



County of Los Angeles - Department of Public Works

Building and Safety/Land Development Division

LOW IMPACT DEVELOPMENT REVIEW SHEET

**(2014 Los Angeles County Building Code, Residential Code,
and Green Building Standards Code)**

GENERAL PROJECT INFORMATION

PLAN CHECK: 0 _____ DISTRICT No: 0.00 _____

JOB ADDRESS: 0 _____ CITY: 0.00 _____

APPLICANT: 0 _____ EMAIL: 0 _____

Your application for a permit, together with plans and specifications, has been examined and you are advised that the issuance of a permit is withheld for the reasons hereinafter set forth. The approval of plans and specifications does not permit the violation of any section of the Building Code, or other local ordinance or state law.

NOTE: Numbers in the parenthesis () refer to sections of the 2014 edition of County of Los Angeles Building Code, Appendix J of the LACBC (J), Residential Code (R), Green Building (GB), Table (T), and Building Code Manual (BCM).

INSTRUCTIONS

- Corrections shown below apply to this plan check. See plans and calculations for additional comments.
- In the right hand column, please indicate the sheet number and detail or note number on the plan where the corrections are made. Resubmit PDF copies of corrected plans, calculations, and this plan review list with annotation.
- Incorporate all comments as marked on checket set of plans, calculations, and these correction sheets.

LOW IMPACT DEVELOPMENT (LID) Requirements

All development must comply with the County of Los Angeles' Title 12, Chapter 12.84 (LID).

LID standards are intended to distribute stormwater and urban runoff across developed sites to help reduce adverse water quality impacts and replenish groundwater supplies. The LID Manual is available at the following link:
<http://dpw.lacounty.gov/idd/web/>

Under the NPDES permit (LACBC Section 106.4.3), priority projects are required to prohibit the discharge of pollutants from property developments. Preventing these pollutants from entering stormwater discharge system will be accomplished by requiring the installation and maintenance of post-construction treatment controls. (Best Management Practices (BMPs)

LID Requirement (Priority and Non-Priority Projects):

Date of Maintenance Agreement:	_____
Design Storm: (check box)	<input type="checkbox"/> 85th percentile <input type="checkbox"/> 0.75-inch
SWQDv:	_____ ft ³ _____ % to retain onsite
LID Solution: (check box)	<input type="checkbox"/> Infiltration <input type="checkbox"/> Biofiltration

RESIDENTIAL DEVELOPMENTS of 4 units or less:

New development, hillside development, redevelopment, alterations, or additions which alter 50% or more of impervious surfaces, entire site shall meet LID requirements.

Section

Response:

- e. Landscaping and landscape irrigation
 - Show a minimum of two 15 gallon trees to be planted and maintained. Trees shall be located near impervious surfaces (10 foot maximum distance). One of the trees may be on the drought-tolerant plant list as required under the County's Green Building Ordinance (http://planning.lacounty.gov/assets/upl/project/green_drought-tolerant-garden.pdf). In Very High Fire Hazard Severity Zones, applicant should verify compliance with Fire Department's requirements.
 - Install Smart Irrigation Controllers.
- f. Green Roof
 - Show area of green roof on site plan.
 - Structural calculations for design of green roof will be required at time of building plan submittal.
 - Fire Department approval will be required as part of building plan check.

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 planters must comply with the following setbacks

Infiltration Facility Setbacks*	
<u>Setback from</u>	<u>Distance in feet</u>
Property lines & Public Right of Way	5' minimum
Any Foundation	15' or within a 1:1 plane drawn up from the bottom of foundation
Face of any slope	H/2, 5' minimum (H is height of slope)*
Seasonal high ground water	10' minimum depth to invert
Water wells	100' minimum

Required Infiltration Time (due to vector control)	
<u>BMP Type</u>	<u>Duration</u>
Open above ground (includes planting soil or open gravel pit)	48 hours to drain completely
Underground retention	96 hours to drain completely

*unless otherwise recommended by a Soils Engineer and approved by Geotechnical and Materials 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. 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/region09/water/groundwater/injection-wells-register.html>.

7. 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.

Plan Checker: 0	Email: 0
Phone Number: -	Date: