CITY OF MALIBU

REBUILD PROCESS FOR DESIGN PROFESSIONALS 4 PM WEDNESDAY, MARCH 12, 2025



ALIBU REBUILDS



BROAD AND FRANKLIN FIRE DAMAGE MAPS



BROAD FIRE DAMAGE MAP

FRANKLIN FIRE DAMAGE MAP





PALISADES FIRE DAMAGE MAP



recovery.lacounty.gov/palisades-fire





GOVERNOR NEWSOM: EXECUTIVE ORDER

- Governor Newsom issued an executive order to streamline the rebuilding of homes <u>and businesses</u> destroyed – suspending permitting and review requirements under the California Environmental Quality Act (CEQA) and the California Coastal Act.
- The executive order also mentions:
 - Providing tax relief to those impacted by the fires
 - Mobilizing debris removal and cleanup 0
 - Protecting victims from real estate speculators
 - Safeguarding survivors from price gouging







DEBRIS REMOVAL UPDATE







DEBRIS REMOVAL PROCESS

There are 2 main phases of the debris removal process, each managed by different agencies. **Phase 1: Hazardous Waste Removal Phase 2: General Debris Removal**

Managed by

U.S. Environmental Protection Agency (EPA)

Information

- Property owners do **NOT** need to sign up for Phase 1.
 - Phase 1 began on January 27, 2025.
- Property owners **must pass** a Phase 1 hazardous debris inspection and clearance by the EPA **before** being eligible for moving onto Phase 2.

Current Status

• Currently underway and almost complete.

Managed by U.S. Army Corps of Engineers

Information

Current Status



• Property owners need to decide whether to opt in for free cleanup by the Army Corps **OR** opt out and pay a specialized, approved contractor to remove the remaining fire debris.

• A Right-Of-Entry (ROE) form is required for Phase 2 only.

• Currently underway and in progress.



U.S. Army Corps of Engineers CA Wildfire Debris Mission

Est. Eligible Parcels 13,579

ROEs Accepted from County 3,770



Filter by Fire None

In Progress with Contractor 3,770

Final Sign Off









OPT-OUT PROCESS (6 STEPS)

Complete and submit an opt-out form to manage cleanup independently.

Step 1: Fill out an opt-out form

- Complete the opt-out form online: <u>https://forms.office.com/g/EXa8axWLvU</u>
- Download and complete an opt-out form: <u>https://file.lacounty.gov/SDSInter/lac/1176419_Opt-OutForm.pdf</u>

Step 2: Apply for a County permit

- Apply for a Permit from the County in EPIC-LA to handle debris removal on your own after you receive EPA certification of phase 1 completion for your property.
- The County will review your application and your contractor's work plan to ensure compliance with safety and environmental standards.
- You will be required to meet all the same requirements as the U.S. Army Corps.

Step 3: City Permit

- The City of Malibu will **automatically** issue a permit once the County issues the Fire Debris Removal Approval.
- The applicant will schedule a pre-construction site visit with a City inspector to ensure the safety of residents and to safeguard properties prior to starting debris removal.



OPT-OUT PROCESS (6 STEPS) CONT...

Step 4: Post Debris Removal Documentation

- Upload the following documentation to EPIC-LA:
 - Weight tickets or Disposal Documents from a certified landfill
 - Hazardous Waste Manifest(s) (if applicable)
 - Site photos of the completed site
 - Photos must be taken of the frontage (from the street towards the property).
 - Provide photos of the building footprint, foundations (as applicable), property lines, any remaining structures.
- If foundations remain in place, an approval from the City Building Official will be required prior to reusing the foundation as part of the building permit process for new structures.

Step 5: City Sign Off

• Once the County has reviewed debris removal documentation, the City inspector will verify debris cleanup and that erosion control is in place in prior to sign off.

Step 6: Final County Sign Off

• Final Debris Removal Permit Closure will be provided.















REUSE OF FOUNDATIONS REQUIREMENTS





FIRE AFFECTS CONCRETE FOUNDATIONS

Concrete when exposed to extremely high temperatures, its structural integrity can be significantly compromised. Here are the key ways fire affects concrete:

Loss of Strength

- At temperatures above 300°F (150°C), concrete begins to lose its strength.
- By the time temperatures reach 1,100°F (600°C), concrete can lost 50% or more of its 0 original strength, making it structurally unreliable.

Spalling

• When exposed to intense heat, moisture trapped within the concrete expands, causing the surface to crack and break off in chunks. This process, known as spalling, weakens the overall structure and increases the likelihood of further damage.













FIRE AFFECTS REINFORCING STEEL (REBAR)

Reinforcing steel embedded within the concrete is also vulnerable to extreme heat, which can significantly weaken the foundation's overall stability. If you think of the rebar as the skeletal structure of the foundation, the potential instability brings the usability of the entire foundation system into question.

Loss of Strength & Elasticity

- Rebar begins to lose strength at around 1,100°F (600°C) and can melt at approximately 2,500°F (1,370°C).
- This loss of strength compromises the foundation's ability to bear loads and withstand external forces, including future seismic events.

Thermal Expansion

• As steel heats up, it expands. This expansion can create internal stresses within the concrete, leading to cracks or separation between the concrete and rebar.

Loss of Bond Strength

• Extreme heat can weaken the bond between the rebar and the surrounding concrete, reducing the foundation's stability. Without a strong bond, the foundation may not be able to support the structure effectively.









REUSE OF FOUNDATION REQUIREMENTS

Timber Piles may not be reused as a foundation system as per current County of Los Angeles Building Code, Section 1810.3.2.4.

There are **two mandatory steps** before potentially reusing the foundation.

- **Step 1:** The Feasibility Study
- Step 2: Plan Review Process
 - The foundation shall meet minimum code requirements (current Los Angeles County Code, current California Building Code, and all other referenced codes and standards) during the plan review stage.
 - The California licensed design professional of record *must* provide details, calculations, and a narrative of repairs necessary for proof that the foundation meets minimum current code requirements for the plan review process.

The foundation shall also meet minimum requirements and recommendations by a California licensed geotechnical engineer provided in a soils report or an update letter.

The submittal of the feasibility report or the City's acceptance of the report *does not guarantee* that the foundation may be reused for the construction of a new building or structure. The acceptance of the report allows for building plans to be submitted for plan review. During the plan review process, the foundation may be deemed unacceptable for reuse. The owner(s) shall be aware of all the risks in the form of additional costs or the failure to reuse the existing foundation.



FEASIBILITY REPORT

This guideline presents the minimum required information to be provided on the feasibility report prepared by a California licensed civil engineer, or structural engineer. All testing shall follow specific codes and standards. Failure to do so will result in corrections needed before approval.

A. Visual Inspection – All locations of surface crazing, concrete cracking, surface erosion, spalling and discoloration of concrete shall be identified, photographed, and included in the report. Provide a description regarding the damage of the concrete observed including steel reinforcement and anchor bolts.

B. Non-Destructive Testing – Schmidt Hammer test (ASTM C805-18) shall be performed on the foundation to assess the in-place uniformity of concrete, to delineate variations in concrete quality throughout a structure, and to estimate in-place strength. The testing shall be performed at various locations of the foundation including areas with little to no fire damage and areas with damage. Provide a sketch of the foundation or retaining wall showing the locations where tests have been taken from. The corresponding test results shall be clearly stated for each test. Based on the Schmidt Hammer testing results, destructive concrete testing per section C noted below shall be conducted to confirm concrete compressive strength. Note: Foundation elements with compressive strengths less than 2,500 psi are not allowed to be reused.



FEASIBILITY REPORT

C. Destructive Testing – Core sample testing is required to confirm the concrete compressive strength for all fire damaged foundation systems Concrete core testing shall be in conformance with ASTM C42-20, ACI 214.4R-10, and other referenced codes and standards. (Note: Shotcrete testing method shall be per ASTM C1604/C1604M-05). The destructive testing shall be conducted by a certified testing laboratory and the testing results shall be documented in a formal report confirming the concrete strength results.

D. Tensile Testing – Any existing tension devices to be reused including holdowns, anchor bolts, and mudsill anchors shall have pull out tests performed in accordance with **ASTM C900-23**. All holdown anchors to be reused shall be load tested for a minimum load that matches the holdown manufacturer's listed tension design capacity. The *minimum* testing force for anchor bolts and mudsill anchors shall be 1,000 lbs tension force. The frequency of the testing shall be 25% of anchor bolts / mudsill anchors and shall be selected at random to be tested and certified. Failing bolts shall be identified and not used.

E. Soil Contamination – A soils contamination report **must be provided** confirming the site is free of contamination and hazardous materials and shall be submitted and approved by all authorities having jurisdiction. The testing and certification(s) of the soils shall meet all requirements of all authorities having jurisdiction. All soil sampling and testing shall be conducted by certified testing laboratories



19-1985

April 16, 2019

Woolaey Fire Foundation Fessability sconoted. Suilding Plan Review required.

Dume Drive Malibu, CA 90265

RE: Evaluation of Existing Foundation Concrete, Residence, Malibu, California

This letter presents the results of an evaluation of the existing foundation concrete that B Associate ned for the Residence. This evaluation is limited to strength of accessible existing concrete. Other foundation performance requirements should be evaluated by the appropriate discipline. The residence structure was burned in the November 2018 Woolsey fire. The project site is located at Durne Drive, Malibu, California.

BAI completed rebound hammer tests on March 20, 2019 on areas exposed by the debris cleanup; the results are present in Table 1. The locati of the rebound hammer test are presented on Plate 1. Also on March 19 and 20, 2019 BAI cored the slab and stem wall portions of the main residence at the 23 locations shown on Plate 1. Concrete cores recovered at these locations were 2.5-inches in diameter. Cores one through five and 10 through 18 were concrete cores recovered at these vertically, while the remaining cores were cored horizontally. On March 20, 2019 BAI completed anchor bolt pull test on the foundation. The eleven anchor bolts were 5/8-inch



Dume Drive,







Project: Project Number: 4/16/2019 Date:

Rebound Hammer

Table 1

			Test Loca	tion, see Pl	ate 1			
	test 1	test 2	test 3	test 4	test 5	test 6	test 7	test 8
Rebound #	v	v	v	v	V	н	н	V
1	34	40	28	42	30	31	30	41
2	34	40	29	44	30	29	30	40
3	32	42	27	43	32	29	30	40
4	33	41	28	42	30	30	29	40
5	30	42	30	42	32	28	29	37
6	35	44	28	42	31	30	28	40
7	32	42	28	42	33	28	27	41
8	34	42	31	43	31	29	30	39
9	36	43	31	40	31	27	30	42
10	34	42	30	42	31	31	30	40
Average	33	42	29	42	31	29	29	40
psi*	4115	5919	3380	5919	3742	2823	2823	5500
	test 9	test 10	test 11	test 12	test 13	test 14	test 15	test 16
Rebound #	v	v	v	v	v	v	V	н
1	31	35	32	32	38	42	27	34
2	36	41	29	32	40	47	28	36
3	34	36	34	30	41	44	29	32
4	32	36	34	30	44	45	30	34
5	27	32	30	31	40	43	27	32
6	31	37	30	30	42	46	32	33
7	29	37	29	34	42	40	31	35
8	32	36	29	33	41	45	30	34
9	33	40	31	30	43	44	31	34
10	30	38	30	32	41	44	30	32
Average	32	37	31	31	41	44	30	34
psi*	3928	4892	3742	3742	5708	6348	3560	3734

*Estimated concrete compression strength based on hammer chart.

1. . . .



1734



					PULL TEST	/ то
DATE: Marc	h 20, 2019			PROJECT NAME:		
TIME: 8:45a	m			PROJECT NO .:		
ORDERED B	Y:	PHONE NUM	BER:	ADDRESS:	, Malibu	
OSA/ASHPD	/CONTRACT			PULL TEST	8	TOR
INSTRUCTIO	NS: Load anhors to	2000 psi and h	old for 1 min	ute		
	1				LOAD LBS.	1
TEST NO.	SIZE & TYPE		LOCAT	ION	LOAD FT. LBS.	SPI
1	5/8" Anchor Bolt		See pla	ite 1	7840	
2	5/8" Anchor Bolt		See pla	te 1	7840	1
3	5/8" Anchor Bolt		See pla	ite 1	7840	-
4	5/8" Anchor Bolt		See pla	ite 1	7840	
5	5/8" Anchor Bolt		See pla	ite 1	7840	
6	5/8" Anchor Bolt		See pla	ite 1	7840	-
7	5/8" Anchor Bolt		See pla	ite 1	7840	-
8	5/8" Anchor Bolt		See pla	ite 1	7840	-
9	5/8" Anchor Bolt		See pla	ite 1	7840	
10	5/8" Anchor Bolt		See pla	ite 1	7840	-
11	5/8 Anchor Bolt		See pie		7840	
WAS WORK	DESCRIBED ABOVE	IN ACCORDAN	CE WITH PLA	NS AND SPECIFICAT	IONS?	YES
SEE FIELD R	EPORT NO.:				DATED:	
INSPECTOR, JAT/MS	TECHNICIAN:	INSPECTOR N	UMBER:	CLIENT REPRESENT	ATIVE	
				HOURS		
	START	JOB START	JOB STOP	TOTAL HOURS	REGULAR	OVER
THIS RE	PORT DOES NOT RE	LEIVE THE COR	VTRACTOR O	F HIS RESPONSIBILI	TY TO BUILD PER TH	E PLANS

RQUE	TEST
RQUE TES	ST
PEC.	PASS/FAIL
	Pass
	Pass
	Pass
	Pass
	Fail
	Pass
	Fail
	Pass
	Pass
	Pass
	Pass
	6
	-
	-
RTIME	REWORK
S, SPECIF	ICATIONS









1.047
19ak



۰.





Site Photograph B

Site Photograph C.







Site Photograph D



Old anchor bolts,

will need to be replaced



Site Photograph E









CONCRETE COMPRESSION TEST REPORT

Sample Number	Date Cored	Date Tested	Dimensions (in)	Area (in ²)	Load (lbf)	Corr. Factor	Cure Type	Fract. Type	Comp. Str (psi)
CORE 1	3/20/19	3/21/19	2.5 X 5	4.91	23843	1.00	F	5	4860
CORE 10	3/20/19	3/21/19	2.5 X 5	4.91	22900	1.00	F	2	4670
CORE 11	3/20/19	3/21/19	2.5 X 5	4.91	23381	1.00	F	5	4760
CORE 12	3/20/19	3/21/19	2.5 X 4.75	4.91	30897	1.00	F	2	6290
CORE 13	3/20/19	3/21/19	2.5 X 5	4.91	23862	1.00	F	1	4860
CORE 14	3/20/19	3/21/19	2.5 X 5	4.91	30416	1.00	F	5	6200
CORE 15	3/20/19	3/21/19	2.5 X 4.75	4,91	30276	1.00	F	1	6170
CORE 16	3/20/19	3/21/19	2.5 X 5.125	4.91	32731	1.00	F	2	6670
CORE 17	3/20/19	3/21/19	2.5 X 5	4.91	21767	1.00	F	5	4430
CORE 18	3/20/19	3/21/19	2.5 X 5.125	4.91	23391	1.00	F	5	4770

Defects not apparent unless otherwise noted.



PLATE SHEET 1 of





Site Photograph H





Site Photograph I



TEMPORARY HOUSING REQUIREMENTS







TEMPORARY HOUSING

Temporary housing structures are defined as mobile homes, trailers, recreational vehicles or other structures which are selfcontained units which include sanitary facilities, and facilities for normal daily routines including cooking and sleeping.

- Temporary housing structures DO NOT include any structure placed upon a permanent foundation, nor do they include tents, yurts, or similar fabric or textile installations.
- Conditions of approval in the Planning Application attached includes the following:
 - No more than two (2) temporary housing structures which together total no more than 1,000 square feet will be permitted. 1.
 - No additional grading will be allowed, beyond that permitted as part of the development plan. 2.
 - The temporary housing must be placed within the existing development area. 3.
 - The temporary housing structure must include skirting. 4.
 - 5. Permit is good for 4 years from date of approval.



TEMPORARY HOUSING

- Electrical Service Requirements: On the temporary housing site plan, show
 - 1. Distance from meter service to temporary housing
 - 2. Size and heigh of electrical meter
 - 3. All requirements of the Malibu Electrical Code apply to the installation from the junction box to the meter location
 - 4. No temporary power poles will be allowed
- Natural Gas and Water Service Requirements: On the temporary housing site plan, show
 - 1. Distance from service meter to temporary housing
 - 2. Type and size of materials that will be used
 - 3. Location and depth of line trench
- Onsite Wastewater Treatment System (OWTS) Requirements:
 - 1. Obtain an inspection of the OWTS by a City-Registered OWTS Inspector
 - 2. Submit the inspection form and site plan showing the temporary housing and OWTS to Environmental Health
 - 3. Any repairs to the OWTS must be made prior to utilization of the OWTS

TEMPORARY SEWAGE DISPOSAL CONNECTION



that he 3/4" MiN thickne









TEMPORARY HOUSING ADDITIONAL REQUIREMENTS

- The siting of temporary housing shall be supported by a limited geotechnical report prepared by appropriately licensed professionals which evaluates the location of the proposed temporary housing with respect to geologic and flood hazards that the specific location(s) may be exposed to during the proposed four (4) year use of the location.
 - Specifically, the threat of **post-fire debris flows and floods** for the Franklin Fire and the Palisades Fire as described by the USGS (https://www.arcgis.com/apps/dashboards/c09fa874362e48a9afe79432f2efe6fe) and identified by the Watershed Emergency Response Team Assessments (https://www.conservation.ca.gov/cgs/bwg/recent).
 - A finding is required that the specific location of the temporary housing is safe for its intended use for the Ο duration of use. The report must be submitted to the City for review and accepted by the Building Official.
- If the temporary housing is supported on anything **OTHER** than wheels or a trailer which can be readily moved (i.e. a manufactured home), it shall comply with requirements for foundations as noted in Chapter 16, 18 and Appendix G -Flood proof Construction of the current California Building Code and requires a building permit.





Post Fire Debris Flow Hazard Assessment Map USGS





	About DOC	Jobs Contact Us	🗘 Settings	G Select Lan	guage 🕶	
California Departmen	of Conservation	★ Information For ▼	Divisions 🔻	DOC Maps	Q Search	
CGS Home	Recent Burned Watershee	d Hazar	d Asse	essme	nts	
CGS Home About the CGS Burned Watershed Geohazards	Recent Burned Watershee January 2025: The Palisades Fire WERT report The Eaton Fire WERT report is available	d Hazaro rt is available now. D able now. Download	d Asse	essme	nts	
CGS Home About the CGS Burned Watershed Geohazards Post-Fire Debris Flows	A Recent Burned Watershee January 2025: The Palisades Fire WERT report The Eaton Fire WERT report is availated On this page	d Hazaro rt is available now. D able now. Download ge:	d Asse	essme	nts	
CGS Home About the CGS Burned Watershed Geohazards Post-Fire Debris Flows Post-Fire Resources	Recent Burned Watershee January 2025: The Palisades Fire WERT report The Eaton Fire WERT report is availated On this page 2025 WERT Response 2024 WERT Response	d Hazaro rt is available now. D able now. Download ge:	d Asse	21 WERT Respo	nts	
CGS Home About the CGS Burned Watershed Geohazards Post-Fire Debris Flows Post-Fire Resources Recent WERT Assessments	Recent Burned Watersheet January 2025: The Palisades Fire WERT report The Eaton Fire WERT report is availated On this page 2025 WERT Response 2020 WERT Response Image	d Hazaro rt is available now. D able now. Download ge: 2022 WERT ages from the Field	d Asse	21 WERT Respo	nts	

Watershed Hazard **Assessment (DOC)**




Palisades Fire

County Affected: Los Angeles

CGS/CAL FIRE WERT Report:

Palisades Fire WERT Evaluation

Additional Information:

- CAL FIRE Palisades Fire Incident Archive
- InciWeb Information: Not available.
- USGS Post-Fire Debris Flow Hazard Assessment Viewer
- USFS Palisades Post-Fire BAER: Not available (not USFS jurisdiction).



Watershed Hazard Assessment Evaluation Report







LF-15

Las Flores Canyon

Point LF-15

34.043963

home site

moderate

Early Warning

<Null>

home

-118.637487

Potential hazard Small debris rack/drainage structure above destroyed home. Potential flood/debris flow hazard to home site.

> Possible probability of occurrence with moderate consequence = intermediate risk

Home is destroyed, drainage structure with debris rack above and upstream of home. Small but steep drainage burned at moderate severity. High combined hazard class for stream segment in USGS model motivated inclusion as value at risk and concern for moderate hazard to property.

Clear and maintain basin

Deflection structure

Do not site temporary housing in flow path.



TEMPORARY HOUSING

EXAMPLES OF PREVIOUSLY APPROVED FOUNDATION SYSTEMS





WANDERMERE ROAD

TEMPORARY HOUSING EXAMPLE







WANDERHERE ROAD MALIBU, CA 90265

N 3 6

SIGNATE #1

(2018 Fire Rebuild) (THWF 20-002)

TEMPORARY 3 Bedrooms/27 Fixture Units (T)

MOBILE HOME : SEPTIC TANK: ACTIVE: FUTURE :

PERC RATE:

1,000 Gallon tank (E) 1 - 5' x 25' (E) None Unknown



27

HOTES!

- of wastewater treatment.
- runder it noncomplying.
- the temporary home.
- 5. A sewer/septic pusp station shall be installed as shown.

\$89.47

2" FORCE MEW

PAREnsed Septic

1. This approval is for the connection of a temporary home to the existing onsite wastewater treatment system (OWTS). The ensite wastewater treatment system (OWTS) conforms to the requirements of the Malibu Municipal Code (NMC) and the Local Cosstal Program (LCP). The temporary home must be disconnected from the OWTS upon final inspection and occupancy of the replacement dwelling(s).

2. This approval relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method

3. This approval is valid for one year, or until MMC, and/or LCF, and/or Administrative Policy changes

4. All pumping, repairs, and permits must be completed prior to the building inspectors sign-off on











ENGINEERED FOUNDATIO CENTRAL PIERS - SPA 3

REV.	DATE	BY	COMMENTS
A	10/02/18	YW	UPDATE TO 2016 CBC/CRC
A	09/13/18	YW	MINOR TEXT EDITS
A	06/17/14	YW	ADD 130 MPH WIND LOAD
A	02/14/14	YW	UPDATE TO 2013 CBC/CRC

1.

۲





BY:

FOR:

ENGINEERED FOUNDATION PLAN C.P. SEISMIC PIER™ ▲ SPA 30-5F





TATE APPROVAL	7
MANUFACTURED HOMEAGONILE NOME	
HEALTH AND SAFITY CODE, SECTION 18351 APPROVED	
APPROVAL DOES NOT AUTHORIZE ON APPROVE ANT OMIGNOMS ON DEVIATION FROM REQUIREMENTS OF APPLICABLE STATE LAWS AND REQUIREMENTS Soon of Children's Department of Hearing and Children's Department of Hearing and Childrenia	
PROBAN OF CODES AND STANDARDS	
DATE	
No (U) Par Approved Expire:	
NO(Vignore) Pan Approved Expires (U	
	SHEET

 GENERAL NOTES: GENERAL NOTES: GENERAL NOTES: GENERAL DADS GUE OF REGULATIONS, TITLE 25 AND (2016) GENERAL DADS SHALL BE CONSISTENT WITH LOCAL REQUIREMENTS WHERE BOLT RELEASE TO ADDS SHALL BE CONSISTENT WITH LOCAL REQUIREMENTS WHERE SEEN LOADS AND THE LOADS ARE TO RESISTENT WITH LOCAL REQUIREMENTS WHERE SEEN LOADS AND THE LOADS ARE TO RESISTENT WITH LOAD ADD SAFE - 100 PSF REGISTER CONSISTENT WITH LOCAL REQUIREMENTS WHERE SEEN LOADS AND THE LOADS AND THE LOCATON PAGE SEILL BE RELEASE TO ADD A OF PSF READ TO ADD A DATE AND THE LOADS AND THE	GENERAL NOTES: REFERENCE: CALIFORNIA CODE OF REGULATIONS, TITLE 25 AND (2016) C.R.C./C.B.C. THESE PLANS MEET THE INTENT OF (2016) C.R.C. 301.1.3. 1. DESIGN LOADS SHALL BE CONSISTENT WITH LOCAL REQUIREMENTS WHERE INSTALLED. THE FOLLOWING DESIGN LOADS ARE INCORPORATED HEREIN: FLOOR LIVE LOAD: 40 PSF ROOF LIVE LOAD: 30PSF - 100 PSF BASIC WIND SPEED & EXPOSURE: 110 (130) MPH AS LISTED IN TABLE SEISMIC DESIGN CATEGORY: R SITE CLASS D Ss=1.5 Sds=1.4 Fa=1.4 V=0.216W (SIMPLIFIED	3. E 4. 5.	THE FOUNDATION PADS SHALL BE VIEW DRAWING WITH THE BOLT HO BEAM. SEE PLAN VIEWS, SHEETS CONCRETE FOUNDATION PADS 2500 PSI AT 28 DAYS AS TESTED WEIGHT CONCRETE. PRESSURE TREATED FOUNDATION F 3/4 INCH A.P.A. 48/24 EXTERIOR NER-QA397, PRP-108.
	 METHOD, ASCE 7-10 SECTION 12.14) THES, DESIGN US NOT. INTENDED FOR USE IN FLOOD HAZARD ABEAS (UNLESS A SEPARATE DESIGN ADDRESSING THE FLOOD HAZARD BEAS (UNLESS A SEPARATE DESIGN ADDRESSING THE FLOOD HAZARD BEAS) SUBMUTED FOR APPROVAL BY THE LOCAL JURSBUCTION. POOTINGS ARE DESIGNED FOR 1500 PSF BEARING CAPACITY AND SHALL BE COMPATIBLE WITH LOCAL SOLL CONDITIONS. ALL FOOTINGS SHALL BE FOUNDED IN ACCORDANCE WITH H.C.D. GUIDLINES AND TITLE 25 OR PREPARE SUBGRADE PER SOLL REPORT, WHEN AVAILABLE. STRUCTURAL STREEL STRUCTURAL STREEL ASHALL BE FABRICATED ACCORDING TO ANS SPECIFICATIONS. SHALL BE WELDED ROD. COLD DRAWN LOW CARBON WELDABLE HEATTS: STANDARD ASTM A307 IN THREADED ROD. COLD DRAWN LOW CARBON WELDABLE ALL METAL COMFORENTS INCLUDING NAILS & SCREWS ETC. ARE THE BE PROTECTIVE COATED. THE C.P. SEISMIC PIER SHALL BE LISTED & LABELED BY BSK ASSOCIATE FOR THESE ULTIMATE LOADS: 7 THRU 16 INCH PIERS: 3203 LBS. (STRONG DIR), 2273 (WEAK DIR), 16,000 VERTICAL THES FOUNDATION SYSTEM IS FOR PLACING MANUPACTURED HOMES CONSTRUCTED WITH LONGTUDINAL OR CROSS JOISTS. THIS FOUNDATION SYSTEM IS DRENGED TO BE CONSTRUCTED ON A FAIRLY LEVEL SITE WITH NO EXISTING SOLL PROBLEMS. SEE NOTE 2 AND TITLE 25, SECTION 1334(b). THE SIZE, TYPE & LOCATION OF STANDARD VERTICAL SUPPORT PIERS & FOOTINGS MUST BE INSTALLED PRE THE HOME MANUPACTURER'S INSTALLATION MANUAL. WITHOUT MANUAL, SPACING OF STANDARD PIERS TO BE DETERMINED BY TITLE 25, SECTION 133B.D. FOUNDATION PADS ARE AVAILABLE FOR USE WITH THES SYSTEM. THE CUSTOMER MAY CHOOSE ONE OF THE PADS FOR THEIR HOME. SEE SHEET FR. FOUNDATION PADS. FOUNDATION PADS SHALL BE PLACED ON FIRM, LEVEL UNDISTURBED SOLL (SEE GEN. NOTE 2) 	2. 0 1. 2. 3.	ATTACHMENT TO EXISTING CONCRET THE C.P. SEISMIC PIER MAY BE AT CONCRETE SLAB OR CONCRETE FOR CRITERIA: 1. ATTACH WITH TWO 5/8' DIAM A 2. MINIMUM EMBEDMENT = 2.5' 3. MINIMUM EMBEDMENT = 2.5' 3. MINIMUM EDGE DISTANCE = 2' OACH SIZE NOTES: UNLESS APPROVED BY ROCK SOLID SHOULD NOT EXCEED: A. SINGLE WIDES: 4:12 B. DOUBLE AND TRIPLE WIDES AS LISTED IN TABLE FOR ANY HOME SIZE OTHER THAN REFERENCED IN THE TABLE, THE APPROVED BY ROCK SOLID ENGINE ISPECTION REQUIREMENTS: THE DESIGN OF THIS SYSTEM IS F HOMES AS BUILT BY THE MANUFAT AS GARAGES AND SECONDARY ROOD DESIGN. ALL DIMENSIONS INCLUDED ON THIS BUILDING OFFICIAL. ANY DISCREPE BROUGHT TO THE ENGINEER'S ATT THE BUILDING PAD SHOULD BE IN ENSURE THAT PROPER SOL CONDI- RAY HAMES INCLUDED IN THE ENSURE THAT PROPER SOL CONDI- RENT TO THE ENGINEER'S ATT THE BUILDING PAD SHOULD BE IN ENSURE THAT PROPER SOL CONDI- RENT AND MANUAL.













