



**County of Los Angeles - Department of Public Works**

**Building and Safety/Land Development Division**

**LOW IMPACT DEVELOPMENT REVIEW SHEET**

(2017 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 2017 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 County of Los Angeles, LID Manual 2014 is available at the following link: <http://dpw.lacounty.gov/lid/web/>

Under the County of Los Angeles LID Ordinance, Title 12, Section 12.84.430, designated 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:	_____
Proposed Impervious Area:	_____ sq. ft.
Design Storm: (check box)	<input type="checkbox"/> 85th percentile <input type="checkbox"/> 0.75-inch
SWQDv:	_____ ft <sup>3</sup> _____ % to retain onsite
LID Solution: (check box)	<input type="checkbox"/> Infiltration <input type="checkbox"/> Biofiltration

**NON-RESIDENTIAL DEVELOPMENTS (Commercial or Industrial) must comply with LID as follows:**

Section      Response:

2. The following is a list of new development and redevelopment projects/activities that require compliance with LA County's LID ordinance. (See LID manual for additional information)
- o All development projects equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet of impervious surface area
  - o Residential new or redeveloped projects that creates, adds, or replaces >10,000 square feet of impervious surface area.




- g. The plans must show complete construction details, materials, manufacturer, model number, dimensions, location, structures, slopes, construction notes, specifications, cross sections, elevations, GPS x-y coordinates for each BMP, and setbacks from property lines needed to construct proposed LID BMPs. BMPs should be designed as not to adversely impact building foundations, pavement, slope stability, or an adjacent property.
- h. Clearly show driveway/access road drainage and provide BMPs for treatment of driveway flows. Provide elevations, cross sections, or slopes as applicable.
- i. Submit and obtain approval from Environmental Programs Division, Industrial Waste Unit. An annual operating permit may be required. Environmental Programs Division (EPD), Industrial Waste Unit - 900 S. Fremont, Alhambra, Annex Building, 3rd floor, (626) 458-3517. Please contact EPD for required fees and minimum submittal requirements. Please note: prior to obtaining approval from EPD the location and the design flows for all BMPs must be shown on plans and approved by Building and Safety. (This may apply to non-residential projects that propose proprietary filters, drywells, or hydrodynamic separators)
- j. Pre-treatment BMPs are required.


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.

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5. All infiltration basins, dry wells, or planters must comply with the following setbacks

<b>Infiltration Facility Setbacks*</b>	
<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

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<b>Required Infiltration Time (due to vector control)</b>	
<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. An Infiltration Report by a Soils Engineer and the grading plans must be reviewed and recommended for approval by the Geology and Soils Section prior to approval of an Infiltration/Retention - Low Impact Development (LID) BMP. The Infiltration Report must comply with GMED Geotechnical Memo GS 200.1 and should be presented as its own report. All recommendations and notes as indicated in the soils engineering report and/or GMED review sheets must be incorporated into the grading plans. The GS 200.1 memo can be found at: <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf>

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7. Rainwater harvest and reuse systems that are NOT gravity fed require approval from LA County Public Health, Cross Connection & Water Pollution Control Program. The application and further information is found at [http://publichealth.lacounty.gov/eh/EP/cross\\_con/cross\\_con\\_main.htm](http://publichealth.lacounty.gov/eh/EP/cross_con/cross_con_main.htm). In addition, approval from LA County, Building and Safety Plumbing Section is required. Rainwater harvest design and plans must comply with County of Los Angeles, Plumbing Code, Chapter 16 – Non-Potable Rainwater Catchment Systems.

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8. 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/uic/forms/underground-injection-wells-registration>.

9. 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.

10. A Statement of Understanding and/or O&M Guidelines must be provided for Capital Projects.

Plan Checker: 0

Email: 0

Phone Number: -

Date: