**CITY OF PALOS VERDES ESTATES**
RESIDENTIAL PLAN CHECK CORRECTION LIST

PLAN CHECK

NUMBER________________________ ADDRESS________________________

DATE _________________________ PLAN CHECKED BY __________________________

NOTE: IN SPACE PROVIDED AT LEFT, INDICATE WHERE THE CORRECTION(S) APPEAR ON PLANS. DO NOT RE-SUBMIT UNLESS THE LOCATION OF CORRECTIONS ARE DENOTED. THE ORIGINAL CORRECTION SHEET MUST BE SUBMITTED BACK TO THE BUILDING OFFICIAL FOR RE-CHECK.

*** Corrections are complete when signed & dated by the plan checker.

1st check________________________

2nd check________________________

3rd Check________________________  
Plan Checker_________________ Status_________________ Date_________________

Responding to the questions does not guarantee that the plans will be approved. Responses to the questions below may raise further questions and require further changes to the plan check process. Incomplete plan submittal or lack of information will result in a full 10 day recheck.

(A) MUNICIPAL REQUIREMENTS

Circleled Items Require Corrections

1. __________ Provide a note on the roof framing plan: The finished ridge height(s) shall not exceed the required approved height(s) by the planning commission. These heights shall be shown on the plot plan. The ridge height and floor area square footage shall be certified by a licensed surveyor on a form provided by the City prior to approval of the roof framing/sheathing by the Palos Verdes Estates Building and Safety Department.

2. __________ Provide a note on the foundation plan: The location and the elevation of the foundation forms shall be certified by a licensed surveyor on a form provided by the City before approval by the Palos Verdes Estates Building and Safety Department.
3. Provide a complete yard drainage system including gutters, down spouts and drainage behind site retaining walls or indicate existing site conditions on plan and will the existing remain.

4. Provide a note: The yard drainage improvements shall be inspected and certified by the engineer of record prior to final approval.

5. Show a fenced trash yard near the driveway or at some other easily accessible location. 8'-0" minimum head room and 3'-0" path required.

6. Cross reference all detached yard retaining walls and free standing block walls to appropriate details on the site plan. Include drains behind retaining walls and top of retaining wall swales.

7. Please provide a note: All Construction waste and debris must be containerized at all times & must be Athens dumpsters only (call 1-888-336-6100).

8. Provide a note on the plans: A re-inspection fee may be charged for an inspection which is not accessible, or approved plans are not on site, or job is not ready.

9. Permits or approvals must be obtained or fees paid to the following agencies prior to permit Issuance:

   - Local Coastal Zone Approval,
   - LA Co. Sanitation Sewer Hook-Up,
   - Geology or Geotechnical Approval,
   - Fire Dept. approval (wet stamp) for any new construction or addition 1SQ FT or greater,
   - Cal-OSHA Permit (Note: for cuts over 5' annual OSHA permit required)
   - Palos Verdes Peninsula Unified School fees,
   - PV Homes Association (recommended),
   - Construction Site Maintenance Agreement,
   - Complete "Community Development Permit Supplement" (AQMD),

10. Provide Lot Coverage calculations and incorporate into plans.

11. Provide a note: "Any and all deviations from the Planning Commission approved plans require that revised plans be submitted to the Planning department for review and approval."

12. Provide a note: "The owner shall provide for the planting of trees in the Parkway adjacent to the site of the building in accordance with the regulations of Chapter 12.16 of the City Code and will require final approval from the City Forester prior to building final."

13. Provide a note: All General Contractors, Sub-Contractors, Architects, & Engineers conducting business within the City of Palos Verdes Estates are required to maintain a current City Business License as described in the Municipal Code Ordinance No. 092-559 and Resolution No. R92-72.

14. Provide a note: A separate Public Works permit will be required for any approach to private driveways, sewer laterals, curbs, curb cores, street improvements or any work in the public right of way or parklands. Note: public works permits are valid for 30
16. Provide a note: Any drainage directed to the street through piping shall be drawn up by a licensed Civil Engineer and submitted to the City Engineer for approval prior to obtaining a Public Works permit for curb coring.

17. Indicate on the plan the name, address and telephone number of the Architect (or preparer of plans). Architect and/or Engineer of record shall wet stamp and sign 2 sets of final plans (ALL PAGES) prior to final along with, one additional set (no stamps required) for the County Assessor.

18. Clearly show any existing or new location(s) of AC condensing units on site or plan. For new construction or any alterations relocating Planning approval will be required.

19. Provide a cross section that shows overall height of all or any walls that exceed 6’6” in height outside of the building envelope. This will include walls that are required to have guard rails per the CRC or CBC due to having more than a 30” drop on one side. This may require further review with the Planning Department.