_	н	OME SIZE	Her Land Trighterin (1 07	1 07	ar ar	1 or	1 07	1 07	107	1.00	1 07	1 07	4.07	10	101	1000	100
R	OOF PITCH	WEDTH	LENGTH	PIERT	ROWS	TIK	PERES	RORD	118	10000-0	BOWS	DORDED	PERMIT	ROWS	DOTIS	PERMIT	ROWS	DOWNS
R			UP TO 48'	4	2 ROWS	4	4	S BOAR	1	4	S BONS	1	4	2 ROWS	10	4	2 ROWS	1
2 4:12 10'-16'	48.5'-60'	6	3 ROWS	4	6	3 ROWS	4	8	3 ROWS	4	6	3 ROWS	200	6	3 ROWS	8 4.		
8			80.5'~78'	8	4 ROWS	4	8	4 ROWS	4	8	4 ROWS	4	8	4 ROWS	20	8	4 ROWS	20
Т	20'-28'		UP TO 56'	8	2 ROWS	0	4	2 ROWS	4	4	2 8085	4	8	3 ROWS	4	6	3 ROWS	8
L		56.5'-66'	8	2 8093	0	4	2 ROWS	4	6	3 ROWS	4	8	3 ROWS	4	.6	3 ROWS	6	
	312		66.5'-78'	12	3 ROWS	0	8	3 ROWS	4	8	3 ROWS	4	12	4 ROWS	4	8	4 8099	5
			UP TO 56'	8	2 ROWS	0	4	E ROWS	4	4	2 8095	4	8	3 ROWS	4	6	3 ROWS	6
ĕ		28.5'-32'	56.5'-66'	8	2 ROWS	0	12	3 ROWS	0	12	3 8093	0	18	4 ROWS	4	8	4 8093	8
		1201010	88.5'-78'	12	3 ROWS	0	12	5 ROWS	0	12	3 ROWS	0	12	4 BOWS	4	8	4 ROWS	8
бГ			UP TO 60'	8	2 ROWS	0	12	3 ROWS	0	8	3 ROWS	4		3 ROWS	4	6	3 ROWS	6
8		20'-30'	60.5'-66'	8	2 ROWS	0	12	5 ROWS	0	8	3 ROWS	4	8	3 ROWS	4	6	3 2093	6
1	4.10		88.5'-78'	12	3 8085	0	12	3 ROWS	0	8	3 ROWS	4	12	4 ROWS	4		4 ROWS	8
	*10		UP 70 56'	8	2 ROWS	0	12	3 ROWS	0	8	3 8093	4	8	3 ROWS	4	6	3 ROWS	6
L			58.5'-66'	8	2 ROWS	0	12	3 ROWS	0	8	3 ROWS	4	18	4 ROWS	4	8	4 ROWS	8
1	_		66.5'-75'	12	3 ROWS	0	12	3 ROWS	0	8	3 BOWS	- 6	12	4 ROWS	4	8	4 ROWS	8
Т			UP TO 48'	8	2 ROWS	0	8	3 R0W3	4	8	3 ROWS	4	8	3 ROWS	4	6	3 ROWS	6
si -			48.5'-60'	12	3 ROWS	0	8	3 ROWS	4	8	3 ROWS	4	12	4 ROWS	4	8	4 ROWS	8
2		30-63	60.5'-66'	18	3 ROWS	0	6	3 HOWS	4	5	3 ROWS	4	16	5 ROWS	4	8	5 RO¥3	8
8	412		06.5'-78'	16	4 ROWS	0	12	4 ROWS	4	12	4 ROWS	4	14	5 ROWS	6	10	6 ROWS	10
51	416		UP TO 48'	12	3 ROWS	0	0	3 ROWS	4	B	1 ROWS	4	18	4 ROWS	4	8	4 8093	5
1		40.07 403	48.5'-56'	12	3 ROWS	0	0	4 ROWS	4	8	3 ROWS	4	12	4 ROWS	4	8	4 ROWS	
		43.5 - 48	56.5'-68'	12	3 ROWS	0	8	5 ROWS	4	12	4 ROWS	4	14	6 BOWS	0	10	5 ROWS	10
			68.5'-78'	10	4 ROWS	0	12	4 ROWS	4	12	4 ROWS	4	14	5 ROWS	6	10	S ROWS	10

ENDWALL THEDOWS PER HOME IS INDICATED IN TABLE BY .

4 TOTAL # OF SIDEWALL TERDOWNS

HOME SIZES REFER TO NOMINAL SIZES THAT ARE COMMONLY MANUFACTURED. IF THE EXACT SIZE OF THE HOME IS NOT LIFTED, CHECK THE NEXT HIGHER OR LOWER SIZE AND USE THE ONE THAT REQUIRED MORE PIERS.

THE TIEDOWNS SHALL BE LISTED & INSTALLATION INSTRUCTIONS SHALL BE ON SITE AT TIME OF INSPECTION.

THES FLAN MAY BE USED WITH C.P. SEESING PIERS UP TO THE 18 INCH PIER SEEK. THE MAXIMUM HESCHY OF THE C.P. SEEMEC AND C.P. ANCHOR PIERS IS 23" MEASURED FROM THE BASE PLATE TO THE TOP PLATE.

> ENGINEERED FOUNDATION PLAN CENTRAL PIERS - SPA 30-5F













REVIEW PROCESS, PV, AND PV +10%

PALISADES FIRE









*Geographically sensitive areas may require minor review from other departments in the planning phase



HOW TO GET READY TO SUBMIT

- **1. Have Debris Removal Completed**
- 2. Find Your Records
- 3.Work with Your Design Professional
- 4. Prepare your Planning and Building Safety Plans to Obtain your Permits
- 5. Construction and Inspections 6.Move In







The following is the **3 step process** your project will go through for **approval and permitting.**







STEP 1: PLANNING







PLANNING

The What and Where:



Planning

- Rebuild Center
 - 23805 Stuart Ranch Road, Suite 240
- Development Portal ullet
 - malibucity.org/858/Development-Portal





agendas, minutes, and resolutions, as well as building permits, geology reports, and septic approvals.

Welcome to the City of Malibu Development Portal What Would You Like to Do Today?

Initiate Planning Applications You can apply online for a new. revised submittal or substantial conformance application. New Application New ADU-Only

Revised Submittal

Substantial Conformance

Public Document Search



Building Safety

Initiate a Permit or Plan Check Applications

You can apply online for a Permit or Plan Check application.

New Application

Rapid Permit

Residential Solar Review

OWTS Plan Check

Plan Check Resubmittal



Building Inspections

Schedule Inspections

Provide the project site address, permit number, type of inspection, day and date for inspection, contact name, and phone number.

Inspection Status

Schedule Inspection

Open Code Enforcement

View Open Code Enforcement Cases

Search by address to view open Code Enforcement cases.

Search Cases









STEP 2: PLANNING APPROVAL





STEP 2: PLANNING APPROVAL

What key information is Planning looking for?

• **PV* and PV + 10%**

- Documentation verifying existing structure
- Sets of plans: site plan, floor plans, elevations, survey*
- Highlight on the plans where the 10% addition is located

• PLEASE NOTE:

- Addition must comply with all current city codes and standards
- Conformance review within 7-10 days; missing info could require revisions

***PV = Planning Verification**



s, survey*

es and standards info could require





STEP 2: PLANNING APPROVAL

- APR* + SPR* may be needed for new height above 18 feet (Non-beachfront)
- Completely new house/re-design: CDP*

*APR= Administrative Plan Review ***SPR= Site Plan Review** *CDP= Coastal Development Permit







EXAMPLES OF INFO FOR PLANNING



Previous finaled permits

SLUX MILL	Personal Control and	Manufacture inte
the Annual Agence	A. R. C. C. akk. Ta . Fand	pass by ht for Rear
	Farming Fat Alberth	Station Street and St.
	ABART TOTAL	And in Freezeward and the state
and the second sec	a (854	Sector States
Annual Inc. in Annual	the second se	and the second state
the locks	B TO	No. of Concession, Name
and double		Real of the Real Property lies and the real Prop
Tanka and the second se	and the second s	And in the state of the state of the
- mager	- TANK MALL PART IND	New of conditions, in , it was
and a second sec	TALES AND DUTING	Street of the
and the state of t	to do	the based of the second
- Berlan		All a loss a della all
with a second se	a contraction of the second	C. Williams
	and a second second	
and I all more than	and the particular of the second	
The STI	The second second	
my crear	Line	
- Les 28 parce-	WALL TE LES, PASSAGERING	
- Inder your	Stant later	
The Fit-Is beam	And a first of the state of the second	
an ann the state of the	Berlet des Fines la	
State Aller	Ballie at utill Summe	
Part	-	1.1
		and the second second





WHAT DOES +10% MEAN?

You can also expand any destroyed accessory structures by 10% each



Orig. SFR 1962 2,000 sf 15 ft. tall

NOTE:

Expansion of 10% is only allowed if:

- New area meets development standards(cannot expand any nonconformities)
- Property is under max TDSF and Impermeable



WHAT DOES +10% MEAN?









WHAT DOES +10% MEAN?











STEP 2: BUILDING PLAN CHECK





BUILDING SAFETY SUBMITTAL







BUILDING PLAN CHECK

Building Plans Review:

- Architectural and Energy
- Structural
- MEP
- Environmental Health
- Retaining Wall/Structural
- Grading/Drainage
- Fire Department Review









HISTORY OF THE BUILDING CODES



California Building Code Part 2 of Title 24	Effective Date	Model Code
1981	See history note appendix	UBC 1979
1985	See history note appendix	UBC 1979, 1982, 1985
1989	July 1, 1989	UBC 1988
1992	July 1, 1992	UBC 1991
1995	January 1, 1996	UBC 1994
1998	July 1, 1999	UBC 1997
2001	November 1, 2002	UBC 1997
2004	2001 CBC remains in effect	
2007	January 1, 2008	IBC 2006
2010	January 1, 2011	IBC 2009
2013	January 1, 2014	IBC 2012
2016	January 1, 2017	IBC 2015
2019	January 1, 2020	IBC 2018
2022	January 1, 2023	IBC 2021





CALIFORNIA CODE OF REGULATIONS

Title 1. General Provisions	Title 15. Crime Preve
Title 2. Administration	Title 16. Professional
Title 3. Food and Agriculture	Title 17. Public Healt
Title 4 Business Regulations	Title 18. Public Reve
The F Education	Title 19. Public Safet
Title 5. Education	Title 20. Public Utilitie
Title 7. Harbors and Navigation	Title 21 Public Works
Title 8. Industrial Relations	Title 22 Social Secur
Title 9. Rehabilitative and Developmental Services	Title 23 Waters
Title 10. Investment	Title 24. Building Stand
Title 11. Law	Title 25. Housing and
Title 12. Military and Veterans Affairs	Title 26. Toxics
Title 13. Motor Vehicles	Title 27. Environment
Title 14. Natural Resources	Title 28 Managed He

- ention and Corrections
- al and Vocational Regulations
- lth
- enues
- ety.
- ies and Energy
- ks
- urity
- ndards Code 🖻
- d Community Development
- ntal Protection
- lealth Care



TITLE 24 - BUILDING STANDARDS CODE*

- Part 1 California Administrative Code
- Part 2 California Building Code
- Part 2.5 California Residential Code
- Part 3 California Electrical Code
- Part 4 California Mechanical Code
- Part 5 California Plumbing Code
- Part 6 California Energy Code
- Part 7 International Wildland-Urban Interface Code (IWUIC) adopted on 2/26/2025. (Previously vacant)
- Part 8 California Historical Building Code
- Part 9 California Fire Code
- Part 10 California Existing Building Code
- Part 11 California Green Building Standards Code
- Part 12 California Referenced Standards Code

***CODE UPDATE: JANUARY 1, 2026**









STRUCTURAL CODE STANDARDS

- ASCE 7-16 Minimum Design Loads for Building and Other Structures
- AWC (American Wood Council)
 - 2018 NDS National Design Specifications for Wood Construction
 - 2021 SDPWS Special Design Provisions for Wind and Seismic
- ACI 318-319 Building Code Requirements for Structural Concrete
- AISC Steel Construction Manual
- TMS 402 Building Code for Masonry Structures













DOCUMENTS REQUIRED FOR SUBMITTAL

Plans:

- Architectural Plans (Cover Sheet, Site Plan, Floor Plans, Roof Plan, Elevations, Sections, Window and Door Schedules, Assembly Detail Sheets)
- Site Survey
- Energy Calculations (CF1R)
- Mechanical, Electrical, and Plumbing Plans
- Structural Plans (Notes and Specification Sheets, Foundation Plan, Framing Plans, Detail Sheets)
- Civil Plans (Grading and Drainage)
- Site Retaining Wall Sheets
- 2023 Type V Standard Sheets (optional)
- 2023 LA County Green Building Standard Sheets (Optional)
- Landscape Irrigation Plan
- Outdoor Lighting Plan/Dark Sky Ordinance
- LA County Fire Department approved plans (Occupancy, Grading and Access, and Fuel Modification)
- Certified Fixture Unit Worksheet
- OWTS Plot Plan

Supporting Documentation:



 Structural Calculations • Foundation Feasibility Report • Geotechnical and/or Geology Reports • Coastal Engineering Report • Approval Listings • OWTS Fire Damage Assessment Form



ARCHITECTURAL PLAN - COVER SHEET

PROJECT ADDRE	ESS			
OWNER Owner's Name Owner's Street Address				
	PROJECT TEAM	ZONING & BU	ALDING SUMMARY	PROJECTION SCOPE A statistical of the statistical
	SITE	And and a second a		GENERAL NOTES





WING INDEX

Trut and the part of sector Annual sector Annual sector Annual sector and the Annual Sector Annual Sector and the Annual Sector and

WE LAW AND LAW

RELATION OF MALE AND A LOCAL PLACE P

Architect of Record ter begeine its 201-2 April 19 Austre sons Terri rengione



1 222-

THE HERT PROFIL PROPERTY. COMPRESSION DOCUMENTS Instantion of

1.94 100 distantion.

1001 101 201 A-1.00 18418





ARCHITECTURAL PLAN - SITE PLAN





	A second stage for an appendix a second of the second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second seco
ALCOLUTE .	CONSTRUCTION NOTES.
And the control of th	Loss des las et la construction de la const Las des las estas de la construction de la const Las des las des la construction de la construction Las des la construction de la construction de la construction Las des la construction de la construction de la construction Las des la construction de la construction de la construction Las des la construction de la con
ž	
5	
	Architect of Record Industry United Industry Income Industry Income Income
	2 antenue constituction pocuments Montroales (19) 10 10 10 10 10 10 10 10 10 10 10 10 10 1
	A-2.00





ARCHITECTURAL PLAN - FLOOR PLANS





ARCHITECTURAL PLAN - ROOF PLAN





HEREINAN.
Addition for an extension Addition for an extension Addition for an extension Addition for an extension Addition for a for a for a for an extension Addition for a for
Architect of Record Industry States Harring and Harring and Harring and Harring and Harring and Harring and Harring and Harring and Andrea
t Rozan
0046 MUCTOR SOCUMBERTS Marrieden (20) In Der Annere


ARCHITECTURAL PLAN - ELEVATIONS



CHAPTER 7A WILDFIRE EXPOSURE REQUIREMENTS **TO BE NOTED ON ELEVATIONS.**



ARCHITECTURAL PLAN - SECTIONS







ARCHITECTURAL PLAN - WINDOW AND DOOR SCHEDULES



CONSTRUCTION NOTES Pani and sendin south of advants skipperin his doe nearting Gasteph as indeked fast or specifie offers the count of states is offers a 24 load are of allow unless when of the date is a shared coefficient and offers botter to a shared to the fill builts dates for first or a unless fill builts dates for first or a unless testion of a single-series is manifed to the series of bridge and white \$2.5 terner stars Gerner Stors shall be Architect of Record SAMPLE PROJECT WINDOW & DOOR SCHEDULE CONSTRUCTION DOCUMENTS 1701 birtair. 09/06/2021 A-8.01





ARCHITECTURAL PLAN - ASSEMBLY DETAILS





SITE SURVEY





ENERGY CALCULATIONS (CF1R)

The local sector from the sector is a sector	Contracting from the Balance Balance Street	BRIE COLTANDE BRITCHARDING	SECOND'S CARDINAL TO	THE PERSON A	The second statements are provided using the result of the provided statements of the provided statement of the provided s
				Tome Tape Tome of Sector 1 in the sector of investments Tome of Sector 1 in the sector of investments Topological Sector 1 in the sector of interest Topological Sector 1 in the sector 1	GONETRICIDANCES.
			Party and the second seco		
			And a second sec		
		S			Architect of Record Internet States Internet Internet Internet Internet
		Name and Address of the other states of the ot			
					Exception before wateries approximate and the source of th
					A-1.04



ENERGY CODE GOALS

- Increase building energy efficiency cost-effectively
- Contribute to California's greenhouse gas (GHG) reduction goals
- Enable pathways for all-electric buildings
- Reduce residential building impacts on the electricity grid
- Promote demand flexibility and self-utilization of photovoltaic (PV)





ENERGY CODE ENVIRONMENTAL BENEFIT

Reduced Statewide Emissions



Source: CEC Impact Analysis 2005, 2008, 2013, 2016, 2019, 2022







2022 ENERGY CODE

Effective January 1, 2023

- Building permit applications submitted on or after effective date
- Must use 2022 software and forms







CALCULATION **ROVAL MANUAL**

ILDING ENERGY ANDARDS

RT 6, AND ASSOCIATED ATIVE REGULATIONS



ENCE NDICES

22 BUILDING ENERGY Y STANDARDS

4. PART 6. AND ASSOCIATED NISTRATIVE REGULATIONS ADT 1





DEMONSTRATING COMPLIANCE

Compliance forms confirm Energy Code is met

- Completed by designers, consultants, builders, contractors, technicians, HERS raters, etc.
- Submitted to enforcement agencies for verification \bullet

Type of form	Single-family	Multifamily 3 or less habitable stories	Nonresidential Multifamily 4 or more habitable stories
Certificate of compliance	CF1R	LMCC	NRCC
Certificate of installation	CF2R	LMCI	NRCI
Certificate of verification	CF3R	LMCV	NRCV
Certificate of acceptance	-		NRCA



Updated for 2022





VENTILATION AND IAQ MANDATORY REQUIREMENTS SINGLE-FAMILY § 150.0(o)1Gi-iii

Local mechanical exhaust: Updates to incorporate ASHRAE 62.2

- Nonenclosed kitchen
 - Demand-controlled exhaust system meeting §150.0(o)1Giii
- **Enclosed kitchen and all bathroom**
 - Demand-controlled exhaust system meeting §150.0(o)1Giii or continuous exhaust system meeting §150.0(o)1Giv
- **Demand-controlled mechanical exhaust**
 - Control and operation
 - System must have occupant-controlled ON-OFF control or automatic control that not impedes occupant ON control
 - Ventilation rate and capture efficiency
 - Adds Table 150.0-G for ventilation rates and capture efficiency





Updated for 2022



VENTILATION AND IAQ MANDATORY REQUIREMENTS SINGLE-FAMILY § 150.0(o)2A-C

HERS Verifications

- Whole-dwelling unit ventilation \bullet
 - Airflow measurement includes ASHRAE 62.2 specification for balanced airflow rate determination and measurement of systems with multiple operating modes
- **Kitchen local exhaust**
 - Vented range hoods installed to meet IAQ Adds use of capture efficiency ratings for compliance
- Heat recovery ventilation and energy recovery ventilation \bullet \circ Requires verification of HRV or ERV fan efficacy ≤ 1.0 W per cfm





Updated for 2022



TABLE: SUMMARY OF MEP REQUIREMENTS

System	Requirement				
Electrical	Compliance with California Electrical code, fire-resistant wiring recommended				
Mechanical (HVAC)	Compliance with California Mechanical Code, fire-resistant ductwork				
Plumbing	Compliance with California Plumbing Code, fire-rated pipes recommended				
Fire Sprinklers	Mandatory automatic sprinkler system				



Details

Includes AFCIs, GFCIs; consider backup power for fire resilience

Design to prevent fire and smoke spread, per Section 602 of California Fire Code

Ensure fire safety, potential integration with sprinkler systems

Required under California Fire Code and Residential Code for high hazard zones



MECHANICAL PLANS



ELECTRIC READY MANDATORY REQUIREMENTS SINGLE-FAMILY § 150.0(t, u, v)

- Adds Heat Pump Spaced Heater Ready
 - 240V, 30A circuit with termination 3 feet from furnace
 - Reserve and label double pole breaker in main panel
- Adds Electric Cooktop Ready
 - 240V, 50A circuit with termination 3 feet from cooktop
 - Reserve and label double pole breaker in main panel
- Adds electric clothes dryer ready
 - 240V, 30A circuit with termination 3 feet from clothes dryer location
 - Reserve and label double pole breaker in main panel



New for 2022

nace anel

ktop anel



hes dryer location anel



ELECTRICAL PLANS



PLUMBING PLANS

ENVIRONMENTAL HEALTH

ENVIRONMENTAL HEALTH

- Reviews functionality and capacity of wastewater system to serve your building(s)
- Onsite Wastewater
 Treatment Systems (OWTS)

PLUMBING STANDARDS CODE

- Malibu Municipal Code (MMC) 15.40, 15.42, 15.44
- Local Agency Management Plan (LAMP)
- OWTS Manual
- LA County Title 28 Plumbing Code
- California Plumbing Code

Siting, Design, Installation, and **Operation Guidelines**

Onsite Wastewater Treatment System Manual

July 23, 2018

ENVIRONMENTAL HEALTH

Reuse of Existing OWTS

- OWTS Fire Damage Assessment Form
- Repairs completed before COO
- Site plan with location of OWTS and all structures
- Floor plans and fixture unit worksheet

ENVIRONMENTAL HEALTH

New OWTS

- Standard OWTS submittal
- Advanced OWTS with supplemental treatment is required for residential beachfront, commercial, and multifamily properties (MMC 15.40.090)

GENERAL STRUCTURAL NOTES

- ZINERAL The Contractor shall wertly all dimensions and conditions at the job site bindle the Evolution impactizable if any
- etails shown on the structural drawings are typical. Similar details apply a similar conditions. In the event certain aspects of the work are not fully a similar conditions are specified in these structural poles. The character as for similar co eviewed by the Engineer.
- precedence over these gene n on the drawings shall take
- between the drawings, notes, shall apply unless directed or
- construction. The Contractor shall provide all measures necessary to protect the structure, workers and other persons during construction. Such measures thail include, but not be limited to, bracing of sufficient strength including wind and seismic loads, imposed w shoring for the building, construction
- equipment, earth banks and retaining walks forms, scattloking and planking. These protective measures are the sole responsibility of the Contraction and site visits by the Topineer will not include observation. sad measures. Construction materials placed on framed roots or floors shall be spread out and the resulting loads shall not exceed the design live load for each level.
- Openings, pockets, etc. shall not be placed in slabs, foundations, walls, beams, columns, joints, etc. unless specifically detailed on the structural drawings.
- All phases of the work shall conform to the minimum standards of the 2019 California Building Code (CBC), these structural notes, and all local
- e drawings or general notes shall be
- themselves, and the assumed loads acting on them. Actual field dimension will be writhed prior to oxident products. Material specifications, tabication procedures, and installation recommendat be per manufacturer, and as noted in these plans.

- design based on soil investigation by GeoConcepts Inc. Report Istad May 4, 2020 and under anout dated July 9, 2021
- is and foundation design are based on soil rings. Actual soil conditions which deviate n is the test borings or buried structures found
- All she work and grading shall be done in accordance with the Genterheiral Insettlemine Report
- conditions. The Solic Engineer shall approve all die work and foundati excevations prior to installing reinforcing steel or placing concrete. backfill materials prior to placement
- The bottom of all footings shall be horizontal. Where adjoining footings bear at different elevations the bottom of the footings shall be stepped as
- The Solis Engineer shall appro
- Drilled, cast-in-place friction pl
- Soils Engineer shall provide requirements to ensure hole integrity during construction.
 The pile escavation shall not be drilled until all concrete required for one hour after completion of the Plies are to be posi-drilling operation.
- G WALL NOTES
- writs. Project Solis investigation shall take nd specific retaining wall details.
- sinage material (refer to note #2) shall sucus 12" (minimum) wide strip. The all height of wall up to 12" below top o
- Granular drainage material shall shall be free of occasic material ist of gravel or crushed stone, and or other deleterious material.
- Drainage and backfill material shall not be placed until concrete and maximum has marched darken strength.
- Fine-standing waits Do not backfill wait until 7 days or 70% of design strength (infinitum) after placing of concerts or solid grouding of wait (b) entries length of wait) and compared with lightwaits tampers. Do not frame wood that waits or joint from, or pour concetts table (at top or identicity) and that grant or joint from, or pour concetts table, bit top of referencing units of days (infinitum) after backfilling and compact

- Contractor shall notify Architect or Engineer if superimposed loading occurs from adjacent traffic, existing foundations, or other structures within a distance another has a superior added and the unit. Maximum uphil slope behind wall shall be one (1) (vertical) to five (5 (horizontal), unless otherwise noted. shall be wrapped in a synthetic minimum 2% slope to daylight. A synthetic permeable fabric shall b material and backfill material, to pre material into drainane material. CONCRETE of the ACI Building Code (ACI 31) Manuals of Concrete Practice. Ficorylab fatness and invelness require architect or owner. Testing as required t invelness shall conform to ASTM E1155.
- Concrete strength: 4000 psi @ 28 days 4. Minimum cement content: 6 sacks per yard
- 5. Max water-cement ratio: 0.49 0.43 @ slabs poured direct against vapor relation
- Installation of high strength bolts: In accordance with ASC "Specification for Structural Joints Using ASTM A325 or A490 Bolts" turn-of-nut method. Aggregate size: 1¹². Provide the maximum ratio of coarse aggregate to fine approach a considerat with clarico new immedia Maximum slump: 4-1/2" per ASTM C143.
 - Holes for bolts & threaded rods shall be standard size and nutrybolts shall be installed Snug Tight per ASC, unless noted otherwise. 5. All welds to conform to AWS DL1.
 - Copes and weld access holes shall conform to AWS D1.1 for tension regions at all locations.

(216). Stainless steel nuts: ASTM FS94 CW1 or CW2 (216).

Test repo

URAL STEEL AND MISC METAL

- wavenum standisk
 Concert materials
 Concert Forderd Type II, ACTM C150.
 Galanching: Start landton, amentikan, jund mitenikenskus ten angles, to lei the de galanchade. I kind-ig alanchad deel feating and the par ACTM 1212 Cant III for hims. I kind-ig galanchad deel feating and the par ACTM 1212 Cant III for hims. I kind-ig galanchad met feating and the par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims. I kind-ig galanchad par ACTM 1212 Cant III for hims.
- Inforcing materials: ASTM AB15 Grade 60. Welded wire fabris: ASTM A1064 Reinforcing for welded insetts: ASTM A706 G welded fable be markied with a Wito designar Cold down spiral reinforcing: ASTM A1064. 16 Grade 60. All bars to be rate weidability.
- Not water queries. Shop dansings: Submit to the Architect and Engineer for review. Shop and exection dansings that contain all information required to install all structural latel without having to white to the structural disaving. Where member or assemblies are required to be galawheth, during and exerciton drawings thall also indicated the and location of drain holes as required
 - Sawn kunber materials: Moliture context for sawn lumber shall not excee 19% at the time it is incorporated into the structure. Unless noted otherwise on the dawings, sawn kunber materials shall conform to the following: wing: Beams, ports, headem and ledgem fie and larger: Douglas Fir No. 1. Joh franking: Douglas Fir construction. Sawn lumber enbedded in or in direct constat with concrete or macrony and within 6 ket of east'r. Pressure shared Oouglas Fir. All sawn lumber not noted above: Douglas Fir No. 2.
- wood sheathing materials Roof sheathing APA rated wood structural panels conforming to DOC PS-1 or PS-2.
 - DOC PS-1 or PS-2. Fixor sheathing: APA mated, Sturd-I-Fixor, Exposure 1, with exterior glue and Panel Span Rating shown on the fixor framing plan. Well sheathing: APA rated wood structural panels conforming to Wall sheathing: APA rated wood structural panels or DOC PS-1 or PS-2 Pressure treated sheathing: APA rated wood structural panels conforming to DOC PS-1 with treatment per AWPA UI Standard.
- Concrete curing: Keep concrete con compound in strict accordance with Glad laminated timber materials: Douglas Fir with exterior glas, industrial apparance gands. Molitare content for glad laminated timber shall not exceed 10% at the time of manufactures. 4) Simple space: Combination Symbol 244-V4. 5) Members which cartilever more than 1 both or are continuous over a support: Combination Symbol 246-V6.
- m removal: Remove forms in accordance with the following schedule: Side forms of footings: Minimum 2 days. Environment site on oracle attract: Minimum 1 day. side forms of footings: Minimum 2 days.
 Edge forms of lab on grade strips: Minimum 1 day.
 Side forms of joints, beams, and ginters: Minimum 3 days.
 Walk and columns: Minimum 10 days. Use galvasted or stainless steel nulls, bolts, scewer, and hardware will exposed to weather and at pressure treated members. Galvanized st table compatible with the exposure class and preservative used === treated member.
- Vibration: Vibrate all concrete in place with a mechanical vibrator used by americanoid nemonial

12. Lap splices: See Schedule.

13. Cover to bars: See Schedule.

- Shop drawings: Submit to the Architect and Engineer for review. No relationing shall be slaced until reviewed shop drawings have been neeked on the job. Shop drawings shall consist of both cut and placing sheets. Flacing sheets shall contain all information required to position all reinforcing sheel without having to refer to the structural drawings.
- Outside dismeter of could be gips emissible in this that not exceed 30% of this history, or 1-10°, whichese is smaller, unless positional detailed of memory. All coundus or pips and the 1-10° or 20% shis thickness (DD), that he pipsed under the tab. Couldin can be prough any. Minimum can efficance between under the tab. Could can be prough and. Minimum can efficience between under the could be of Could in that be wrapped in a manner utable to provide a bend beau, and allow county meanschool.#Minimum
- Projecting corners of walk, beams, columns, etc. shall be formed with a 3/4" chamfer unless specifically noted otherwise.

- name print:
 Pri-dill holes for 20d nalit and larger, and for smaller nalit which tend to split the wood. Hole diameter shall be 75% of the nali diameter.
 All nalid pints not specifically detailed or implied by the diswings shall be constanted in accordance with CBC Table "Fastening Schedule".
- Identity: The General data manufacture of the second Nail spacing, edge and end distances and penetration shall confort to NDS Tables in "Dowel-Type Fasteries" section, unless noted otherates. Stances calls as reacting to maintain monitories noted

 - /32" to 1/16" larger than bolts, accurately located.
 - b) Washert: At each bolt head and nut, not less the washert, placed next to wood.
 c) Retighten all bolts prior to closing in walls.
 - Lead holes for shank shall be same diameter and depth as unthreaded shank of bolt.
 - Lead holes for threaded portion shall have a diameter 60% to 75% of shark diameter and the length shall be at least equal to the threaded portion of the bolt.
- while, Unless total of themains. Elevands, unless noted of themains. Web Brage shows ADM A000. Tablist Dayses (Joronya) and Russian ADM A000 Gaster C. Add Hanard and ADM M1054. Boths: ATM A007. Mark ATMA A007. Mark ADM A007. The threaded portion of lag bolts shall be inserted into its lead hole by turning with a wench, not by driving with a hammer.
 Spac or other lubricant shall be used on the screws to facilitate Scap or other lubricant shall be used on the screw insertion and prevent damage to the bolt. ASTM F590 CW1 or CW2
 - r shank shall be 3/4 x diameter and the same depth as Lead holes
 - the unthreaded shark of the screw. Lead holes for the threaded portion shall be 3/4 x diameter of the screw at the root of the thread and the length shall be at lead equal to the threaded portion of the screw. Vall be inserted into its lead hole by turning with a screwdrker, not by driving with a hormore.
 - SDS screw as shown in the latest edition of the Simpson Strong T Company, Inc. catalog. Install per manufacturer's instructions. Size, height and spacing of wood study shall conform to the requirements of CRC Table Ch. 2308 "Size, Height, and Spacing of Wood Study", unless
 - noted otherwise on the drawings. Study shall be spaced at 16 inches unless noted otherwise. Walls shall be constructed with (2) 2x top plate & (1) 2x still unless noted otherwise.
 - accordance with CBC Ch 2000 "Lateral Support", "Bridging". Framing shal have a bearing length to match member width, unless noted otherwise.

 - Holes and nothers in theming envertient: (in the points and matter: Delive that a disclamant product of a seconding 11 (c) of the monohed angle in a solutionary queries of a seconding 11 (c) of the monohed angle in a solutionary queries of a seconding 11 (c) of the monohed angle in a solutionary queries and the lines in that, gives a disk in Child Child and the disease or a seconding 11 (c) of the monohed angle in a solutionary queries the seconding 11 (c) of the monohed angle is a solutionary queries the constraints that and a solution of the solution at the constraint of queries that is a solution of the solution of the constraint angle in the joint is a solution of the solution
 - noe. Notchec Notches in stud walk shall comply with CBC Section Ch. 2000 "Cutting and Notching". Notches are not permitted in any other member except where specifically detailed. lutte See d) Holes and Notches in Engineered Woo manufacturer's requirements.
 - n of glued laminated timbers Incidion of gave laminated timesic Tabrication table in accordance with the latest edition of ARIC 117-MANUFACTURING and the latest edition of ANR/ARIC AVR01-fortunation Gloval laminated Timber. Soften tubop drawings to the Tagheer for review. Members shall be marked with a quality mark indicating that fabrication was in accordance with ANG/ARIC ANR01.
 - Camber: Provide standard camber on the main span unless noted otherwise on the drawings. Do not camber cartilevers unless noted otherwise on the drawings.
 - Structural Composite Lumber / Engineered Wood Products:
 - Laminated Strand Lamber (LSI) fabrication and design as manufactuad by True Joint Engineened Wood Products shall be is accostance with the itsent LCC Report No. (20:1-137: Unless note otherwise all LSI, Lumber shall conform to the following minimum design properties:
 - Nim BQ/Stringer (UNO):
 Nim BQ/Stringer:
 Studic:

 0
 Fb = 1/200 pol
 0
 Fb = 2,205 pol
 0
 Fb = 2,205 pol

 0
 E = 1,300,000 pol
 0
 E = 1,550,000 pol
 0
 E = 1,560,000 pol
 0
 E = 1,560,000 pol
 0
 E = 1,560,000 pol
 0
 F = 1,560,000 pol
 0</td

 - c) Paraliam Paraliel Stand Lumber (PSI) fabrication and design an manufactured by Trut Joint Engineered Wood Products shall be in accordance with the latest CC Report No. ISSN-1387. Unless noted otherwise all PSI, Lumber shall conform to the following minimum design properties:
- Columns:
 Deams:

 0
 Fb = 2,400 pcl
 0
 Fb = 2,800 pcl

 0
 Fb = 2,400 pcl
 0
 Fb = 2,800 pcl

 0
 Fb = 1,000,000 pcl
 0
 Fc = 2,200,000 pcl

 0
 Fv = 190 pcl
 00
 Fv = 2,900 pcl

 0
 Fc = pcantilely = 2,500 pcl
 00
 Fc = 2,800 pcl

AU ADDL ALUM ALT ARCH ATR ATR ATR ATR BLE(G) BM BN BN BN BN BN BN CALIF CANTL CG Considency: Grout shall be of fluid consistency and shall be pumped into place. Beinforcing for weided inserts: ASTM A206. All bars to be weided shall be marked with a W to designate weidebility. CMU CONC CONN CONT CONTR(D) DBL DBL DBL DBL DBL DBL DBL

produced by the California Office of the State Engineer. Massony with shall be dry at the time they are ground. Their tape that be wrapped around the vibrator shart in the start of act, thit such that the tape will be even with the top of the wall being pound when the vibrator has penetrated helf way into the previous life. Lap splices of reinforcing steel per schedule, unless noted otherwise

The second secon

N SOIL VALUES: Cash-b-dfield hold (CDII) give values: State Petrotoxical casardy: a pet folio (ingleser supplier Parative UP + 700 pet fockulars factor or safety) (apply over 22 pier diameter) Maximum Pasalve UP + 7000 pet fockulars factor of safe Methoda (inglese) + 2300 pet fockulars factor of safe Methoda (inglese) + 2300 pet fockulars factor of safe Methoda (inglese) + 1010 Soil Casep + 1000 pet fockular fockular to fill

Retaining wall values: See above for retaining walls on CIDH pies AS-hast IIP = 65 pd Actus IIP = 85 pd Seismic Induced IIP = 5pcf Seismic Induced IIP = 7pcf Seismic Induced IIP = 7000 pd (Includes factor of safety) Maximum Yasaha IIP = 7000 pd (Includes factor of safety) Incluse = 44 (does not Includes factor of safety)

<u>IN NOTES:</u> Dead Loads (Projected on Horiz, Plane) :

a) Roof uniform distributed load: 21.0 pef +5.0pef allowance for solar & beam framing over

a) Uniform Distributed Load: 40 psf, 60 psf b) Live Load Reductions: Y Roof Live Load = 20psf

a) Occupancy Risk Category = II b) Basic Wind Speed (3-sec gust) = 94 mph b) Wind Exposure(x) = C

 $\label{eq:constraint} \begin{array}{l} \text{Anti-plane only in set} \\ \text{d} \quad \text{Compare} (J \text{ set}) \text{ the portwards faster, } = 1 \\ \text{d} \quad \text$

Special reinforced concrete shear walk 1) Seismic Response Coefficients, C₂ = 0.258 2) Response Modification Factor, R = 5.0 h) Analysis Procedure Used = Sim pilled Design Nethor

Floor Live Loads:

Wind design data:

Earthquake design data:

ANE-ICE BOLT ANE-ICE BOLT ALCOTTONE

ELEV EMBED EN EW EW EV EV EV

I ACC OF COMMENT FACL OF COMMENT GUIDE GUID LONG MFR MAX MIN MIN NTS OCH PA PTDF REPD REPD REPD REPD REPD REPD SCHED SEGR SCHED T TALS TALS THE TOW TVP UNO VERT VWO VWO VWO WWO

11/02/2020 SUBMITIL (27) 11/02/2021 PCON RESUMITIL SE 208/2022 PCON RESUMITIL SE 817/2022 PCON RESUMITIL SE 817/2022 PCON RESUMITIL SE

GENERAL NOTES **\$1.0**

DUTE SUBMITTEL

RESIDENCE MALIBU, CA 90265

Substitution requests for products other than those listed below and noted in plans and details may be submitted to the SEOR for review. Substitutions may be considered for products having a code report recognizing product for the appropriate application and project building code. Locate existing reinforcement prior to installation of fasteners. Reinforcement shall not be cut unless approved by the SBOR. Anchors that will be exposed to weather shall be stainless steel or hot dip calculated material unless noted otherwise. Adhesive anchors using HLTI HIT-RE 500 V3 Epoxy sha in accordance with the ICC Report No. 558-3014 & the manufacturer's printed installation instructions. Adhesive anchors using Simpson SIT-3G Spoxy shall be installed in accordance with the KC Report No. SIR-4067 & the manufacture's printed installation instructions. Adheske anchors using Simpson SET-VP Eposy shall be installed in accordance with KC Report No. ESR-2508 is the manufacture's printed installation instructions. SET-VP many only be used for slab dowels unless noted otherwise. Installation of adhesive anchors shall trained to install adhesive anchors. Concrete shall have a minimum age of 21 days, and the design concrete strength (fc) shall be met. Nominal hole depth & dameter shall be as indicated on the drawings. Additional hole length & width and fastener length shall be provided as required by the manufacturer for the specified nominal dimensions. It loads that the div oil- and dura free. Anchor spacing and edge distance shall be as shown on the drawing but not less than the minimum allowed in the ICC Report. In areas receiving adhesive anchors, all existing reinforcement sha be located in order to avoid damaging the reinforcement while installing the archors. required for the installation of adhesive special inspection is required at overhead red) installations. Installation of adhesive

ADDITIONAL GENERAL

STRUCTURAL NOTES

STENERS IN HARDENED CONCRETE

Screw anchors using carbon steel HLTI KWIK HUS-E2 concrete anchors and shall be installed in accordance with ICC Report No. ISSR-3027 & the manufacturer's printed installation instructions. Screw anchors using carbon steel Simpson Titen HD concrete anchors shall be installed in accordance with KC Report No. Concrete shall have a minimum age of 7 days, and the design concrete strength (Fc) shall be met. dicated on the drawings Anchor spacing and edge distance shall be as shown on the but not less than the minimum allowed in the ICC Barrott. Holes shall be drilled with a hammer drill with achide tipped bits. In amas neoking some achors, all elading minforcement shall be located in order to avoid damaging the minforcement while installing the anchors. Periodic sp anchors Expansion anchors using carbon steel HLTI KWIK BOLT TZ (KB-TZ) that be installed in accordance with the KC Report No. ESR-1917 & the manufacture's printed installation instructions. we weakschurers protect installation instructions. Expansion anchors using carbon steel Simpson Strong Boh 2 shall be installed in accordance with ICC apport to: ST9-2017 is the manufacturer's privad installation instructions. Concrete shall have a ministrum app of 7 days, and the design concrete strength (fc) shall be met.

Nominal hole depth is diameter shall be as indicated on the drawings. Additional hole length is width and factorer length shall be provided as required by the manufacturer for the specified nominal dimensions. Holes shall be dry, cill- and dura-then.

			1	
ect: THONSON RE ation: 30612 LA SOR	SIDENCE NORA DR. MALIRU, CA 90265		Notation Used I Column headers	n Table:
			c	Indicates cont
Statement of Special Inspec	tions is submitted in fulfilment of the requi	inements of CBC Sections 1704. Included are:	P	Indicates perk
 schedue of Special Impe Special Impe 	ctions and tests applicable to this project:		Box entries	is placed in th
C Special Inspe	ections for Seismic Resistance		2	Denotes an ad
Special Inspe- List of Testing Agencies a	ctions for Wind Resistance nd other special inspectors that will be retain	ned to conduct the tests and inspections.	Additional detail	other manner I regarding inspe
			Real & This last	Mark Street and
cial Inspections and Testing ement and CBC Sections 170	will be performed in accordance with the ap 34 and 1705.	proved plans and specifications, this	X	1705.2.1 - St
				1. Review mat
Schedule of Special Inspect he approved plans and speci	ions summarizes the Special Inspections and Rications for detailed special Inspection regi	I tests required. Special inspectors will refer unements. Any additional tests and		centration
ections required by the app	roved plans and specifications will also be p	erformed.	X	2. Inspection
de recete all he scheider	d to the Building Official and the Backhard	Design Professional in Responsible Charge in		3. NDT of wei
ordance with CBC Section 17	0424			4 Inspection (ASC 360 F
inal Report of Special Inspec	tions documenting required Special Inspecti	ions, tecting and correction of any		5. Verity com
repancies noted in the impe 4.2.4). The Final Report will a	ctions shall be submitted prior to issuance of document.	of a Certificate of Use and Occupancy (Section		erected me documents
Required special inspection	205.			6. Headed st.
 Correction of discrepancie Owner recomber bit or be 	is noted in inspections.	conclusively the annual parent		(AISC 360
uments and to implement th	is program of special inspections. In partial	fulfilment of these obligations, the Owner		 Inspection (AISC 360 F
receipt and checky pay for th	e specar inspections as required in Cac, se	coon to one.	x	1705.3 - Conc
s plan has been developed w	ith the understanding that the Building Offi	cial will:	×	1. Inspection
 Review and approve the optimized in the second secon	pualifications of the Special Inspectors who v a articlifier on the lob site to assure that the	will perform the inspections.	^	prestressing
performing their duties as	called for in this Statement of Special Inspe	ection.		2. Reinforcing
Review submitted inspect	lon reports.			otherti
 renorm inspections as re 	pured by the local building code.			 Inspect maximum
pared by:				c. Inspect
Chris Mumber SE 6150			х	3. Inspection
intered Design Productional	in Deersonalble Channe			4 Inspection
101 14				a Adheck
Whatte	11-04-2020		×	horizon
uture -	Date			kads
ren's Authorization:	Building Off	Icial's Acceptance:		anchore
			x	5. Verity use
	Distance of	Refer		6. Prior to co
	scaling of	1. III	x	shamp and
				determine concrete
uture	Date Signature	Date	~	7. Inspect cost
			^	tor proper
			x	 Verity main temperature
EDULE OF INSPECTION, TES	TING AGENCIES, AND INSPECTORS	the entries of the second of leasts and		9. Inspection
inspection on this project	ing agencies and special inspectors that we	of rearrest to consider tests and		a. Applica
sponsibility	Frm	Address, Telephone		tendos
Special Inspection (except		14428 HAMLIN STREET, #200, VAN NUMS		10. Inspect e
for geotechnical)	GeoConcepts Inc.	010-994-0095		men pers
Material Testing		LADS MANUN CODET, 4000 MAN NEWS		the stressing
	GeoConcepts Inc.	010-994-0095		and form
				slabs
Geotechnical Inspections	GeoConcepts Inc.	10-994-0095	×	12. inspect fo dimensio
				being for
			Req'd This Job	Verification a
ARE ISCORDANIN'S DARK	810842		X	1705.6 - Requ
identity seismic-force-red	itting system and designated seismic system	is subject to special inspections as per	Refer to Gentechnical	 verty may bundation
John 1705.12	without with structured parallels. It for all all all	and an and the second	Report	desired be
Care named wats site				2. Verity exca
The extent of the seismic-	force-resisting system is defined in more de	stall in the construction documents.		depth and
O REQUIREMENTS (Section	1704.3.3			 Perform cli compacted
				4. Verity use
identity main wind-force- inspections as per Section	resisting system and designated wind resist 1705.11:	ing components subject to special		Ift thickne
N/A			\vdash	
The extent of the cost	and from an infine statem is defined in			 Prior to pla inspect sub
the extent of the shall wi	menuterrelating system is centred in more	Fuenes in the construction documents.		been prepa
			x	1705.8 - Req
			Refer to Geotechnical	1. Observe di
			Report	element
				a standard barre

