



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY DIVISION**

**RESIDENTIAL  
GREEN BUILDING  
STANDARDS CODE  
PLAN REVIEW LIST**

**GENERAL PROJECT INFORMATION**

PLAN CHECK NO. \_\_\_\_\_ DISTRICT NO \_\_\_\_\_  
JOB ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

NOTE: Numbers in the parenthesis ( ) refer to sections of the 2011 edition of the County of Los Angeles Green Building Standards Code, Table (T).

**INSTRUCTIONS**

- Corrections with circled item numbers apply to this plan check.
- In the left-hand margin of the circled corrections, please indicate the sheet number and detail or note number on the plans where the corrections are made. Resubmit marked original plans and two corrected sets of plans, calculations and this plan review list.
- Incomplete, unclear, or faded drawings or calculations will not be accepted.
- Incorporate all comments as marked on checked set of plans and calculations and these correction sheets.

**GENERAL REQUIREMENTS**

The 2011 County of Los Angeles Green Building Standards Code regulates the construction of new residential buildings for the purpose of improving public health, safety, and general welfare. This is accomplished by enhancing the design and construction of buildings to reduce their negative impact on the environment and encouraging sustainable construction practices.

Newly constructed low-rise residential buildings shall comply with the following requirements. (301.2)

**LOW-RISE RESIDENTIAL BUILDING.** A building that is of Occupancy Group R and is six stories or less, or that is a one- or two-family dwelling or townhouse. Private garages, guest houses, caretaker's units, and other buildings associated with residential occupancies shall also be considered Group R.

**PLANNING AND DESIGN**

1. Blueprint and sign "Attachment A" to building plans and show compliance with Best Management Practices for Construction Activities. (4.106.2)
2. Submit to Drainage and Grading Section for review and approval of the following:
  - a. Surface drainage (4.106.3)
  - b. Low Impact Development (LID) (4.106.4)
  - c. Landscape Design (4.106.5)
  - d. Outdoor Water Use (4.304)

**ENERGY EFFICIENCY**

3. For low-rise residential buildings (3 stories or less), show compliance with the 2008 Building Energy Efficiency Standards Title 24, Part 1, Article 1, and Part 6 of the California Code of Regulations.
  - a. Low-rise residential buildings 3 stories or less, see attached correction sheet.
  - b. Residential structures 4 stories and more, submit to the Mechanical Section for approval. (4.201.1)

**WATER EFFICIENCY AND CONSERVATION**

4. Provide a schedule of plumbing fixtures and fixture fittings on the plans reducing the potable water use within the building by at least 20% based on Table 4.303.1 "Water Use Baseline" by:
  - a. Each plumbing fixture and fitting meet the reduced flow rates specified in Table 4.303.2 OR
  - b. Provide calculations demonstrating a 20% reduction in potable water use inside the building. (4.303.1)
5. The combined flow rate of multiple showerheads serving a single shower shall not exceed the maximum flow rates specified in the 20% column contained in Table 4.303.2. (4.303.2)

**MATERIAL CONSERVATION & RESOURCE EFFICIENCY**

- 6. Provide a note on the floor plans indicating that openings in the building envelope separating conditioned space from unconditioned space needed to accommodate gas, plumbing, electrical lines, and other penetrations must be sealed. (4.406.1)
- 7. Provide an approved Recycling and Reuse Plan (RRP) from Environmental Programs Division showing that the required amount of nonhazardous construction and demolition debris will be salvaged, recycled, and/or reused.
  - a. Four or fewer units comply with a 50% diversion.
  - b. Five or more units comply with a 65% diversion. (4.408.1)
- 8. The attached *Building Operations and Maintenance Manual* must be completed and provided at the time of final inspection and placed in the building. (4.410.1)

**ENVIRONMENTAL QUALITY**

- 9. Fireplaces shall be direct vent sealed combustion chamber type. Indicate on the plans the manufacturer name and model number. (4.503.1)
- 10. Provide the following notes on the plans:
  - a. At the time of rough installation, or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of dust of debris which may collect in the system. (4.504.1)
  - b. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. (4.505.3)
  - c. Whole house exhaust fans installed shall have insulated louvers or covers (Minimum R-4.2) which close when the fan is off. (4.507.1)
  - d. All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following:
    - i. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

- ii. Fans must be controlled by a readily accessible humidistat unless functioning as a component of a whole house ventilation system. (4.506.1)
- 11. Provide the following notes on the plans regarding finish material pollutant control. Verification of compliance with these sections must be provided at the time of final inspection and shall be documented on the *Building Operations and Maintenance Manual*.
  - a. Adhesives, sealants and caulks shall meet or exceed the standards outlined in Section 4.504.2.1 and comply with the VOC limits in Tables 4.504.1 and 4.504.2 as applicable. (4.504.2.1)
  - b. Paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.2 and comply with the VOC limits in Table 4.504.3. (4.504.2.2)
  - c. Aerosol paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.3. (4.504.2.3)
  - d. All carpet installed in the building interior shall meet all the testing and product requirements of one of the following:
    - i. Carpet and Rug Institute's Green Label Plus Program OR
    - ii. California Department of Public Health Standard Practice for the testing of VOC's (Spec 01350) OR
    - iii. NSF/ANSI 140 at the Gold Level OR
    - iv. Scientific Certifications Systems Indoor Advantage Gold (4.504.3)
  - e. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program. Carpet adhesives shall not exceed a VOC limit of 50 g/L. (4.504.3.1, 4.504.3.2)
  - f. A minimum of 50% of floor area receiving resilient flooring shall comply with the VOC emission limits defined in the CHPS Low-emitting Materials List or certified under the RFCI FloorScore program. (4.504.4)
  - g. Composite wood products (hardwood plywood, particle board, and MDF) installed on the interior or exterior of the building shall meet or exceed the standards outlined in Table 4.504.5. Verification of compliance with these sections must be provided at the time of inspection. (4.504.5)

