1. Contractors responsible for the construction of a wind or seismic force resisting system/component listed in the Statement of Special Inspection shall submit a written statement of responsibility to the LADBS Inspectors and the owner prior to the commencement of work on such system or component per Sec 1704.4. 2. Continuous Special Inspection by a registered deputy inspector is required for field welding, post-installed adhesive anchors installed horizontally or upwardly inclined to resist sustained tension loads, shotcrete placement, concrete strength f=c > 2500 psi, sprayed-on fireproofing, engineered masonry, high-lift grouting, high load diaphragms, special moment-resisting concrete frames, and helical pile foundations. (1705 & Chapters 19, 21, and 22) Foundation sills shall be naturally durable or preservative-treated wood. 8. Provide lead hole 40% - 70% of threaded shank diameter and full diameter for smooth shank portion. 9. Periodic Special Inspection is required for wood shear walls, shear panels, and diaphragms, including nailing, bolting, anchoring, and other fastening to components of the seismic force resisting system. Special inspection by a deputy inspector is required where the fastener spacing of the sheathing is 4 inches on center or less. 11. A copy of the Los Angeles Research Report and/or conditions of listing shall be made available at the job site. 1. If adverse soil conditions are encountered, a soils investigation report may be required 1. Hold-down connector bolts into wood framing require approved plate washers; and hold-downs shall be finger tight and wrench turned just prior to covering the wall framing. Connector bolts into wood framing require steel plate washers on the post on the opposite side of the anchorage device. Plate size shall be a minimum of 0.299 inch by 3 inches by 3 inches. 2. Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. Floor shall have tongue and groove or blocked panel edges. Plywood spans shall conform with Table 2304.8(1). 3. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.

4. All bolt holes shall be drilled 1/32" to 1/16" oversized. (12.1.3.2, NDS)

5. Hold-down hardware must be secured in place prior to foundation inspection.

1. All entry doors to dwelling units or guest rooms shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer, through windows located in the vicinity of the door or through view ports in the door or adjoining wall. (6706)

2. Screens, barricades, or fences made of a material which would preclude human climbing shall be provided at every portion of every roof, balcony, or similar surface which is within 8 ft, of the utility pole or access structures, (6707) 3. Wood flush-type doors shall be 1 3/8" thick minimum with solid core construction. (6709.1) Door stops of in-swinging doors shall

be of one-piece construction with the jamb, or joined by rabbet to the jamb. (6709.4) 4. Every door in a security opening for an apartment house shall be provided with incandescent light bulb (60 watt min) at a maximum height of 8 feet on the exterior side of the unit. (6708) 5. All pin-type door hinges accessible from outside shall have non-removable hinge pins. Hinges shall have min. 1/4" dia. steel jamb

stud with 1/4" min. protection. The strike plate for latches and holding device for projecting dead bolts in wood construction shall be secured to the jamb and the wall framing with screws no less than 2-1/2" long. (6709.5, 6709.7) 6. Provide dead bolts with hardened inserts; deadlocking latch with key-operated locks on exterior. Doors must be operable from the inside without a key, special knowledge, or special effort (latch not required in B, F, M and S occupancies). (6709.2)

7. Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4". (6709.2) 8. Wood panel type doors must have panels at least 9/16 inch thick with shaped portions of the panels not less than 1/4 inch thick, and individual panels must be no more than 300 sq. in. in area. Mullions shall be considered a part of adjacent panels except mullions not over 18 inches long may have an overall width of not less than 2 inches. Stiles and rails shall be of solid lumber in thickness with

overall dimensions of not less than 1 3/8 inches and 3 inches in width. (6709.1 item 2) 9. Sliding glass doors shall be provided with a device in the upper channel of the moving panel to prohibit raising and removal of the moving panel from the track while in the closed position. (6710) 10. Sliding glass doors shall be equipped with locking devices and shall be so constructed and installed that they remain intact and

engaged when subjected to the tests specified in Sec. 6717.1 11. Metal or wooden overhead and sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured electrically operated.