20. Provide a note: Per local requirements, the working hours are between 7:00 AM to 7:00 PM Monday through Thursday; 7:00 AM to 5:30 PM on Friday and 9:00 AM to 5:30 PM on Saturday

(B) GENERAL


2. Indicate on plan: the legal owner’s name, job address, and complete legal description of the property on the plot plan.

3. Show existing and proposed square footage on cover page.

4. Provide material specifications on the plans for:

   ____________Concrete   ____________Lumber
   ____________Reinforcing Steel  ____________Masonry

5. Provide a note: Required swimming pool fencing must be maintained during construction or the pool shall be emptied.

6. Provide a fully dimensioned plot plan with location of all existing and proposed improvements shown. Show property line in relation to streets, sidewalks or other public improvements.

7. Show topography of lot on plot plan. Extend topo lines 10 feet beyond property lines.

8. Submit a legible floor plan. Identify all rooms on the plan.

9. Provide on plot plan: All ridge lines, floor levels, slabs, walls and other improvements on the plot plan.
10. Omit projects which are not part of this approval.

11. Provide an “Index” on cover page with a description of all pages by page number.


13. Be specific about the scope of work required for the completion of this project such as: (show on cover page)

- Temporary power poles
- Window replacements
- Linear ft. of Block Wall
- Sq. ft. of remodeled area
- Driveway approaches
- Sq. ft. of addition area
- Re-roofs
- Sq. ft. of Retaining Wall
- Sq. ft. of storage
- Sq. ft. of Trellis/Patio covers
- Sq. ft. of balcony or decks
- Label all changes exterior & interior (N)=New (E)=Existing
- Additional elect to include: sq ft and any new or relocation of main or sub panels; plumb to include: total count of all fixtures, new or relocated; mech to include: sq ft of new duct work as well as heat or heat & AC, changes to include bath fans, dryer & cook top venting

14. Show that ceiling height for laundry rooms, hallways, corridors, and bathrooms is a minimum of 7 feet per Section R305.1 CRC

15. Clearly show on plan, non habitable space approved by the Planning Commission. Spaces to include: storage, wine cellars, cellars or basements. These spaces shall have a ceiling height not to exceed 6’ 11” per Section R304.1 through R304.3 of the CRC.

16. Indicate on the plans the number of cubic yards of cut and fill (grading) of surrounding areas, as well as under proposed structure. Any grading in excess of 100 cubic yards will require planning approval and will be subjected to plan check review.

17. Provide a note on plans: Pre-demo/grading meeting will be required with City Building Official, General Contractor, Owner or Owner’s agent, Soils Engineer, Geologist (if applicable) and Grading Contractor, prior to any work commencing on the site.

18. A soils report is required per Section 1803 CBC for all construction. A minimum site review will be required by the City Geologist.

19. Submit a Soils and/or Engineering Report by a qualified Civil Engineer or registered Geotechnical Engineer. Note: provide three copies

20. Plans shall be wet stamped and signed by Soils Engineer and/or Geologist when reports are required indicating that plans are in compliance with approved report on file with the City.

21. Provide a note on the foundation plan: Foundation excavations shall be inspected and approved by the Geological and or Geotechnical consultants prior to placement of steel or concrete. A memorandum signed by both consultants indicating that this inspection and approval has been completed shall be available at the job site for the building inspector at the foundation inspection.
22. Provide a note on the plans: A survey shall be provided by a licensed 
   surveyor on structures which define property lines, setbacks, designated 
   parkland or street right-of-way.

23. Provide a note on the plans: “Fabrication of structural steel shall be by an 
   approved fabricator or fabrication shall be continuously inspected by a 
   registered special inspector.”

24. Provide an Erosion Control and Sediment Retention Plan showing 
   sandbagging around site or improved areas per state requirements.

25. Incorporate conditions of approval from the Planning Commission into the 
   plans.

26. Provide a haul route and the size of equipment to the Building Official for 
   review and approval.

27. Provide a note on plans: Dust Control Measures shall be maintained 
   throughout the duration of the project.

28. Show the location of the nearest fire hydrant on the site plan for new 
   construction or any addition over 1,000 sq. ft. Also provide a copy of the Fire 
   Flow approval from California Water Service.

29. Provide a note on plan: All special inspectors shall be registered with the City 
   of Palos Verdes Estates prior to performing any inspections and shall also 
   notify the Building Official of each job location thereafter.

(C) FOUNDATIONS

1. Provide a note on the Foundation Plan: All shear hardware and anchor bolts with 
   non-standard spacing are to be fixed in place for the foundation inspection. Indicate 
   hold-down locations & anchor bolts with non-standard length or spacing.