**ADDITIONAL COMMENTS**

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**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY DIVISION**

**BUILDING OPERATION AND MAINTENANCE MANUAL – 2011 CLAGBSC**

PLAN CHECK NO. \_\_\_\_\_ DISTRICT NO \_\_\_\_\_  
JOB ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

*This manual shall remain with the building throughout the life cycle of the structure.*

*This structure contains various elements designed for the purpose of improving public health, safety, and general welfare. Please note the following elements that are applicable to this structure, and provide or attach the appropriate information.*

**1. HVAC System                      Installed? YES  NO**

Manufacturer \_\_\_\_\_

SEER \_\_\_\_\_

Efficiency \_\_\_\_\_

Air Filter MERV \_\_\_\_\_

*Attach operation and maintenance instructions to this manual.*

**2. Water Heating System        Installed? YES  NO**

Manufacturer \_\_\_\_\_

Efficiency \_\_\_\_\_

*Attach operation and maintenance instructions to this manual.*

**3. Other Equipment              Installed? YES  NO**

Manufacturer \_\_\_\_\_

Special Instructions \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Attach operation and maintenance instructions to this manual.*

**4. Roof and Yard Drainage      Installed? YES  NO**

Linear Feet of Gutter \_\_\_\_\_

*Gutters shall me maintained free of debris at all times.*

Number of Downspouts \_\_\_\_\_

Number of Catch Basins \_\_\_\_\_

**5. Irrigation System              Installed? YES  NO**

Irrigation Controller Type and Manufacturer \_\_\_\_\_  
\_\_\_\_\_

*Attach operation and maintenance instructions to this manual.*

**6. Water Reuse System        Installed? YES  NO**

Water Reuse Type \_\_\_\_\_

*Attach operation and maintenance instructions to this manual.*

**7. Utilities**

Electrical Service Provider \_\_\_\_\_

Tel – (     ) \_\_\_\_\_ - \_\_\_\_\_

Natural Gas Service Provider \_\_\_\_\_

Tel – (     ) \_\_\_\_\_ - \_\_\_\_\_

Water Service Provider \_\_\_\_\_

Tel – (     ) \_\_\_\_\_ - \_\_\_\_\_

Septic System Installer \_\_\_\_\_

Tel – (     ) \_\_\_\_\_ - \_\_\_\_\_

Recycling Pickup \_\_\_\_\_

Tel – (     ) \_\_\_\_\_ - \_\_\_\_\_

**8. Public Transportation**

Nearest Bus Stop \_\_\_\_\_

Nearest Subway Stop \_\_\_\_\_

Nearest Carpool Location \_\_\_\_\_

*Attach a map to this manual showing the structure's location relative to public transportation.*

**9. Humidity**

Provide information about the positive impacts of maintaining a relative humidity between 30%-60% within this structure. Positive impacts include:

- a. Resistance to the growth of dust mites, mildew, and mold.
- b. Resistance to possible allergic reactions.
- c. Maintains interior wood and paint surfaces.

**10. Routine Maintenance**

Attach instructions on routine maintenance for critical building elements including, but not limited to the following.

- a. Equipment and appliances
- b. Roof and yard drainage
- c. Space conditioning systems
- d. Landscape irrigation systems
- e. Other installed systems

**11. Solar Energy**                      **Installed? YES  NO**

Manufacturer \_\_\_\_\_

Special Instructions \_\_\_\_\_  
\_\_\_\_\_

Attach operation and maintenance instructions to this manual. If no solar energy system is installed, attach information on state incentive programs.

**12. Verifications**

Adhesives Manufacturer and Type \_\_\_\_\_

VOC Level \_\_\_\_\_

Caulk Manufacturer and Type \_\_\_\_\_

VOC Level \_\_\_\_\_

Aerosol Adhesives Manufacturer and Type \_\_\_\_\_

VOC Level \_\_\_\_\_

Paint Manufacturer and Type \_\_\_\_\_

VOC Level \_\_\_\_\_

Sealer/Stain Manufacturer and Type \_\_\_\_\_

VOC Level \_\_\_\_\_

Carpet Manufacturer and Type \_\_\_\_\_

Testing Program Certification \_\_\_\_\_

Resilient Flooring Manufacturer and Type \_\_\_\_\_

Testing Program Certification \_\_\_\_\_

Composite Wood Manufacturer and Type \_\_\_\_\_

Formaldehyde Limits \_\_\_\_\_

Attach all product certifications, specifications, and applicable chain of custody certifications to this manual.