



## **SPACE USED FOR ALLOWABLE AREA INCREASE**

### *ISSUE:*

The allowable floor area of buildings may be increased by means of frontage per Section 506.2. Public ways, yards, courts, and open spaces adjacent to the building must be essentially unobstructed from ground to the sky. This required openness is intended to facilitate Fire Department and rescue equipment access and also to impede fire from spreading from one building to another.

A public way is generally land owned or controlled by a government entity or public utility and used in such a manner that construction of buildings is not permitted or is severely restricted, such as streets, alleys, highways, and freeway rights-of-way. Other parcels of land that may be included within this category are:

- Open channel flood control right-of-way [35 feet minimum width]
- High tension power line right-of-way (may contain horticultural buildings)
- Mainline railroad right-of-way
- Parks or recreation land

Private easements, railroads spur lines, joint ownership yards and private roads are not acceptable unless evidence is submitted (recorded grant of easement) to show the written yard agreement is subscribed to by all parties to the easement.

Yards, courts, and other open spaces are generally on private land that is under the control of the building owner (same lot). This space is also likely to be unoccupied except for allowed vehicle parking and landscaping.

Other minor obstructions can frequently occur in yards and the following are some examples of improvements that will not be considered obstructions as far as the Building & Safety and the Fire Department are concerned:

- Light standards
- Security walls/fences
- Power/utility poles
- Electrical transformers
- Trash enclosures
- Guard or utility shacks having 120 square feet or less of enclosed area.
- Non-combustible construction materials (gravel, bricks, cement, etc.)

**POLICY:**

Outside storage of other raw materials or finished goods, drums, pallets, tanks, hoppers or cyclones, etc. may be allowed in required side yards (outside of required fire lanes) with written approval (plans stamped "Approved") of the Fire Department. Note that sea containers used for storage are not permitted to be placed in required open spaces.

The attached yard agreement form is to be used where the yards are entirely on the building's lot or ownership parcel. (Note that the previous form referencing "Required Yards Contained Within More Than One Lot" is no longer applicable.

The satisfactory fulfillment of the yard agreement criteria does not pre-empt the requirement for Fire Department approval for the yard, court, or other open space, which as always, is a prerequisite and must be obtained.

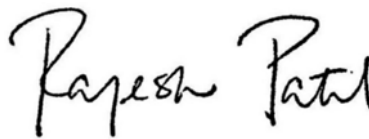
RECOMMENDED BY:



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LLOYD MOORE  
Research Section Head

APPROVED BY:



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RAJ PATEL  
Superintendent of Building

Supersedes BCM 505.1 Article 1 dated 04-17-01

EDB/: P:\bspub\RESEARCH\EDB\2008\EDB BCMs 2008



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

**YARD AGREEMENT  
(Required yards contained within a single lot)**

The increase in building area permitted by Section 506 shall not be allowed unless the owner of any privately owned yard used as the basis of such increase has filed the following agreement:

I / We the undersigned, as owner(s) of the property located at Street Address: \_\_\_\_\_  
City/Vicinity: \_\_\_\_\_, CA, Zip Code: \_\_\_\_\_ APN: \_\_\_\_\_

Legal Description: \_\_\_\_\_

\_\_\_\_\_ acknowledge that the area of \_\_\_\_\_ square feet for the proposed construction shown on Building application No. \_\_\_\_\_ is approved by reason of yard spaces at least 20 feet in width adjoining \_\_\_\_\_ % of the building perimeter (25% minimum to qualify for frontage increase) as shown on the dimensioned plot plan (below / on reverse / attached). I / We agree to maintain this space and refrain from further construction therein as long as such yard is required for this purpose by Section 506 of the Building Code.

\_\_\_\_\_  
(Print Individual or Company Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

**Plot Plan**

**(Division Use Only)**

Construction Type: \_\_\_\_\_

Occupancy group(s): \_\_\_\_\_

No. of Stories: \_\_\_\_\_

Fire Sprinklers: Yes / No

Fire Wall(s): Yes / No

**Area Computations**

- |  |               |
|--|---------------|
| 1. Basic Allowable Area per table 503 ( $A_t$ ) .....                | _____ sq. ft. |
| 2. Area Increase Due to Frontage ( $I_f = [F/P-0.25] W / 30$ ) ..... | _____ sq. ft. |
| 3. Area Increase Due to Fire Sprinkler ( $I_s$ ) .....               | _____ sq. ft. |
| 4. Allowable Area due to Multi-Story Increase .....                  | _____ sq. ft. |
| 5. Allowable Area per Story ( $A_a$ ) .....                          | _____ sq. ft. |
| 6. Total Allowable Area of Building .....                            | _____ sq. ft. |
- \* See 2008 LACBC Sections 506.1, 506.2, 506.3, 506.4, 507, & 508 for specific provisions.  
 \*\* No area increase is permitted if the Fire Sprinklers are for a Group H-1, H-2, H-3, or L occupancies, or for fire-resistance rating substitution per Table 601, note e.  
 \*\*\*Floor area of any building shall not exceed that specified in Section 506.4.  
 \*\*\*\*For unlimited area buildings, see Section 507.

Reviewed by: \_\_\_\_\_  
(Print Name)

Signature: \_\_\_\_\_  
(Rev. 4-28-2008)

Date: \_\_\_\_\_