2. Show shear wall length on foundation & framing plan, indicate where 3x sill plates 
   are required.

3. Detail hold downs for existing foundation, as well as for errors in the field in new 
   construction. Reference detail to existing and provide box note on new foundation 
   plan.

4. Provide all exterior walls with footings that have a minimum depth of 24” below 
   natural grade with all interior none bearing walls to have a minimum depth of 18” 
   below natural grade deep with one #4 bar top and bottom.

5. Provide all exterior walls with footings that have a minimum depth of 36” below 
   natural grade with all interior none bearing walls to have a minimum depth of 18” 
   below natural grade, with 3 #4 bars top and bottom per alternate expansive soil 
   guidelines.
6. Expansive soil requires reinforced slab minimum 3-1/2” thick with #3 or #4 bars at 18” in each direction. Provide a minimum of 4” of sand and 6 or 10 mil plastic moisture barrier membrane that complies with ASTM E 1745A. Verify requirements per soils report.

7. Bolt foundation plates and sills to the foundations with min 1/2” diameter steel bolt or approved anchors as per sec. R403.1.6 of the CRC for all non-sheer walls, Sec. R403.6.1 for seismic design.

8. Provide foundation section showing under-floor clearance. Sec. R408.3 CRC.

9. Provide an 18” x 24” under-floor access per Sec. R408.4 CRC. If any mechanical equipment is installed in the under-floor space shall be 18”x24” or a trap door in the interior at 24”x24” per section 912.8 of the CMC.

10. Provide detail on plan that shows all doweling into new or foundations/slab.

11. Foundation cripple walls shall be framed and sheathed per Section 602.9 CRC. Specify stud size if wall is over 4 feet in height. Where the stem wall exceeds 4‘0” in depth, provide a stem wall designed as a retaining wall so that down slope creep will not displace the foundation. Design retaining walls for expansive soil conditions.

12. Provide a note on the plans: Where foundation walls exceed 4‘0” in height/depth for any reason, provide stem wall reinforcing minimum #4 @ 24” o.c. both ways.

13. Provide a note on the plans: “A properly sized nut and washer shall be tightened on each anchor bolt to the plate per section R403.1.6 of the CRC.

14. Provide detail for all anchor bolt installations in existing and new (for errors in the field) foundations. Provide embedment lengths for type of bolts used and reference to existing foundation plan, reference box note on new construction.

15. Provide a note on the plans: “Hold-down connector bolt holes shall not be more than 1/16” oversized at the connector of the hold-down to the post.”

16. Provide a note on the plans: “Hold-down connectors shall be re-tightened just prior to covering the wall framing.”

17. Provide a note on the foundation plan: All foundations shall bear upon like material.

18. **Provide a note on foundation the plan:** Final as-graded report will be required at foundation/slab inspection. Pre-saturation memo from Soils Engineer is required prior to pre-slab inspection.

(D) WOOD FRAMING
(Also see Structural Corrections)

1. Specify panel identification index and nailing pattern for plywood floor and roof sheathing. Note: type of nails used and nailing schedule.

2. Provide rafter ties where ceiling joists and rafters are not parallel. Ties shall comply with Sec. R802.3.1 CRC. Brace purlins to bearing walls.
3. Specify size and spacing of floor joist/ceiling joist. Floor joists/ceiling joists appear over-spanned at,

4. Provide a structural section that shows typical framing conditions for this project.

5. Show header size for all openings. Clearly note all beam sizes on plans Per Section and table R602.7 of the CRC.

6. Show posts - size - specify connection at top and bottom. Specify type of approved hardware.

7. Provide a note: All nailing shall be per CRC Table 602.3(1) unless otherwise noted.

8. Provide attic access where the attic area exceeds 30sqft and have a vertical height of 30” or greater per CRC Section 807. Show size and location on plans and detail framing.

9. Show sections through rake wall framing. Maximum stud height is 14’ with 2” x 4” on non-bearing walls.

10. Detail framing around skylight per section R308.6.8 of the CRC for curb requirements.

11. Provide double joist under parallel bearing partitions. Show on floor framing plan. Section 502.4 CRC.

12. Detail shears wall connection from floor to roof and required drag.

13. Detail rafter connection at structural ridge beam.

14. Indicate on framing plan the location of shear schedule.

15. Provide a note on plans: “Certification of fabrication for glu-laminated beams shall be submitted to the Building Department prior to installation.”

