

**BUILDING CODE MANUAL
LOS ANGELES COUNTY PUBLIC WORKS
BUILDING AND SAFETY DIVISION**

**NO. 105
J103
ARTICLE 3
05/08/2025
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ISSUING BUILDING PERMITS ON GRADED SITES

A. Sites graded without a grading permit

No building permit may be issued for a structure affected by unpermitted grading without first obtaining all required grading permits. Prior to the issuance of any building permits, all related unpermitted grading shall be brought into compliance with the provisions of the Los Angeles County Building Code (LACBC) Appendix J and Section 110.

B. Sites graded with a grading permit

On sites with an active grading permit, no building permit shall be issued until the building site has been inspected and signed off for Rough Grade by the building inspector. See (LACBC) Section J105.12 for items required prior to Rough Grade approval. For project sites with multiple building pads, see Section C.

C. Partial rough grade approval

The Building Official may issue a building permit prior to completion of all rough grading per the approved grading plan provided the applicant can demonstrate the following items were completed and there is clear documentation of this partial approval within the grading file.

1. Building pad complies with LACBC Section 110 for flood hazard. See LACBC 110.1 for issuance of building permits on lots subject to flood hazard.
2. Approval or exemption from the Fire Department.
3. Approval from Land Development Division, as applicable by determination of the Building Official, that at least ninety-five percent (95%) of the storm drain work has been completed. The storm drain work required to protect the site from flood hazard includes, but is not limited to, debris basins, catch basins, and storm drains.
4. Approval from Geotechnical and Materials Engineering Division (GMED) of the Soils Engineer's Partial Rough Grade report.
5. Proof that no hazard to other parties will be created and the construction will not interfere with the completion of rough grading.

Prior to Rough Grade approval for the last building pad, a comprehensive Rough Grade report for the entire site, including all previous Partial Rough Grade approvals, shall be


approved by GMED prior to issuance of the last building permit.

Supersedes BCM J103 Article 3, dated 08-16-11.

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