compliance measures see Regional Water Quality Control Board Order No. R4-2012-0175 section VI.D.7.c.iii (http://www.waterboards.ca.gov/losangeles/water issues/programs/stormwater/municipal/index.sht ml) f. Project sites that outlet to natural drainage systems that are subject to hydromodification shall be in compliance with LA County's LID manual, Section 8. (available at http://dpw.lacounty.gov/ldd/web/).

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g. The plans must show complete construction details, materials, manufacturer, model number, dimensions, location, structures, slopes, construction notes, specifications, cross sections, elevations, GPS x-y coordinates for each BMP, and setbacks from property lines needed to construct proposed LID BMPs. BMPs should be designed as not to adversely impact building foundations, pavement, slope stability, or an adjacent property. h. Clearly show driveway/access road drainage and provide BMPs for treatment of driveway flows. Provide elevations, cross sections, or slopes as applicable. i. Submit and obtain approval from Environmental Programs Division, Industrial Waste Unit. An annual operating permit may be required. Environmental Programs Division (EPD), Industrial Waste Unit - 900 S. Fremont, Alhambra, Annex Building, 3rd floor, (626) 458-3517. Please contact EPD for required fees and minimum submittal requirements. Please note: prior to obtaining approval from EPD the location and the design flows for all BMPs must be shown on plans and approved by Building and Safety. (This may apply to non-residential projects that propose proprietary filters, drywells, or hydrodynamic separators) j. Pre-treatment BMPs are required.						
4. For LID compliance, all catch basins and inlets that discharge into an existing or proposed storm drain must be labeled to discourage illegal dumping of pollutants. Stencils are available at your local Building and Safety office.						
5. All infiltration basins, dry wells, or plant	ters must comply w	vith the following setbacks				
Infiltra	ation Facility Setbac	ke*				
	ation racinty Setbac	, no				
Setback from		Distance in feet				
	minimum					
		drawn up from the bottom of foundation				
	2, 5' minimum (H is h					
	' minimum depth to i	nvert				
Water wells 10	0' minimum					
<u> </u>						
Required Infiltra	ation Time (due to v	ector control)				
BMP Type		Duration				
Open above ground (includes planting so	il or open gravel nit)					
Underground retention	ir or open graver pity	96 hours to drain completely				
onderground retention		to mount to drain completely	1			
*unless otherwise recommended by a Soi	ls Engineer and ap	proved by Geotechnical and Materia	ls			
Engineering Division.						
Note: Infiltration is not allowed in areas where pollutant mobilization is a documented concern, or where undisturbed soil infiltration rates are less than 0.3 inches per hour, or where infiltration could cause adverse impacts to biological resources.						
6. An Infiltration Report by a Soils Engineer and the grading plans must be reviewed and recommended for approval by the Geology and Soils Section prior to approval of an Infiltration/Retention - Low Impact Development (LID) BMP. The Infiltration Report must comply with GMED Geotechnical Memo GS 200.1 and should be presented as its own report. All recommendations and notes as indicated in the soils engineering report and/or GMED review sheets must be incorporated into the grading plans. The GS 200.1 memo can be found at: http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf 7. Rainwater harvest and reuse systems that are NOT gravity fed require approval from LA County Public						
7 Rainwater harvest and reuse systems t	, , ,	v fed require approval from LA Coun	tv Public			

8. Different types of infiltration facilities such as dry wells, unlined sumps, seepage pits, and infiltration galleries are some of the terms used to describe Class V injection wells as defined by the EPA. Register the proposed infiltration facility at the following online registration form: http://www.epa.gov/uic/forms/underground-injection-wells-registration .								
9. A recorded covenant indicating that the owner of the subject development is aware and agrees to maintain all stormwater BMP features for this project is required. The covenant shall include operation and maintenance guidelines prepared by the project civil engineer/architect. See attached LID Covenant Preparation and Recordation instructions. A draft copy of the covenant including all exhibits must be reviewed prior to recordation. 10. A Statement of Understanding and/or O&M Guidelines must be provided for Capital Projects.								
Plan Checker:	0	Email:	0					
Phone Number:	-	Date:						