16. Structural observation by engineer of record will be required per section 1709 and 1710 of the CBC at:
   a) □ Foundation
   b) □ Framing
   c) □ Retaining Walls
   d) □ Other

17. Fasteners in pressure-treated and fire-retardant, treated wood shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper per 402.1.1 CRC

18. Provide detail for maximum seat cuts for all roof hips and valleys, please reference on plan.

19. Provide naturally durable wood or wood that is preservative-treated at locations per CRC 317.1

20. Provide a note for steel nail plates (18 gauge min.) to be installed where plastic and/or copper piping material is within 1” of the exposed framing (CPC 603.5.7)
(E) GARAGE

1. Finish garage walls, posts, beams and ceilings adjacent to or under dwelling with materials approved for one-hour fire-resistance. Show one-hour protection extending to roof sheathing per section R302.5 of the CRC.

2. Specify self-closing, tight fitting 20-minute rated door for opening between garage and dwelling per section R302.5.1 CRC.

3. Gas appliances installed in garages shall comply with section 508.14 of the CPC sub section 1

4. Provide vehicular impact protection of all fuel burning appliances in garage. Sec. 508.14 CPC sub section 2

(F) FIREPLACES

1. Provide ICC\ UR\ ESR approval number for proposed fireplace.

2. Provide complete details for construction of masonry fireplace(s) and chimney(s). Show chimney height. Minimum 3' above roof and 2' above within 10' Per Section R1003.9

3. Masonry and factory-built fireplaces shall have: Per Title -24

   1. Tight fitting, closeable metal or glass door.
   2. Outside air intake with damper control.
   3. Flue damper and control.
   4. Indicate that spark arrester is to be provided.

4. Show only factory listed spark arresters on top of chase & flashing for all pre-fab fireplaces.

5. Detail framing at/around masonry fireplaces. Show clearances to combustibles per section 1001.11 of the CRC.

6. Provide a note: As of March 9, 2009 state agency (AQMD) has passed a law that solid fuel burning fireplaces (wood burning) are no longer legal. Construction of such appliances or masonry units may still be constructed as such with the requirements that a complete gas burning assembly be permanently secured/attached in the fire box at final inspection.

(G) EXITS, OPENINGS & VENTILATION

1. Show window and door sizes.

2. Provide at least one window or exterior door approved for emergency escape and rescue for every room used for sleeping purposes and where basements contain one or more sleeping rooms per section R310 of the CRC. Please indicate location.
3. Projections within 5 feet fire separation distance shall be protected with minimum one-hour fire resistance rating on the underside. Show detail on the plans.

4. Provide sufficient light and ventilation at ________________ per section R303.1 of the CRC.

5. Provide mechanical ventilation for bathrooms, water closet compartments and laundry rooms without operable windows per section R303.3 of the CRC.

6. Provide mechanical ventilation for bathrooms containing a bathtub, shower or tub/shower combinations per CRC 303.3.1. Window operation is not a permissible method of ventilation for humidity control.

7. Show safety glass as required per section CRC 308.3 and 308.4 of the CRC. Please note on window schedule or at location(s).

8. Provide ICC number and details for all proposed skylights

9. Show on plans that all exterior doors shall have a minimum of 36” landing in the direction of travel, on each side of door per CRC Section R311.3nd 311.3.1. Required egress doors shall not have landing lower than 1-1/2” than the top of thresholds where doors swing outward over the landing.

10. Provide calculations showing attic ventilation equal to 1/150 of roof area minimum increased accordingly if combustion air is taken from the attic per CRC Section R806.2.

11. Provide calculations showing under-floor ventilation equal to one square foot of net opening for each 150 sq. ft. of under-floor area. Ventilation openings shall be spaced within 3’ of each corner of the building as per Sec. R408 of the CRC.

(H) ENERGY

1. Additions must have a fenestration area less than or equal to 20% of the addition’s floor area or per Title 24 calculations.

2. Provide calculations to show compliance with Title 24 energy requirements.

3. Incorporate compliance certificate (CF -1R) into the plan.

4. At least half the lighting watts in the kitchen must be consumed by high efficacy luminaries. Provide calculations on electrical plan WS-5R sheet

5. All non-fluorescent or high-efficacy lighting in bathrooms, laundry room and utility rooms shall be controlled by manual-on occupant sensors.

6. All non-fluorescent or high-efficacy lighting in hallways, dining room, family room, living room, nook, bedrooms and closets with an area of 70 sq. ft. or more shall be controlled by dimmer switch.

7. Outdoor lighting attached to the building shall be high efficacy or must be controlled by a motion sensor with integral photo control.
8. Provide for the minimum requirements of the mandatory measures chapter of the 2013 Energy Code.

