



BUILDING CODE MANUAL
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
Based on the 2011 LACBC

#91
506.2
Article 1
09-20-11
Page 1 of 3

FRONTAGE USED FOR AREA INCREASE

Allowable floor area of buildings may be increased by means of open space of sufficient width per Section 506.2. Frontage used for floor area increase must be unobstructed from the ground to the sky adjacent to the building. This required openness is to facilitate fire department rescue and equipment access from a street or approved fire lane, to decrease fire spread from one building to another and provide a temporary safe area for occupants as they exit the building.

Section 506.2.2 requires open space to be either on the same lot or dedicated for public use and such open space to be accessed from a street or an approved fire lane. Any part of the open space that is not accessible to the Fire Department by means of a street or fire lane cannot be considered for use as open space. A public way is a street, alley or other parcel of land open to the outside air leading to a street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than 10 feet.

Open space is generally on private land, including private street that is under the control of the building owner (same lot). This specified open space (of sufficient width) is likewise to be unoccupied except for allowed vehicle parking and landscaping. Other minor obstructions can frequently occur in open space areas. The following are examples of improvements that are not considered obstructions provided the open area is accessible by an approved fire lane and do not obstruct the fire lane:

- Light standards
- Power/utility poles
- Electrical transformers
- Trash enclosures
- Guard or utility shacks with an enclosed area less than 120 square feet
- Low height storage of non-combustible goods

Outside storage of other raw materials or finished goods, drums, pallets, tanks, hoppers, etc. may be allowed in the open space (in other than the fire lanes) with written approval from the Fire Department.

The following Covenant and Agreement form titled "Covenant and Agreement Regarding Maintenance of Open Space for Building Area Increase" (used for single lot **ONLY**) shall be completed and signed by owner of the property. Prior to recordation of the Covenant and Agreement, the plan check engineer shall verify the following conditions have been met before signing the Covenant and Agreement:

- The top left portion of the Covenant and Agreement is completed with "Department of

Public Works, Building and Safety Division” and the appropriate address of the Building and Safety office.

- The Covenant and Agreement shall include a complete legal description.
- The owner of the property shall have the signature notarized. If the owner of the property is a corporation, then the authorized officer(s) of the corporation shall have their signatures notarized on the Covenant and Agreement.
- A plot plan shall be drawn in ink and attached to the Covenant and Agreement. The plot plan shall be fully dimensioned, including all buildings and structures on the property. Each building shall be identified as to its height, number of stories, occupancy group, and type of construction. The plot plan shall identify location and width of all open space required for building area increase.
- Fire Department shall review and approve the plot plan.
- The Covenant and Agreement shall be recorded at the County of Los Angeles Registrar-Recorder/County Clerk.

Any deviation from the above policy must be referred to the Research Section for approval.

A copy of the recorded Covenant and Agreement shall be placed in the site job jacket and the site job jacket shall be flagged. The copy shall be replaced with the certified copy of the Covenant and Agreement when the County Recorder sends it to the appropriate Building and Safety Office. Also, a flag shall be placed in DAPTS on the site and the permit.

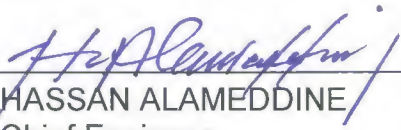
Supersedes BCM 506.2 Article 1 dated 04-28-08

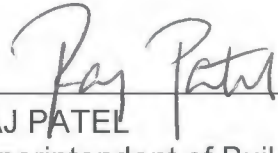
WRITTEN BY: CLINT LEE
Civil Engineer

REVIEWED BY: JUAN MADRIGAL
Senior Civil Engineer

RECOMMENDED BY:

APPROVED BY:


HASSAN ALAMEDDINE
Chief Engineer


RAJ PATEL
Superintendent of Building

Recorded at the request of and mail to:

(Name)

(Address)

Date of Recording:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT

REGARDING MAINTENANCE OF OPEN SPACE FOR BUILDING AREA INCREASE

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the County of Los Angeles, State of California. APN: _____

LEGAL DESCRIPTION: _____

_____ as recorded in Book _____, Page _____, Records of Los Angeles County, which property is located and known as (ADDRESS): _____

And, in consideration of the issuance by the County of Los Angeles of a building permit for construction of a building on said property, we do hereby covenant and agree to and with said County, pursuant to Section 506.2 of the Los Angeles County Building Code, to maintain on said property, _____ open space of _____ feet in width, unobstructed from ground to sky, as shown on the attached plot plan, for the purpose of increasing the allowable building area.

This Covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the County of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

Owner's Name(s) _____ (Please type or print) _____ (Please type or print)

Signature of Owner's Name(s) _____ (sign)

Two Officers' Signatures Required for Corporations _____ (sign)

Name of Corporation _____

Dated: This _____ day of _____ 20 _____

SIGNATURES MUST BE NOTARIZED

(STATE OF CALIFORNIA, COUNTY OF _____)
On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

FOR DEPARTMENT USE ONLY

MUST BE APPROVED BY Building and Safety prior to recording Covenant and Agreement

APPROVED BY: _____ (Print Name) _____ (Signature) Date: _____



**County of Los Angeles
Department of Public Works
Building and Safety Division**

BCM 506.2, A1

Plot Plan