	SCHEDULE OF SPECIAL INSPECTION.				
	e liber d la	- Table			
Column	headers				
		indicates continuous impection is required.			
P		Indicates periodic inspections are required. The	e note	s and/	or contract documents should
lox ent	riec		_		
	(is placed in the appropriate column to denote	either	°C' 00	ntinuous or 'P' periodic inspections.
		Overotes an activity that is either a one-time ac other manner	tively a	or one	whose frequency is befined in some
dd to	nal detal	regarding inspections and tests are provided in	the pri	jet q	edifications or notes on the drawing
leq'd 1	Nis Job	Verification and Inspection	¢	P	Notes
,	ĸ	1705.2.1 - Structural Steel (Alum Sim.)	<u> </u>	_	
		 Review material text reports and certifications (AISC 360 NS 2) 		-	
		 Instruction of scaleling (AITC MO ML 4) 		-	ANS certified inspector position
		 Impedantor weaking (size and ready) Impedantor weaking (size and ready) 		-	
		 NDT of weided joints (krsk, and No.5) 		-	For Risk Category II structures, NDT shall be performed on 10%
		 Inspection of high strength botting (ASC 360 NS 6) 		-	of CIP groove welds with
	_	5. Valls completes of biological and		-	materials %" thick or greater.
		erected members with construction		-	For Risk Category III & N
		documents (AISC 360 NS7)			structures, NDT shall be
		6. Headed studs and anchors		_	with materials %" thick or
		(AISC 360 NE)		_	greater.
		7. Inspection of deck attachment		_	
		(ASC 360 NS 2)			
1	ĸ	1705.3 - Concrete Construction			
1	e	1. Inspection of reinforcing steel, including		х	
		prestressing tendons and verify placement			
		2. Reinforcing bar weiding:			
		 verify weidability of reinforcing bars other than ASTM A700; 		×	
		b. Inspect single-pass fillet welds,		х	
		 maximum N_k⁺; and inspect all other weids 	× 1		
_			~	~	
	x	 Inspection of anchors catt in concrete 	-	~	
		 Inspection of anchors post-installed in hardened coocrate members; 			Verify with manufacturer
		a. Adhesive anchors installed in	×		
3	ĸ	horizontally or upwardly inclined			
		kads			
		 Mechanical anchors and adhesive anchors not defined in 4 a 		х	
		 Medicine of employed dealers are 	-	x	
	~	a. Versy de or repared de syn ma		~	
		speciment for strength tests, perform			
3	ĸ	stump and air content texts, and determine the temperature of the	×		
		concrete			
		7. Inspect concrete and shotcrete placement	*		
	<u> </u>	for proper application techniques	^		
1	ĸ	8. Verity maintenance of specified curing		×	
		temperature and techniques	-	_	
		 Inspection of prestreased concrete for: Application of prestreasing forces and 			
		b. Grouting of bonded predhessing	â		
		tendons			
		10. Inspect erection of precast concrete		×	
			_	_	
		 Verify in-situ concrete strength, prior to streasing of tendors in post-tensioned. 			
		concrete and prior to removal of shores		х	
		and forms from beams and structural slabs			
_	_	12 Instant formands for shares invation and		-	
1	ĸ	dimensions of the concrete member		х	
		being formed			
keq'd 1	Nis Job	Verification and Inspection	c	P	Notes
1	ĸ	1705.6 - Required Special Inspections and T	ects o	fSolk	
Refe	rto	1. Verity materials below shallow			
Geotes	tekal	bundations are adequate to achieve the desired bearing capacity.		х	
Rep	ot	and all all all all all all all all all al			
1		Verify excevations are extended to proper death and have reactended to proper		x	
		segur and name reaction proper material.			
1		3. Perform classification and testing of		×	
		surrepolition for materials.		_	
		4. Verity use of proper materials, densities			
		en tricknesses during placement and compaction of compacted fill.	х		
_				-	
		5. Prior to placement of compacted fill,			
_	-	been prepared property.		^	
	r i	1705.8 - Resulted Spacial Instantions and T	and a re-	1000	in-Place Deep Foundation Flow and
Refe	rto	1. Observe drilling operations and maintain		-	Contraction of the second s
Geote	tekal	complete and accurate record for each	х		
		esement.		-	
		 verty locations of plets and their plumbness, confirm element dismatum 			
		bell diameters (If applicable), lengths,	x		
		embedment into bedrock (if applicable) and adequate end-bearing strata capacity.			
		Record concrete or grout volumes.			
-		3. For concrete elements, perform additional			
_	_	inspections in accordance with CBC			
_		section 1705.3.			

Reg'd This Job	Verification and Inspection	C	•	Notes
x	1705.12 - Special Inspections for Seismic Re	dittan		
	Structural Steel Special Inspections for Seismic Redistance: a. Inspection of structural steel in accordance with AISC 341.			
×	 Onsuktual Wood Speak in Impection for Seinic Relations: Impection of field guing operations of elements of the assistic-force mediting system. Impective transmission of the second system in the second system in the second system. Including wood thear walk, parely, disphragms, collector, and hold-downs* 	×	×	Special impections are not reqid for wood share walk, there panels and diaptrogens, including analing, bothing anchoring and other fastesing to other element of the selection force-medicing of the cheating is more than 4 inches on center.
x	1705.4 - Magonry Construction			
	Level 1 Masonry Inspections			
x	 Prior to construction, verification of compliance of submittals 			
	Level 2 Masonry Inspections			
x	 A) Prior to construction, verification of compliance of submittals 		1	
×	B) Prior to construction, verification of fm and fAAC, except where specifically exempted by the code		-	
×	C) During construction, werlfkation of Slump flow and Visual Stability Index (VSI) when self-consolidating grout is delivered to the project site		1	
×	 As meaniny construction begins, welfy that the biolong as in compliance: a. Fing-outpoint of the pargulard mostar b. Finds and the or of periodiversiting connections, and/or bioling connections, and/or bioling definition of the bioling most of the pertoseting tending on definition of this bed mostar for AAC 1 Sample service(n) 	-	** * *	C for first 5000 sq ft of maxony. P after
x	 Prior to grouting, welly that the following are in compliance: Grout grad prestreasing landons in Prior and prestreasing landons and anchorages Prioreter of invitancement, connectors, and anchor holts Prioreters of the prepared grout and pretreasing grout for bonded tendons 		* * * *	
x	 Derig construction, welfy the the following with complexes: Monitor and procession Monitor and procession Presented of accounty with and model joint contraction. Presented of accounty with and models Presented of account detectional acceleration. The present of account detection of maximum structures. The present of account detection acceleration account detection. Presented constructions. 	x x x	* * * *	C for first 5000 up # of maximum,
	COMPANY OF DESCRIPTION OF DESCRIPTION			1.000

RESIDENCE S

STATEMENT OF SPECIAL INSPECTIONS, 2019 CBC

k. Verify type and size of bolts and washers, check mill certificates, and verify faying surfaces are free of burrs, scale, rust, grease or anything that may inhibit full contact.

 Verify connections involving high strength bolts and welds are fabricated per Part III Item 2(b) and 2(c) and erected in a sequence pe Part V Item 2, unless specified otherwise by the Engineer of Record.

m. Verify high strength bolts are not welded or damaged by pren. Verify washers are always installed with all bolts, except A-490 bolts

tural Observation Repo

ed the written Welding the Fabricator of es, the Standard QA Plan roduce the welds. thicknesses type, weld type, joint dividual weld passes sha o identify the sequence of 3 for example). The knesses and bead ceed 1/4 inch nor sha specification and s well as information

ass temperatures (se eatment per Part V s for the welding pro specific values re acteristics shall include a

heet 2), es of current measured i

6 ension (as applicable I information with 3 must be tested by an

5

PLAN

ASSURANCE F

QUALITY Steel Mom

RD For

STANDA

ngineer of Record, and trol Section before the wel ontacted at:

LA-4BULD and City Building Inspecto proved WPS, plans or

97" shall be submitted on a and Engineer of Record, uilding Inspector, ty Inspector shall not ccupation which will ons and other inspections tices as specified in Table

not permitted. ens are permitted as onitoring of total

A5.1-91 and A5.5-96 or ordance with AWS Section

nrs of accumulated d. Manufacturer's

ctively removes moist fusible hydrogen levels

than 8 hrs shall be rem le wire baking or storage 250° and 550°F, or as

diagrammatically, as ructural plans by the

eloping a program to ensure ir subcortractors, are aware e to comply with these of steel.

rmanent markings such a

3, shall be prominently sheet and adjacent to documents of ALL trade r facades, partitions, duct permitted within the

Initially, the plastic hinging zone "Warning Sign", as illustrated in Detail15 on Sheet Imitially, the pastic iniging zone Warning sign as illustrated in Details on onet 2, may be temporary. However, the temporary Warning Sign shall be replaced by a permanent "Warning Sign" before project completion. This sign and identification of the plastic hinging zone shall be maintained during construction; and may require repair after operations such as fireproofing.

Signs shall be affixed to the beam and located within the plastic hinging zone. The City Building Inspector may accept alternate methods of attaching the

Any penetrations or damage from temporary welded attachments within the plast

City Building inspector may accept average memory of available with the set of the set o Verification Test."
For steal with service temperature below 50°F, the qualification test."
For steal with service temperature below 50°F, the qualification temperature for AISC
Selemical to oral a boxet temperature.
The service temperature are to columns,
iii. Single plate shard connections to columns,
iii. Beam vebs to columns, and
iii. Column splaces,
v, Column bases
Haavy Section CVM Remittemente ation Test ' vy Section CVN Reg For structural steel in the SLRS, in addition to the requirements of AISC Specification Section A.3.1c, hot rolled shapes with flanges 1½ in, thick and thicker shall have a min. CVN toughness of 20 ft-lb at 70°F, tested in the alternate core location as described in CVN toughness of 20 Hb at 70°F, tested in the alternate core location as described in ASTM A6 Supplemental Requirement S30, Plates 2 In, Hick and Hicker shall have min, CVN toughness of 20 ft-b at 70°F, measured at any location permitted by ASTM A673, where the plate is used in the following: Member bulk-up from plate Connection plates where inelastic strain under seismic loading is expected. Non-Destructive Testing (NDT) Requirements The following NDT requirements, which shall be considered as a minimum, are to be included in the Qualty Assurance Agency Document(s)(see part 1, IV 9 below) a. The minimum non-destructive testing at each weld joints or parts shall be conducted at the locations and the munoning as association in Table 3 and Table 3 on Table 3. at the locations and frequencies as specified in Table 2 and Table 3 on Sheet 2 espectively.

respectively. b. A copy of each NDT report shall be provided to the Contractor, Engineer of Record, Deputy Inspector, and City Building Inspector with the following information: I. Document the accepted and rejected welds, parts, or joints, II. Identify the tested weld by piece mark and location in the piece, II. Identify the tested weld boxin in the structure,

IDT Technician shall perform the following tasks

- Coordinate the NDT scope and schedule with the Deputy Inspecto Perform NDT in a timely manner (so as not to hinder construction work) and to
- detect welding problems soon after occurrence so that corrective measures car e taken by the Contractor . Mark the inspected and accepted welds, parts, and joints with a distingquishing

Reduction Rate for NUI , The rate of UT testing on CJP groove welds may be reduced if approved by the Engineer of Record and the Department, except no reduction is permitted for demand critical welds, Where the initial rate for UT is 100%, the NDT rate for an demand critical webs. Where the initial rate for U is 100%, the NDI rate for an individual webs or websing operator is permitted to be reduced to 25%, provide **5**, the reject rate, the number of webs containing unacceptable defects divided by the number of websics completed, is demonstrated to be 5% or less of the webs tested for the websic or websing operator. A sampling of at least 40 completed webs for a job shall be made for such reduction evaluation. For evaluating the reject rate of continuous webs over 3 ft in length where the effective throat is 1 in, or less, each 12 in, increment or faction thereof shall be considered as one weak. For evaluating the reject rate on confluence webs over 3 ft in length where the effective throat is encoded. For evaluating greater than 1 in., each 6 in. of length or fraction thereof shall be cons weld.

wels. iii. The rate of MT testing on CJP grove welds may be reduced if approved by the Engineer of Record and the Department. The MT rate for an individual welder or welding operator may be reduced to 10%, provided the reject rate is demonstrated to be 5% or less of the welds tested for the welder or welding operator. A sampling of at least 20 completed welds for a job shall be made for such a reduction evaluation. This reduction is not permitted on welds in the k-area, at repair sites, weld tab and backing removal alies and access holes. iii. Reject rate shall mean the number of welds containing rejectable defects divided by the number of welds: completed

by the number of welds completed.