9. Provide a note on plans: The CF-6R form shall be completed prior to final inspections. [New Construction]

10. Provide a legend on the electrical plan to show all switching, lighting, GFCI, AFCI, etc. or clarify current plan per T-24 requirements. Any project 1000 Sq. Ft. or greater will require a fully-detailed drawing, notes only will not be accepted.

(I) STAIRS, HANDRAILS, & GUARDRAILS

1. Indicate on plan: All stairways shall have a rise; 73\4" maximum and a run 10\" minimum per section R311.7.4.1 and R311.7.4.2. The minimum headroom 6'-8\" is required per section R311.7.2 of the CRC.

2. Detail winding and or circular stairway as per Section R311.7.5.2.1 of the CRC.

3. Enclosed usable space under stairs shall be protected with one-hour fire resistive protection. Detail penetration through any required one-hour separation per section R302.7 of the CRC.

4. Handrails on at least one side shall be provided where there is a continuous run of (4) risers or more (CRC 311.7.8). Please detail attachment of stair handrail to include, height, continuity and grip size per CRC Section 311.7.8 through 311.7.8.3.

5. Guards shall be provided where the open side of a walking surface is more than 30\” measured vertically to the floor or grade below at any point within 36\” of the open side edge. Please detail guardrail attachment, height, & opening limitations (CRC Section 312). Please provide associated engineering calculations for post size and attachments.

6. Reference guardrail(s) to elevation plan for decks and balconies and site plan for walls, planters, etc. which exceed a 30\” drop per CRC Section 312.

(J) SMOKE DETECTORS

1. Show locations for smoke detectors in new work, and in existing construction: all sleeping rooms, hallways, basements, top of stairs per Section R314 of the CRC.

2. Provide a location on plan for a carbon monoxide alarm per CRC 315

(K) FIRE SPRINKLERS

1. An automatic sprinkler system shall be installed throughout any existing buildings when the floor area of the alteration within any one-year period exceeds 50% of the area of the existing structure and the building exceeds 5000 sq. ft. per section 903.1.1.2 of the CLAFC. LA Fire Dept. to verify and approve.

2. Provide a fire sprinkler plan per section R313.2, see attached plan check correction list for requirements.
(L) WEATHER PROTECTION

1. Please provide a detail of proposed construction for damp proofing of foundation walls that retain earth and enclose interior space and floors below grade shall be (CRC Section 406.1).

2. Specify a minimum roof slope for the type and make of roofing material used for the project.

3. Please provide a note: two layers of Grade D paper are required under stucco applied over wood sheathing per section 703.6.3 of the CRC.

4. Please call out Class “A” roof covering. Provide ICC or ER report number, along with make, type and weight of material on roof \ roof framing plan.

5. Roof decks shall be covered with approved roof coverings. Provide ICC or ER report number, along with make, type and weight of material. Please provide flashing details at location required per CRC Section 9003.2.1

6. Please provide flashing details at location required per CRC Section 9003.2.1 (wall, roof & deck/balcony intersections, etc.)

(M) MISCELLANEOUS

1. Provide every dwelling with approved heating facilities. Show heater location(s) per section 904.0 of the CMC. Please indicate new or existing. Show on plans the 30” wide x 30” deep x 30 high unobstructed work space for the furnace per CMC 904.1.3

2. Show water heater/s location/s. please indicate if new or existing.

3. Show how water heater or furnace will be provided with combustion air and how combustion products will be vented per Chapter 7 of the CMC.

4. Detail laundry chute/dumbwaiter/elevator shaft per Section 713 of the CBC.

5. Clothes dryer exhaust duct 14’ with two 90 degrees elbows maximum per section 504.3.1 through 504.3.1.2 of the CMC. Provide 100 sq. in. of makeup air to laundry room per CMC 504.3.2

6. All new electric services must have provisions for future under-grounding Ord. 252.

7. Show location of main electric panel and sub-panels new or existing indicate how many amps. No panels allowed in garage fire wall or in clothes closets Per Article 240-24 of the CEC.

8. Indicate that ground fault protection is required for all grade access exterior outlets, outlets in bathrooms, kitchens, basements, crawl spaces, garages and within 6’ of any water source per Article 210-8 of the CEC.

9. Provide a note: All Branch circuits that supply 125 volt, single phase, 15 and 20 ampere branch circuits supplying outlets in family, living, dining, bed, sun and
recreation room, dens, libraries, closets, hallways or similar areas shall be protected by arc-fault circuit interrupters, combination-type per Article 210-12 of the CEC.

10. _______ Detail masonry/veneer ties per section R703.7 of the CRC.

11. _______ Specify water closets to be maximum 1.6 gallon per flush per section 403.2 of the CPC.

12. _______ Property line retaining walls which exceed three feet in height shall be no closer than three feet to the property line.

