



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

**#39
J101.8
Article 1
06-28-11
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MAINTENANCE OF DRAINAGE DEVICES ON PRIVATE PROPERTY

The owner of any property on which grading has been performed pursuant to the issuance of a grading permit is required to maintain in good condition and repair all drainage devices installed per the approved grading plan. To assist in the implementation of the provisions of this Section, a "Notice to Owner" card is available (Form 20-0087 DPW Rev 11/04, copy attached)

Unless there is a threat to public health and safety, the first notice will be considered advisory, as a constructive public service, and the owner will be given 10 days to complete the necessary maintenance and/or repair work. If no action occurs, then the standard code enforcement process should be used

Further enforcement action including follow-up letters to the owner, and, if necessary, referral to the District Attorney's office should only be taken in severe cases where lack of maintenance or repair of a drainage device is causing, or may potentially cause damage to adjoining property such as, mudflow, flood hazard to structures, or hazardous conditions on a public way. If the work necessary for the maintenance of drainage devices requires a permit, then ensure that the code violation fees in Sections 107.9 and 107.13 are assessed and collected prior to permit issuance.

Prior to referral to the District Attorney, the following items must be verified or prepared and discussed with the Office Manager:

1. Appropriate standard enforcement procedures are followed for notification, posting and filing of complaints with the District Attorney
2. Approved grading plans are on file, showing the installation of the particular drainage device(s) as a requirement thereof, and that such drainage devices are on the property of the person notified
3. A statement describing the conditions and the maintenance or repair work required. This statement should also describe the damage that has resulted, if any, or include an opinion of the potential damage or hazard that is likely to occur if the maintenance work is not performed.

WRITTEN BY. RANDALL SANCHO
Civil Engineer

REVIEWED BY MITCH MILLER
Senior Civil Engineer

RECOMMENDED BY

APPROVED BY



HASSAN ALAMEDDINE
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RAJ PATEL
Superintendent of Building



County of Los Angeles
"To Enrich Lives Through Effective and Caring Services"

DEPARTMENT OF PUBLIC WORKS
Building and Safety Division

**NOTICE TO OWNER
REGARDING DRAINAGE MAINTENANCE**

Job Address _____

Owner _____

Building Code Section **J101.8** requires the owner or person in control of the property to maintain in good condition and repair all drains and other protective devices that were previously installed pursuant to the County grading regulations. Inspection of your property finds that the following conditions require maintenance or repair:

- Clean out silt and debris from terrace drain at _____
- Clear drain inlet at _____
- Repair broken drain at _____
- Repair earth berm at _____
- _____

This is a formal notice in accordance with provisions of County of Los Angeles Code, Title 26. Your cooperation and compliance within the following time is requested:

- Within ten (10) days from the date of **NOTICE**
- Conditions require immediate correction

Please call the inspector if you need further information or advice on the necessary work.

Date	Inspector Signature

INSPECTOR'S OFFICE HOURS 8-9 A.M. DAILY