- by the number of welds completed, (Coulty Assurance Agency Documentations i. Submit Fabricator and Erector Document for review by EOR prior to fabrication erection per AISC 341-10 Sec J2, ii. Submit Coulty Assurance Agency Document to EOR, owner, and City Building Inspector per AISC 341-10 Sec J3, iii. The reports listed in Table 1 on Sheet 2 shall be submitted to the City Building Inspector in a timely manner, w. The arguments data in Saction 8 are to be included in the Orushiv Assurance

The requirements stated in Section 8 are to be included in the Quality Assurance

WELDING PROCEDURES

- WELDING PROCEDURES
 Bottom Beam Flange Moment Connection Welding
 Where welding of the bottom beam Bange to the column Bange is in the flat welding
 position, welding shall be completed with the following sequence:
 a. Start welding from Side A (one side of the beam) with a maximum 1/4 inch thick
 root pass beyond the centre of the joint on Side B (other side of the beam),
 reaching past the beam web through the weld access hole.
 A flat the action is initiated, decircide travel shall progress toward the edge of the Side A
- After the arc is initiated, electrode travel shall progress toward the edge of the side A beam flange, terminating on the Side A veld tab. The SideA root pass, and root pass deposit on SideB, shall be thoroughly cleaned to allow Deputy Inspector to verify the resulting bead profile is suitable for obtaining good fusion by the subsequent root pass to be initiated from SideB. If the profile is not conducive to good fusion, the start of the first root pass shall be gounded gouged, chipped, orotherwise prepared to ensure adequate profile to achieve fusion.
- complete the root pass on Side B before any other weld passes are performed.
- The arc shall be initiated at the start of the first Side A root pass, and electrode travel shall progress toward the edge of the Side B beam flange, terminating on the Side B weld tab

- The above sequence shall be repeated for subsequent weld avers, an The above sequence shall be repeated for subsequent weld layers, and each weld layer shall be completed on both sides of the joint before a new layer is deposited. For each layer, the weld starts and stops shall be on opposite side of beam web as compare to previous layer. The order of operations (Side A, then. Side B, or vice versa) is not restricted and may van for each weld layer. Weld passes shall be placed in horizontal layers, Each pass shall be thoroughly cleaned of slog and wire brushed, Each pass shall be visually inspected by the Deputy Inspector, as described above in Step (c). An alternate welding sequence may be made described above in step (c). An alternate weaking sequence may to provided Contractor submits in writing analternate sequence that approved by the Engineer of Record and complies with the require of Part III Item 5 of the Standard QA Plan. wence that is
- of Part III item 5 of the standard UA Plan. equence for Welding at Multiple Locations When welding occur at multiple locations of welded steel moment fra connections, the following sequence shall be followed: . Weld both top and bottom beam flanges prior to any supplemental we to the beam web or shear tab. Engineer of Record shall review and approve all field welding
- ces prior to the start of work
- Field welding of web shear plates with bolts shall occur after field
- welding of beam flanges to column flange. High strength bolts shall be in the snug tight condition prior to welding.
- Notwithstanding AISC Steel Construction Manual Specification Section J1.10 to the contrary, high strength bolts shall be fully tensioned upon completion of all welding activities. a alternate sequence of welding may be made provided the Contractor ubmits in writing, the alternate sequence minimizes residual stresses and

ved by the Engineer of Record.

- . Welding Technique Stringer beads shall be used during all welding operations, Maximum bead width, bead thickness, and layer thickness shall be considered. Weaving is not permitted, except when the WPS approved by the Engineer of Record limits electrode oscillation transverse to the weld axis to a maximum of: 3d for 1G/1F, 2G/2F, and 4G/4F weld positions, or
- So to real registration of the second products of the second program of the second programs of the second programs from the face of the column flange outward toward the groove face of the beam flange as illustrated in Detail 13 on Sheet 3.

- Preheat and Interpass Temperature a. The minimum preheat and interpass temperature requirements in Table 4 of Sheet 2 shall be observed, Special attention shall be given to AVIS Section 3.5.1 and Section 5.6 for the thickness of the base metal to be Preheat and all subsequent interpass temperatures shall be maintain
- during the welding operation for a distance at least equal to the thickne of the thicker welded part, but not less than 3", in all directions from the
- point of welding. Where base metals are of different thickness, the higher minimum pr and interpass temperature requirements of the thicker plate shall goo Maximum preheat and interpass temperature shall not exceed the let
- 550°F. or

ii. The maximum temperature recommended by the manufacture

- 5. Post Weld Heat Treatment
- Unless specified otherwise in an approved WPS, the minimum post weld h treatment shall be provided as follows: a Apply temperature in the 400°F to 600°F range immediately after completion of welding to prevent the weld metal from cooling below the minimum prekat and interpass temperature.
- Maintain temperature for approximately 1 hour per inch of thickness of the second s
- weld metal or 2 hours, whichever is less. Conditions specified in AWS Section 3.14 and Section 5.8 should
- c. Conditions specified in AVIS Section 3,14 and Section 5,0 should carefully be considered when applying post weld heat treatment. Alternatively, the use of insulating blankets after the completion of welding lieu of post weld heat treatment may be permitted to control the cooling of welded connection to ambient temperature if recommended by the Engine of Record and approved by the City Building Inspector; unless required otherwise by an approved WPS.

I. WELDING AND FABRICATION DETAILS

- VI. WELDING AND FARTURE INTERPOLETATION 1. Base metal preparation shall be in comply with AWS Section 5.15. b. All beam flange to column flange welds are to be made with an AWS prequalified CJP groove welded joint detail. c. Bevel, flup, and detail locarnoos shall be as required by the selected prequalified welded joint detail.
- Whenever possible, use the AWS pregualified CJP groove welded join detail as illustrated in Detail 14 on Sheet 3 and the folk Use single bevel CJP groove welds made with a 30° groove angle or double bevel CJP groove welds when flange thickness exceed 1-1/2
- "As Fit-Up" and "As Detailed" shall be the maximum tolerances.
 Meet all prequalified WPS variables in Table 5 on Sheet 2.

2. Weld Access Hole

- Where weld access holes are provided, they shall be detailed as illustra in Detail 12 on Sheet 3. Notches and gouges shall be repaired following a WPS approved by the
- Engineer of Record. Weld access holes shall be prepared by grinding to a suitable finish in
- accordance with AISC Specification Section J1.6 and provided with a minimum radius of 3/8 inch as illustrated in Detail 12 on Sheet 3

3. Backing Bar

- bar used in connections with a CJP groove weld of beam flange to column flange shall be removed except that top flange backing bar attached to the column by a continuous fillet weld on the edge below the CJP groove weld need not be removed.
- Following reveal of backing bar, the root pass shall be backgouget sound weld metal, and back welded. A reinforcing fillet weld with a minimum leg size of 5/16 inch or the root opening plus 1/16 inch, whichever is larger, shall be provided. The reinforcing fillet weld need be grounded.

Sheet 1 of 3

No No

PLAN

ASSURANCE F

QUALITY Steel Mom

STANDARD

y, a. his areas tal actals g this donowled

Assur Assur Sand Sand Sand Sand Matth hatth

Engineer of Record

ADBS Logo.bmp

12/30/2017

Not to Scale

ADBS Logo.kmg 12/30/2017 Not to Scale

ingineer of Recor

Plan Plan comp spolic stand Stand Stand

CIVIL PLANS

PUBLIC WORKS

PUBLIC WORKS

• Reviews drainage, grading, erosion control plans, FEMA flood zone regulations

LOCAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REOUIREMENTS (CONSTRUCTION PHASE BMPs)

All projects which require a Coastal Development Permit must include a Local SWPPP to mitigate the effect of development on storm water during construction. This is not the same as the State SWPPP, which is required for projects that disturb more than 1 acre of land. (See the General Construction Activities Stormwater Permit Requirements for more information about the State SWPPP.)

The Local SWPPP shall include, but not be limited to, the following items. Additional information is available on the City of Malibu's website at www.malibucity.org.

- 1. Narrative description (on 8 1/2" x 11" paper) of construction BMPs (source control and structural) - address the following items:
 - ⇒ Stabilization of disturbed areas
 - ⇒ Sediment traps size to retain sediment at a rate of 50 cubic yards per acre drained.
 - be monitored to prevent being tracked off-site
 - ⇒ Description of how wind-blown dust will be prevented ⇒ Description of BMPs for sanitary facilities, materials storage and disposal areas (recycle materials where possible), paint and chemical storage areas, and washout areas
- 2. Erosion Control Plan (on full-size plan sheets) include the following items:
 - ⇒ Property limits, existing topography contours, details of terrain and area drainage
 - \Rightarrow Locations of any buildings or structures on or within 15 feet of the project site
 - ⇒ Locations and cross-sections of all cut and fill slopes (temporary and permanent), retaining structures, buttresses, etc. - identify benches, surface and subsurface drainage, etc.)
 - Area (in square feet) and volume (in cubic yards) of all grading (identify cut, fill, import, and export volumes separately), and the locations where sediment will be stockpiled or disposed
 - ⇒ Contours of proposed topography, drainage channels, and related construction
 - ⇒ Show potential storm water flow paths during construction
 - ⇒ Show structural and non-structural BMPs to be used during construction:
 - Stabilize disturbed areas and slopes with vegetation, mulch, geotextiles, etc.
 - * Trap sediment with fiber rolls, silt fencing, sediment basins, etc. * Prevent mud in vehicle parking areas and monitor the site entrance for mud being tracked offsite
 - * Show how construction-related materials will be retained on the site during normal construction, and in case materials are spilled. Provide protection from wind erosion as well as rain.
 - ⇒ Show any washout areas and vehicle washing areas with appropriate BMPs (must be at least 50' from any storm drain, open ditch or surface water). All washout and wash water must be contained on-site.
 - ⇒ Show location of sanitary facilities with appropriate BMPs.
 - ⇒ Show location of materials storage and disposal areas with appropriate BMPs.
 - ⇒ Show location of paint and chemical storage areas with appropriate BMPs.

⇒ Description of how parking areas and access will be kept free of mud, and describe how mud will

PUBLIC WORKS PLAN CHECK

Reviews plans for:

- Drainage
- Grading
- Local Stormwater Pollution Prevention Plans (LSWPPP)
- Stormwater and water quality compliance
- FEMA flood zone regulations
- Improvements within the public right-of-way

SITE RETAINING WALL PLANS

LIGHTING MANDATORY REQUIREMENTS **SINGLE-FAMILY** § 150.0(k) 1-2

Luminaire Requirements •

• Ceiling recessed downlight luminaires meet CA Electrical Code Section 410.116

Indoor Lighting Controls ullet

- Adds auto-off controls for lighting in drawers and cabinets
- Undershelf, display cabinets, switched outlets controlled separate from ceiling lighting
- Adds exception for dimming controls



Updated for 2022





DARK SKY ORDINANCE REQUIREMENTS

- All lighting is to be **Fully Shielded a**nd directed downward
- Lighting Temperature is to be 3,000 Kelvins or less
- Luminaire Brightness must not exceed 850 lumens in residential, scenic and ESHA areas
- **Light Trespass** must not exceed the following maximum values: • 0.1 foot-candles from own property onto residential, ESHA, ESHA buffer, Pacific
 - Ocean, beaches and public viewing properties
 - 0.25 foot-candles from own property onto any other non-residential property Specific light trespass amendments for gas stations
- **Curfew:** All lights must be extinguished by 11pm (or at close of business). Exemptions include:
 - Lighting activated by motion sensors (must extinguish after 10 minutes)
 - Specific lighting at building entrances, parking areas, and driveways
 - ATM and exterior hotel/motel room accessway lighting



PACIFIC COAST HIGHWAY









R327 AGING-IN-PLACE DESIGN AND FALL PREVENTION

R327.1.1Reinforcement for grab bars.

- At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with this section.
- Where there is no bathroom on the entry level, at least one bathroom on the second or third floor of the dwelling shall comply with this section.







R327.1.3 AGING IN PLACE DESIGN

R327.1.3 Interior Doors

 Effective July 1, 2024, at least one bathroom and one bedroom on the entry level shall provide a doorway with a net clear opening of not less than 32 inches (812.8 mm), measured with the door positioned at an angle of 90 degrees from the closed position; or, in the case of a two- or three-story single family dwelling, on the second or third floor of the dwelling if a bathroom or bedroom is not located on the entry level.







GEOLOGY







GEOLOGY AND COASTAL REVIEW

PURPOSE: Safety and conformance with Codes & consistent, integrated review

WHO: Senior Malibu Reviewers Dedicated to Rebuilds

- Lauren Doyel (GE), Mike Phipps (CEG), Christina Clark (CEG)
- Review team pairs for beachfront and non-beachfront review
- Support staff providing GIS and parcel information ullet
- Developers of original Malibu Geotechnical and Fire Rebuild Guidelines

HOW: Lessons learned, updated guidelines, pre-screening process Innovations in information, GIS platform, and new resources

GOAL: Provide best information and guidance for informed design decisions and to minimize corrections.





GEOLOGY PROCESS

- 1. Review information regarding parcel telecon, meeting at Fire Rebuild Center
 - Beachfront Non-beachfront
 - Hazards, Slopes, As-built, Public infrastructure (drainage, etc.) Parcel Geotechnical and Coastal Worksheet – summary & links
- 2. Identify scope of project and applicable code sections (potential constraints)
- **3. Planning pre-screen (known hazard areas)** e.g. Assessment Districts, Las Flores Mesa
- 4. Meeting with your project team to review Guidelines and information pre-design
- 5. Building Plan Check Review

GOAL: Invite you into our process, provide information and guidance to obtain approvable project by second review.