13. _______ Show how the BMPs (Best Management Procedures) will be utilized in the grading and building construction phases of the project per State Requirements. (See attached for examples of BMPs).

14. _______ Provide a SWPPP (Storm Water Pollution Prevention Plan for review).

15. _______ Provide at least one lighting outlet containing a switch, or controlled by a wall switch, where attics, underfloor spaces and/or basements are used for storage or contain equipment requiring servicing. CEC 210.70(A)(3) & CMC 904.10.4

14. _______ Provide a SWPPP (Storm Water Pollution Prevention Plan for review).

16. _______ Provide at least one receptacle outlet at both the front and back of the dwelling per CEC 210.52(e)(1).

15. _______ Provide a receptacle outlet at countertops wider than 12" so that at no point along the wall is more than 24" from a receptacle per CEC 210.52(A).

(N) ADDITIONAL COMMENTS
1. **Roof Covering**  
Approved Materials  
a. Class A roofing  
EXCEPTION: Wood shakes or shingles whether Fire retardant or untreated, are NOT PERMITTED for roof covering. (Roof Gutters Require Screens)  

2. **Exterior Wall Coverings**  
Approved fire protective materials:  
a. 7/8" cement plaster  
b. 1" nominal thickness wood siding  
c. 3/4" exterior plywood siding if textured, max groove depth, 1/8"  
d. 7/16" hardboard siding  
e. 5/8" particleboard, Exterior Type 2-M  
f. 5/8" exterior plywood texture 1-11 max groove depth 1/4"  
Note: wood shakes or shingles whether fire retardant or untreated, are NOT PERMITTED for external wall covering.  

3. **Roof Overhangs**  
Approved fire protection material having a flame spread of not over 25 for underside of rafters or:  
a. 7/8" cement plaster  
b. 5/8" Type X weather protected gypsum wall board  
c. 2 layers of 5/8" type gypsum wallboard where trusses occur  
ALTARNEATE CONSTRUCTION:  
Exposed 4 x 6 rafters, supporting 2" T & G roof decking.  

4. **Projections and Other Building Elements**  
Approved fire protection for underside of floor assembly of one hour fire rated or heavy timber construction or:  
a. 7/8" cement plaster  
b. 5/8" Type X weather protected gypsum wall board  
c. 2 layers of 5/8" type gypsum wallboard where trusses occur  
ALTARNEATE CONSTRUCTION:  
Exposed 6 x 10 floor beams and 8 x 8 posts, supporting 3" nominal thickness splined or T&G floor decking  

5. **Ventilation Openings**  
Attic or foundation ventilation openings or louvers shall not be located at or immediately below eaves or rakes, soffits or balconies or similar exterior overhangs which may be directly exposed to a fire in adjacent hazardous grass or brush areas. (Exception: Listed & Labeled Vent Systems)  

6. **Decks Less Than 30" Above Ground**  
a. Decking: Solid flooring without gaps; weatherproofed.  
b. Fire-protect underside of deck per item 4a or 4b above, or enclose perimeter with exterior wall covering per item  

7. **Decks 30" or More Above Grade**  
a. Decking: Min 3" nominal thickness wood decking may be spaced not more than 1/4" apart  
b. Fire protection not required on underside  
c. Supports when exposed shall be minimum 8 x 8 posts and 6 x 10 beams / decks joists.  

8. **Detached Patio Covers, Carports, Arbors, Open Lattice Work, and Sun Shades**  
May be constructed of any materials allowed by the code.  

9. **Exterior Doors, Glazing and Window Walls, CBC Sec. 704a 3.2.2 - CBC Sec 704a 3.2.3**  
a. Doors shall be of approved noncombustible construction or 1 3/8" thick solid core wood or 20 min. fire rated  
b. Exterior windows, window walls, glazed doors and glazed openings within exterior doors shall have tempered glass or glass block units or 20 min fire rated
List of BMPs (Best Management Practices)