12. Provide metal guides at top and bottom of metal accordion grate or grille-type doors and cylinder locks or padlocks. Cylinder guards

shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping 13. In Group B, F, M, and S occupancies, panes of glazing with at least one dimension greater than 6 in. but less than 48 in, shall be constructed of tempered or approved burglary-resistant material or protected with metal bars or grilles. (6714) 14. Glazed openings within 40" of the door lock when the door is in the closed and locked position, shall be fully tempered glass or

approved burglary-resistant material, or shall be protected by metal bars, screens or grilles having a maximum opening of 2". The provisions of this section shall not apply to view ports or windows which do not exceed 2" in their greatest dimensions. 15. Louvered windows shall be protected by metal bars or grilles with openings that have at least one

dimension of 6" or less, which are constructed to preclude human entry. (6715.3)

16. Other openable windows shall be provided with substantial locking devices. In Group B, F, M and S occupancies, such devices shall be glide bars, bolts, cross-bars, and/or padlocks with minimum 9/32" hardened steel shackles and bolted, hardened steel hasps.

(6715.2)17. Sliding windows shall be provided with locking device in the upper channel of the moving panel to

prohibit raising and removal of the moving panel in the closed or partially open position. (6715.1)

18. Sliding windows shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged

when subjected to the tests specified in Sec. 6717.2.

19. Any release for metal bars, grilles, grates or similar devices constructed to preclude human entry that are installed shall be

located on the inside of the adjacent room and at least 24 inches from the closest opening through such metal bars, grilles, grates or similar devices that exceeds two inches in any dimension. (6715.4)

20 All other openings must be protected by metal bars or grilles with openings of not less than 6 inches in one dimension. (6716)

GM MODERN DESIGN-

1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses. 2. An approved Seismic Gas Shut Off Valve or Excess Flow Shut Off Valve will be installed on the fuel gas line on the down-stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping.@ (Per Ordinance 170,158 and 180,670) Separate plumbing permit is required. 3. Provide ultra-flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption. 4. Provide (70) (72) inch high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure.@ (1210.2.3, 2406.4.5, R307.2, R308.4) 5. Water heater must be strapped to wall. (Sec. 507.3 & 6. Sprinkler system must be approved by the Mechanical Division prior to installation. 7. A fire alarm (visual and audible) system is required. The alarm system must be approved by the Fire

11. Unfired service water-heater storage tanks and backup tanks for solar water-heating systems shall have:

Department and Electrical Plan Check prior to

8. Carbon monoxide alarm is required per (Sec. 420.6,

1. Provide 6-mil polyethylene or approved vapor retarder

below the concrete floor slab. For existing concrete floor

slabs, when alternative approved method is proposed,

request for modification of building ordinances will be

installation. (LAMC 57.122)

required. (1907.1, R506.2.3)

a. External insulation with an installed R-value of at least R-12. or b. Internal and external insulation with a combined R-value of at least R-16, or c. The heat loss of the tank surface based on an 80°F water-air temperature difference shall be less than

6.5 Btu/hr per square foot. [110.3 (c)4] 12. For Nonresidential, high-rise residential, and hotel/motel buildings, space conditioning systems shall meet the efficiency standards specified Section 120.2.

13. Continuously burning pilot light shall be prohibited for the following natural gas system or equipment listed

a. Fan-type central furnaces

b. Household cooking appliances, except for

below: [110.5]

2016 BUILDING ENERGY STANDARDS

1. Compliance information The builder shall leave in the building, copies of the completed, signed and submitted compliance documents for the building owner at occupancy. For low-rise residential buildings, such information shall, at a minimum, include copies of all Certificate of Compliance, Certificate of Installation, and Certificate of Verification documentation submitted. . [10-103(b)1] 2. Operating information. The builder shall provide the building owner at occupancy, operating information for all applicable features, materials, components, and mechanical devices installed in the building. Operating information shall include instructions on how to operate the features, materials, components, and mechanical devices correctly and efficiently. The instructions shall be consistent with specifications set forth by the Executive Director.