1. CA1 Dewatering Operations - remove sediments from ground water
2. CA2 Paving Operations - reduce discharge of pollutants from paving operations
3. CA3 Structure Construction and Painting - prevent & reduce discharge from construction sites & painting projects
4. CA10 Material Delivery and Storage - prevent & reduce discharge of pollutants to storm water from material delivery & storage
5. CA11 Material Use - prevent & reduce discharge of pollutants to storm water from material use
6. CA12 Spill Prevention and Control - prevent & reduce discharge of pollutants to storm water systems with good housekeeping
7. CA20 Solid Waste Management - prevent & reduce discharge of pollutants to storm water systems from solid waste or construction
8. CA21 Hazardous Waste Management - prevent & reduce discharge of pollutants to storm water from toxic materials
9. CA22 Contaminated Soil Management - prevent & reduce discharge of pollutants to storm water from contaminated soil
10. CA23 Concrete Waste Management - prevent & reduce discharge of pollutants to storm water from concrete waste
11. CA24 Sanitary/Septic Waste Management - prevent & reduce discharge of pollutants to storm water from sanitary & septic systems
12. CA30 Vehicle and Equipment Cleaning - prevent & reduce discharge of pollutants to storm water from cleaning of vehicles and equipment
13. CA31 Vehicle and Equipment Fueling - prevent & reduce discharge of pollutants to storm water from fueling of vehicles & equipment
14. CA32 Vehicle and Equipment Maintenance - prevent & reduce discharge of pollutants to storm water from maintenance of vehicles & equipment
15. CA40 Employee/Subcontractor Training - SWPPP Storm Water Pollution Prevention Plan
16. ESC1 Scheduling - Sequencing the construction project to reduce the amount of soil exposed to erosion
17. ESC2 Preservation of Existing Vegetation - minimize damage and erosion by preserving the existing vegetation
18. ESC10 Seeding and Planting - minimize erosion with seeding and planting
19. ESC11 Mulching - for stabilizing cleared and freshly seeded areas
20. ESC20 Geotextiles and Mats - for stabilization of soils
21. ESC21 Dust Controls - reduce dust and soil erosion
22. ESC22 Temporary Stream Crossing - recommendations for installing a temporary culvert, ford or bridge
23. ESC23 Construction Road Stabilization - recommendations for dust and erosion control
24. ESC24 Stabilized Construction Entrance - recommendations for dust, sediment and erosion control for public streets
25. ESC30 Earth Dike - temporary berm or ridge of compacted soil
26. ESC31 Temporary Drains and Swales - to divert off-site runoff around a construction site
27. ESC32 Sump Drain - temporary pipe to divert runoff from the top of a slope to the bottom without causing erosion
28. ESC40 Outlet Protection - install rip-rap to reduce sediment in the soil
29. ESC41 Check Dams - reduces velocity of concentrated storm water flows and reduces erosion
30. ESC42 Slope Roughening/Terracing - creates microclimates for establishing vegetation
31. ESC50 Silt Fence - for sedimentation control
32. ESC51 Straw Bale Barriers - for sedimentation control
33. ESC52 Sand Bag Barrier - for sedimentation control
34. ESC53 Brush or Rock Filter - for sedimentation control and velocity reduction
35. ESC54 Storm Drain Inlet Protection - devices which detain sediment laden runoff
36. ESC55 Sediment Trap - small excavated or bermed area for sedimentation
37. ESC56 Sediment Basin - pond created to allow excessive sediment to settle
CITY OF PALOS VERDES ESTATES

BEST MANAGEMENT PRACTICES (BMPs) FOR CONSTRUCTION SITES
Practicas de mantenimiento en áreas de construcción

Date/Time: ____________________________ Address: ____________________________ Contractor: ____________________________

☐ PROVIDE EFFECTIVE PERIMETER SEDIMENT CONTROL MEASURES
Proporcionar medidas efectivas de control del perímetro de sedimentos.

☐ PROVIDE STRAW WADDLES, SAND / GRAVEL BAGS AND/OR SILT FENCE AT PROPERTY LINE AND SIDEWALK AND/OR STREET BOUNDARIES
Proporcionar barras de paja, bolsas de arena/grava, o cerca de cieno en línea de la propiedad, acera o calle.

☐ PROVIDE A BASE BERM AND WATER REPELLENT COVER (Plastic sheeting) FOR STOCKPILES
Para reservas, proporcioné base de la berma y repelente de agua (plástico reforzado).

☐ PROVIDE EFFECTIVE STORM DRAIN PROTECTION FOR THE DOWN-STREAM STORM DRAIN
Proporcionar protección de drenaje de tormenta para la corriente de agua que corre hacia el drenaje.

☐ PROVIDE EFFECTIVE TRACKING CONTROLS (SHAKER PLATE AND/OR GRAVEL) AT JOB SITE ENTRANCE TO PREVENT CONSTRUCTION TRAFFIC FROM TRACKING MUD AND DEBRIS INTO THE STREET
Proporcionar control eficaz (agitadora o grava) en la entrada del sitio de trabajo para evitar marcas de vehículo de lodo y escombros en la calle.

☐ NO STREET WASH-DOWN IS ALLOWED. CONSTRUCTION MATERIALS SHALL NOT BE WASHED DOWN OR SWEEP INTO STREET (DRAINS TO OCEAN) Please sweep the street when required.
Baldeo de calle no está permitido. Materiales de construcción no deberán ser lavados o barridos hacia la calle (las drenas van hacia el océano). Cuando sea necesario, favor de barrer la calle.