For residential buildings, such information shall be contained in a folder or manual which provides all Certificate of Compliance, Certificate of Installation, and Certificate of Verification documentations. This operating information shall be in paper or electronic format. [10-103(b)2] 3. Maintenance information. The builder shall provide to the building owner at occupancy, maintenance information for all features, materials, components,

and manufactured devices that require routine maintenance for efficient operation. Required routine maintenance actions shall be clearly stated and incorporated on a readily accessible label. The label may be limited to identifying, by title and/or publication number, the operation and maintenance manual for that particular model and type of feature, material, component or manufactured device. [10-103(b)3] 4. Ventilation information. The builder shall provide to the building owner at occupancy, a description of the quantities of outdoor air that the ventilation system(s) are designed to provide to the building's conditioned space, and instructions for proper operation and maintenance of the ventilation system. [10-103(b)4] 5. All systems, equipment, appliances and building components shall comply with the applicable manufacturing, construction, and installation provisions of Sections 110.0 through 110.11 for newly constructed buildings.

6. Any appliance regulated by the Appliance Efficiency Regulations, Title 20 California Code of Regulations, Section 1601 et seq., may be installed only if the appliance fully complies with Section 1608(a) of those regulations. [110.1(a)]

7. Service water-heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use as listed in Table 3, Chapter 50 of the ASHRAE Handbook, HVAC Applications Volume. [110.3(a)1] 8. On systems that have a total capacity greater than 167,000 Btu/hr, outlets that require higher than service water temperatures as listed in the ASHRAE Handbook, Applications Volume, shall have separate remote heaters, heat exchangers, or boosters to

supply the outlet with the higher temperature. [110.3(c)1] 9. Service hot water systems with circulating pumps or with electrical heat trace systems shall be capable of automatically turning off the system. [110.3(c)2] 10. Controls for service water-heating systems shall limit

the outlet temperature at public lavatories to 110°F.

[110.3(c)3]

or spa water when a cover is used. f. Have at least 36 inches of pipe installed between the filter and heater or dedicated suction and return lines, or built-in or built-up connections shall be installed to allow for the future addition of solar heating equipment. g. Have directional inlets for the pool or spa that adequately mix the pool water. h. A time switch or similar control mechanism shall be installed as part of a pool water circulation control system that will allow all pumps to be set or programmed to run only during the off-peak electric demand period and for the minimum time necessary to maintain the water in the condition required by applicable public health standards. 15. Manufactured fenestration products and exterior doors shall have air infiltration rates not exceeding 0.3 cfm/ft2 of window area, 0.3 cfm/ft2 of residential door area, 0.3 cfm/ft2 of nonresidential single door area, and 1.0 cfm/ft2 of nonresidential double door area. [110.6(a)1] 16. Fenestration products shall be rated in accordance with NFRC 100 for U-factor, NFRC 200 for SHGC, and VT or use the applicable default value. Fenestration products shall have a temporary label for manufactured fenestration products or a label certificate when the Component Modeling Approach is used and for site-built fenestration meeting the requirements of Section 10-111(a)1. [110.6(a)2, 110.6(a)3, 110.6(a)4, 110.6(a)5] 17. Field-fabricated fenestration products and exterior doors, other than unframed glass doors and fire doors, shall be caulked between the fenestration products or exterior door and the building, and shall be weatherstripped. [110.6(b)] 18. Joints, penetrations and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather stripped, or otherwise sealed to limit infiltration and exfiltration. 19. Insulation shall be certified by Department of Consumer Affairs, Bureau of Home Furnishing and Thermal Insulation that the insulation conductive thermal performance is approved pursuant to the California Code of Regulations, Title 24, Part 12. Chapter 12-13. Article 3. "Standards for Insulating Material." [110.8(a)] 20. Urea formaldehyde foam insulation may only be used in exterior side walls, and requires a four-mil-thick plastic polyethylene vapor barrier between the urea formaldehyde foam insulation and the interior space in all applications. [110.8(b)] 21. Insulating material shall be installed in compliance with the flame spread rating and smoke density requirements of the CBC. [110.8(c)] 22. Insulation installed on an existing space conditioning duct, it shall comply with Section 604.0 of the CMC. [110.8(d)3] 23. External insulation installed on an existing unfired water storage tank or on an existing back-up tank for a solar water-heating system, it shall have an R-value of at least R-12, or the heat loss of the tank surface based on an 80 EF water-air temperature difference shall be less than 6.5 Btu per hour per square foot. . [110.8(d)2] E. Residential Notes: 1. A masonry or factory-built fireplace shall have the following: [150.0(e)1] a. Closeable metal or glass doors covering the entire opening of the firebox; b. A combustion air intake to draw air from the outside of the building directly into the firebox, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device (Exception: An outside combustion-air intake is not required if the fireplace will be installed over concrete slab flooring and the fireplace will not be located on an exterior wall.); and c. A flue damper with a readily accessible control. [150.0 (e)C] 2. Heating or cooling systems shall be equipped with a setback thermostat that meet the requirements of

household cooking appliances without an electrical

14. Any pool or spa heating system or equipment shall:

b. Have a readily accessible on-off switch, mounted

on the outside of the heater that allows shutting off

the heater without adjusting the thermostat setting.