☐ PROVIDE CONSTRUCTION DEBRIS CLEANUP / REMOVAL (DUMPSTER) (Keep your job site clean to prevent debris from littering the street)
Proporcionar limpieza/retiro de escombros de construcción. Mantenga su lugar de trabajo limpio para prevenir los desechos caer hacia la calle.

☐ PROVIDE A CONTAINED CONSTRUCTION WASH-OUT AREA (Wash out area for concrete and mortar mixer clean up. Do not wash out any materials into street.
Proporcionar una área de construcción para lavar (limpiar área mezclador de concreto y mortero). Favor de no lavar cualquier material en la calle.

☐ OBTAIN AN ENCLOSEMENT PERMIT FOR CURB AND GUTTER REPAIR AND REPLACEMENT AS REQUIRED (PUBLIC WORKS)
Se requiera obtener un permiso de uso y reparación de canalón y bordillos de aceras.

☐ DO NOT STORE CONSTRUCTION MATERIALS IN PUBLIC RIGHT OF WAY (STREET)
Favor de no almacenar materiales de construcción en vías públicas.

☐ PREVENT LANDSCAPE OVER-WATERING
Evitar de regar en exceso el sácate y jardines.

☐ LOCATE PORTABLE TOILET ON PRIVATE PROPERTY, LEVEL AND ANCHOR TOILET AND PROVIDE SECONDARY CONTAINMENT.
Ubicar un baño portátil en propiedad privada, anclaje y nivel el aseo y proporcione una secundaria contención.

Failure to comply with the above measures may result in a Stop Work Notice or Citation.
No cumplir con las medidas anteriores puede resultar en parada de trabajo/construcción o citación.

☐ VERBAL WARNING
Advertencia verbal

☐ NOTICE OF NONCOMPLIANCE
Aviso de incumplimiento

☐ STOP WORK
Parar trabajo/construcción

The above BMPs shall be implemented by:
Las prácticas de mantenimiento en áreas de construcción serán implementadas por:
Best Management Practices for Construction Sites

Earthmoving Equipment
All earthmoving equipment must be stored onsite. Drip pans must be placed under equipment not in use, and maintenance must be conducted onsite instead of in the street. Any leaks should be cleaned up and repaired immediately.

Concrete Trucks/Pumpers
Pumpers must be surrounded by perimeter controls, such as gravel bags, sandbags, and straw wattles. Tarps also must be placed beneath concrete pumpers at all times to prevent spills into the street and sidewalk. Residual materials must be cleaned up as well. Trucks and pumpers are required to clean out the washout area, not in the street, catch basin or a wheelbarrow.

Dumpsters and Portable Toilets
Dumpsters must be covered with a tarp at the end of each work day and area around dumpster must be kept clean. Dumpsters must be located onsite unless an Encroachment Permit is obtained for placement in street. Portable toilets must have drip pans and be placed onsite so that any spills do not discharge offsite.

Building Materials/Staging Areas
Construction materials (including landscape materials) must be stored onsite. Building materials must be covered when not in use to prevent runoff caused by wind or rain.

Washout Areas
Disposal of “wet” construction materials should be handled in the washout area. This includes paint, stucco, and concrete. Use a plastic-lined pit to collect and contain liquids and prevent runoff into the street and gutter. The washout area must be checked and maintained daily to ensure compliance. Washout material must be disposed of properly.

Dirt and Grading
Stockpiled dirt and gravel must be stored onsite and covered. Dust control shall be maintained throughout all phases of construction. During the rainy season (October 1 - April 30) additional gravel, bags, tarps, and visqueen must be stored onsite for emergency repair.

Perimeter Controls
Gravel bags, silt fences and straw wattles are acceptable perimeter controls and must be used to control site run-on and runoff. Avoid running over perimeter controls with vehicles or heavy equipment, as they can damage the materials. Keep extra absorbent materials and/or a wet/dry vacuum onsite to quickly pick up spills. Sites must be checked and maintained daily.

Liquid Storage
Paints, solvents, fuel and other liquids stored onsite must be contained and covered. It is illegal for contractors to wash out or dump liquid waste or residue in the street, storm drain or sewer. Use washouts or hazardous material drums to contain liquid waste and residue and dispose of this material properly.

Tracking Controls
All entrances/exits on the site must have coarse gravel (1” to 3” angular material) and/or steel shaker plates to limit offsite sediment tracking. Hand or mechanical sweeping must also be used as needed to clean up any material that gets tracked offsite.