instructions for the energy efficient operation of the

pool or spa heater and for the proper care of pool

d. Have a cover for outdoor pools or spas that have a

supply voltage connection and in which each pilot

a. A thermal efficiency that complies with the

c. Not utilize electric resistance heating.

weatherproof instruction card that gives

e. Have a permanent, easily readable, and

consumes less than 150 Btu/hr

Appliance Efficiency Regulations

heat pump or gas heater.

c. Pool heaters

d. Spa heaters

opening of the firebox;

higher than the base.

b. A combustion air intake to draw air from the outside of the building directly into the firebox, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device (Exception: An outside combustion-air intake is not required if the fireplace will be installed over concrete slab flooring and the fireplace will not be located on an exterior wall.); and

c. A flue damper with a readily accessible control. [150.0 (e)C] 2. Heating or cooling systems shall be equipped with a setback thermostat that meet the requirements of

Section 110.2(c). [150.0(i)] 3. Gas or propane water heaters shall have: [150.0(n)] a. A 120V electrical receptacle that is within 3 feet from the water heater.

b. A Category III or IV vent, or a Type B vent with c. Condensate drain that is no more than 2 inches

d. A gas supply line with a capacity of at least 200,000 Btu/hr 4. All pumps and pump motors installed shall be listed

the Commission's directory of certified equipment and shall comply with the Appliance Efficiency Regulations. [150.0(p)1.A]

loose-fill insulation shall conform with the insulation manufacturer's labeled R-value, [150,0 (b)] 6. The minimum depth of concrete-slab floor perimeter insulation shall be 16 inches or the depth of the footing of the building, whichever is less. [150.1(c)(1)(D)] 7. The crawl space shall be covered with a vapor retarder over the entire floor. [150.1(c)1.D] 8. Insulations are required for: [150.0(j)2.A]

5. The minimum installed weight per square foot of any

a. All hot water pipes from the heating source to the kitchen fixtures. b. All piping with a nominal diameter of 3/4 inch or

c. The first 5 feet (1.5 meters) of hot and cold water

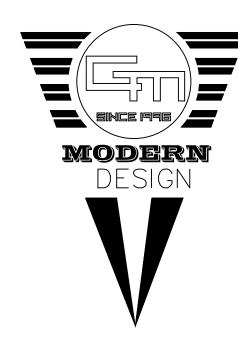
pipes from the storage tank. d. All piping associated with a domestic hot water recirculation system e. Piping from the heating source to storage tank or

between tanks. f. Piping buried below grade. 9. Insulation shall be provided for water heaters as a. Unfired hot water tanks, such as storage tanks and

backup storage tanks for solar water-heating systems, shall be externally wrapped with insulation having an installed thermal resistance of R-12 or greater or have internal insulation of at least R-16 and a label on the exterior of the tank showing the insulation R-value. [150.0 (j)1] 10. Lighting [150.0(k)]

a. Installed luminaires shall be classified as high-efficacy in accordance with TABLE 150.0-A. b. Exhaust fans shall be switched separately from lighting systems.

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GREG MISAKYAN 6277 VAN NUYS BLVD SUITE 118 VAN NUYS, CA. 91401 Tel. (818) 374 -1300 Fax (818) 374 -1347 E-Mail: GMmoderndesign@gmail.com

Owner: 6940 Longridge Ave North Hollywood, CA 9 1 605

Project Name: NEW S.F.D. AND NEW GARAGE

Project Address:

6940 Longridge Ave North Hollywood, CA 91605

Scale: 1/4"=1'-0"

**DRAWN BY:** 

GREG MISAKYAN DRAWN BY:

JOB NUMBER

SHEET NO:

000-2018 PRINT DATE: 6 / 18 / 2018