GEOLOGY GUIDELINES

- Classify by Parcel Type and Characteristics relevant to code.
 - Beachfront Non-beachfront, Hazards: presence and type
- Encourage prudent use of existing information (desktop study) to inform investigation scope
- Encourage and allow joint baseline reports where feasible
- Three Report types All require CEG and PE/GE
 - Limited Hazard Report (for temporary housing)
 - Limited Report (when there is rich existing info)
 - Comprehensive Report (when there is sparse existing information)
- Guidance Matrix based on Code requirements, parcel type, and hazards
- Ready by March 31, 2025 parcel-specific guidance available now





GEOLOGY GUIDELINES

DECISION MATRIX FOR LIMITED GEOTECHNICAL REPORT	r Eligibility					
PROPERTY TYPE	GEOLOGIC OR GEOTECHNICAL HAZARD* IMPACTING THE PROPERTY?		HAZARD HAS BEEN PREVIOUSLY ELIMINATED, MITIGATED, OR AVOIDED		ELIGIBLE FOR LIMITED REPORT**	
Sites in Liquefaction Hazard Zone on SHMA Map	Yes	AND	No	THEN	NO - a Comprehensive Report is required to evaluate and	
Sites in Earthquake-Induced Landslide Hazard Zone on SHMA Map	Yes	AND	No	THEN	NO - a Comprehensive Report is required, including complete Section 111 findings, to evaluate and mitigate earthquake-	
Sites within 500 feet of Mapped MCFZ fault trace (FER-229)	Yes	AND	No	THEN	NO - a Comprehensive Report is required to evaluate fault	
Flat Sites: Properties without slopes steeper than 3:1	No known hazards	AND	N/A	THEN	YES - Complete Section 111 findings will be required	
property	Yes	AND	Eliminated or Avoided	THEN	YES - Complete Section 111 findings will be required	
Sloping Sites: Properties with slopes steeper than 3:1 (H:V, 18°) onsite or that may otherwise impact the property (not bluff sites)	No known hazards	AND	N/A	THEN	YES - Ensure Limited Report addresses ascending (building clearance) and descending (foundation setback) slope setbacks, slope stability, etc.; complete Section 111 findings will be required	
Bluff Sites: Properties located along the bluff edge, as described in a "Bluff Edge Determination" by the Planning Department	No known hazards	AND	Foundation setback from bluff conforms to CBC 1808.7	THEN	YES - Ensure the structure and any proposed additions conform to the Planning Department's requirement for bluff-edge setback; complete Section 111 findings will be required	
	Yes	AND	No	THEN	NO - a Comprehensive Report is required: ensure the structure	
 Geologic and geotechnical hazards include buildi This includes areas of slope instability (i.e., shall 	ng sites subject to land	dslide, es, mu	settlement or slippage as id d/debris flows, rockfalls, etc.	entifie), seisn	d in Building Code sections 110 and 111. nic hazard zone areas subject to liquefaction or earthquake-in	nduced landsli

(pursuant to Public Resources Code 2690 et seq.), and fault surface-rupture hazards





GEOLOGY AND GEOTECHNICAL ENGINEERING STANDARDS

•CBC 2022, Chapters 16 Seismic, 18 Foundation and Soils, and Appendix J Grading

•Los Angeles County Code Sections 110 and 111 regarding disaster rebuilds

•Malibu Municipal Code – all sections pertaining to slopes, grading, site development and OWTS

•City Guidelines for Geotechnical Reports (current version, update coming Fall 2025)

•**NEW** Fire Rebuild Guidelines (end of March)

•All other standards applicable to professional practice (e.g. LADBS Information Bulletins)









INFORMATION INNOVATION

•Parcel Geo and Coastal Information Sheets

•New GIS Mapping Tools

•Captured Lost Public Agency Information for City Database and Use

•One-Stop General Geology Resource Webpage for public reports & links

•NEW photo resources summary





ESD Geology Department, City of Ma	libu
------------------------------------	------

BEACH

Existing

GEOLO

Known

USGS/C

In CGS

demon

SOILS R

20	Symbo	ol layer dr	awing 💶	Mo	re v
	Basic	Advanced	1		
16	Draw	ng Order			
	₽ 8	Earth	nquake_Induce	d_Landslide	Zon
1	Þ E	Mali	bu_Liquefactio	n_Zones	
-					
_					
1					
1					
TITTO					
And the second second					
	<	-			>

TY INFORMATION	PROPER	TY OWNER INFORM	NATION		
		Name:			
		Phone:			
ction Year:		Email:			
RONT		OWNER	REPRESENTATIVE	NFORM	ATION
ood Elev. N/A		Name:	Same as owner		
FF Elev.					
Not beachfront		Phone:			
		Email:			
IC HAZARDS		PROPOS	ED REUSE OF EXIST	ING STR	UCTURES*
Hazards			Foundation	Yes	
e Assessment District	No	Baseme	nt Retaining Walls	Yes	
		Si	ite Retaining Walls	Yes	
3S Mapped Landslide	No		Seawall	N/A	
al Hazards			Revetment	N/A	
iquefaction Zone	No				
Q-Induced Landslide Zone	Yes	Was the	property damaged	d/destro	yed in the
ault-Rupture Zone	No	1993 Old	l Topanga Fire?	Yes	
00' of Malibu Coast Fault	No	Foundati	ion reused after 19	93 fire?	Yes
USGS Debris-Flow Hazard	No				
TANT NOTE FOR STRUCTU trates conformance with th es that are proposed to be	RAL REUSE: A Structur e CURRENT BUILDING reused in the current	ral Feasibility i CODE STAN fire rebuild p	y Report prepared l IDARDS will be requ project.	by a qual uired for	ified engineer that all pre-fire
PORTS					

The house has a conventional OWTS, with 2 active seepage pits and 2 future pits that do not appear to ave been used.

> IBU JILDS

Eagle Viewer Link https://egis3.gis.lacounty.gov/ipa_si?apn=4451014065

INFORMATION INNOVATION

<u>Advances in Hazard Data for Temporary Housing Limited Reports</u> •Woolsey Fire WERT lagged USGS debris flow hazard assessment. •Debris flows observed within 1 month after Fire.

<u>Franklin & Palisades Fire assessments complete within 1-3 weeks! GET READY NOW!</u> •WERT and USGS flood & debris flow assessment completed quickly. •LA County warned residents of Feb 13-14 2025 predicted debris flows.

Franklin Fire

County Affected: Los Angeles CGS/CAL FIRE WERT Report:

Franklin Fire WERT Evaluation

Additional Information:

- CAL FIRE Franklin Fire Incident Archive
- InciWeb Information: Not available.
- USGS Post-Fire Debris Flow Hazard Assessment Viewer
- USFS Franklin Post-Fire BAER: Not available (not USFS jurisdiction).



Palisades Fire

County Affected: Los Angeles CGS/CAL FIRE WERT Report:

Palisades Fire WERT Evaluation

Additional Information:

- CAL FIRE Palisades Fire Incident Archive
- InciWeb Information: Not available.
- USGS Post-Fire Debris Flow Hazard Assessment Viewer
- USFS Palisades Post-Fire BAER: Not available (not USFS jurisdiction).







COASTAL ENGINEERING







SITE CONDITIONS









SITE CONDITIONS







SITE CONDITIONS













DRAINAGE AND SEAWALLS











COASTAL REVIEW PROCESS

- 1. Review information regarding parcel telecon, meeting at Fire Rebuild Center
 - **KEY: ELEVATIONS and EXISTING SITE CONDITIONS**
 - FEMA Base Flood Elevation, PCH, Top of wall existing or common seawall
- 2. Parcel Geotechnical and Coastal Worksheet information summary & photo links
- 3. Planning pre-screen Coastal and EH for all beachfront
- 4. Pre-design meeting with your team to review Coastal Engineering standards and guidelines
- 5. Building Plan Check Review Coastal and geotechnical review of beachfront parcel will occur simultaneously in joint review letter.

GOAL: Provide guidance to resolve challenges with site and design conditions.



KEY COASTAL DESIGN CONSIDERATIONS

1. PROPERTY OWNER COOPERATION and DESIGN OPTIMIZATION.

- 2. FEMA Base Flood Elevation vs. Wave Uprush Elevation
- 3. Sea Level Rise California Coastal Commission (CCC) 2024 Adopted Guidance
 - Intermediate to High vs. Intermediate ${\color{black}\bullet}$

4. Existing Seawalls

- Structural evaluation, may need modifications \bullet
- Most existing seawalls are too low, elevation issues ${\color{black}\bullet}$

5. New Seawalls

Community Seawalls – standards need to be developed lacksquare

6. Address Existing Conditions

- Remnant structures e.g. revetments, storm drains on PCH •
- Structural support of PCH road embankment





COASTAL GUIDELINES

1.Governor's Orders vs. Code

2. Sea Level Rise – CCC 2024 Adopted Guidance

- Recommends using Intermediate to High, "where feasible" ullet
- Evaluate Intermediate to High (6.6 ft) and Intermediate (4.7 ft) •
- SLR evaluation timeframe must allow for construction time ${\color{black}\bullet}$
- Adaptive and remedial measures are only acceptable near end of project life ${}^{\bullet}$

3. Coastal Engineering Report

- Wave uprush will likely govern shoreline protection ${\color{black}\bullet}$
- FEMA Base Flood Elevation will likely govern Finished FE \bullet
- There are always exceptions lacksquare

4. Joint Baseline Reports Allowed Where Feasible

Still required site & project specific recommendations based on common report lacksquare

Ready by March 31, 2025: Parcel-specific guidance available now.







COASTAL ENGINEERING STANDARDS

- FEMA construction standards
- CBC 2022, Los Angeles County Code 2023
- Appendix G Flood Proof Construction
- Malibu Municipal Code all sections site development and OWTS
- City Guidelines for Coastal Engineering Reports (current version, update coming Fall 2025)
- **NEW** Fire Rebuild Guidelines (end of March)
- All other standards applicable to professional practice (e.g. Business and Professions Code)





riginal Guidance unanimously adopted - August 12, 201 Science Update unanimously adopted - November 7, 2018 2024 Update unanimously adopted - November 13, 2024



CALIFORNIA COASTAL COMMISSION SEA LEVEL RISE POLICY GUIDANCE

Interpretive Guidelines for Addressing Sea Level Rise in Local Coastal Programs and Coastal Development Permits

VOLUME 2110S ANGELES COUNTY CODE TITLE 2







FEMA Fact Sheet

Building Code Requirements That Exceed or Are More Specific Than the National Flood Insurance Program

This fact sheet summarizes the flood-resistant provisions of the 2021 International Code (I-Codes) and American Society of Civil Engineers (ASCE) 24-14, Flood Resistant Design and Construction, that are "higher standards" and that are more specific than the Nationa Flood Insurance Program (NFIP) requirements.

Comparing NFIP and "Higher Standards" in Building Codes

Table 1 compares the requirements of the National Flood Insurance Program (NFIP) for buildings and structures to the flood-resistant provisions of the 2021 International Codes (I-Codes) and the referenced standards by the American Society of Civil Engineers (ASCE).

The left column summarizes the NFIP requirements for buildings and structures, with the specific citations referring to Title 44 Code of Federal Regulations (CFR) Part 60 for land management and use. The right column summarizes e provisions of the I-Codes and referenced standards that are either "higher standards" or more specific than the onding NFIP requirement. The I-Codes and ASCE standards referenced in Table 1 are

- 2021 International Building Code (IBC)
- 2021 International Residential Code (IRC
- 2021 International Existing Building Code (IEB
- 2021 International Mechanical Code (IMC
- 2021 International Plumbing Code (IPC)
- 2021 International Swimming Pool and Spa Code (ISPSC
- ASCE 24-14, Flood Resistant Design and Construction
- ASCE 7-16, Minimum Design Loads and Associated Criteria for Buildings and Other Structure







May 2021

INFORMATION INNOVATION

Parcel Geo and Coastal Information Sheets

•New GIS Mapping Tools •Geo hazards, parcel information

•Captured Lost Public Agency Information for City Database and Use

OCaltrans PCH surveys, coastal surveys
 OShoreline Protection Device
 Summary Information for City Database
 and Use

•One-Stop General Coastal Resource Webpage

•NEW Photo Resources Summary oLA County Visualization Tool – Eagleview oCalifornia Coastline.org (Oct 2024, Feb 2025)





PROPER	PROPERTY ON				
Address			Name:		
APN:			Phone:		
Construe	Email:				
BEACHF	RONT		OWNER	REPF	
FEMA FI	Name:	Sam			
Existing					
NOTES	Not beachfront		Phone:		
			Email:		
GEOLOGIC HAZARDS			PROPOSED R		
Known I	lazards				
Landslid	e Assessment District	No	Basement R		
			s	ite Re	
USGS/CO	6S Mapped Landslide	No			
USGS/CO	65 Mapped Landslide I l Hazards	No			
USGS/CO <i>Potentia</i> In CGS Li	GS Mapped Landslide I l Hazards Iquefaction Zone	No			
USGS/CG Potentia In CGS Li In CGS E	65 Mapped Landslide I I Hazards Iquefaction Zone Q-Induced Landslide Zone	No No Yes	Was the	prop	
USGS/CC Potentia In CGS Li In CGS E In CGS F	65 Mapped Landslide I I Hazards iquefaction Zone Q-Induced Landslide Zone ault-Rupture Zone	No No Yes No	Was the 1993 Ol	e prop d Top	
USGS/CC Potentia In CGS Li In CGS E In CGS F Within 5	55 Mapped Landslide I I Hazards quefaction Zone Q-Induced Landslide Zone ault-Rupture Zone 00' of Malibu Coast Fault	No Yes No No	Was the 1993 Ol Foundat	e prop d Top	

1993 Old Topanga Fire? Yes

IBL

REBUILDS

Foundation reused after 1993 fire?

*IMPORTANT NOTE FOR STRUCTURAL REUSE: A Structural Feasibility Report prepared by a qualified engineer that demonstrates conformance with the CURRENT BUILDING CODE STANDARDS will be required for all pre-fire structures that are proposed to be reused in the current fire rebuild project.

SOILS REPORTS

NOTES The house has a conventional OWTS, with 2 active seepage pits and 2 future pits that do not appear to have been used.

Eagle Viewer Link https://egis3.gis.lacounty.gov/ipa_s/?apn=4451014065 Coastal California N/A

INFORMATION INNOVATION







FIRE DEPARTMENT









LOS ANGELES COUNTY FIRE DEPARTMENT

- Reviews for compliance with fire code and fuel modification requirements.
- Fire Department plan review and approval is required for the rebuilding of all destroyed structures.

Questions about the plan review process for rebuilding:

- Chief Nick Duvally
 - Nick.Duvally@fire.lacounty.gov
- Patricia Zepeda
 - Patricia.Zepeda@fire.lacounty.gov
- Calabasas/Malibu Field Office, 818-880-0341

ion requirements. The rebuilding of all destroyed





FIRE REVIEWS

- Fire Access
- Occupancy approval
- Fire sprinklers







UPCOMING CODE UPDATES







R301.2.2.10 Seismic Restraint

Anchorage requirements are expanded to include seismic restraint for **all appliances** needing seismic restraint – not solely water heaters and thermal storage units







2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE[®] (IWUIC[®])

Sacramento, California – On February 26, 2025, the State of California adopted the 2024 International Wildland-Urban Interface Code® (IWUIC®) as the basis for Title 24, Part 7, 2025 California Wildland-Urban Interface Code to address escalating wildfire risks, enhance fire resilience with science-based standards, and set the benchmark for safer, more sustainable communities in fire-prone areas.

California's adoption of the 2024 IWUIC is the result of a multi-year collaboration between the CAL FIRE Office of the State Fire Marshal, the California Fire Prevention Officers (CAL FPOs), California Building Officials (CALBO), the International Code Council (ICC), the California Building Industry Association (CBIA), and wildfire stakeholders culminating with rulemaking by the California Building Standards Commission (CBSC).



2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE® (IWUIC®)

The 2024 IWUIC:

- Establishes regulations to safeguard life and property from the intrusion of wildland fire and to prevent structure fires from spreading to wildland fuels.
- Regulates defensible space, and provides ignition-resistant construction requirements to protect against fire exposure and resist ignition by burning embers.
- Provides standards for emergency access, water supply and fire protection.
- Provides requirements for automatic fire suppression and safe storage practices.
- Is fully compatible with all of ICC's International Codes.
- Is founded on data collected from tests and fire incidents, technical reports and mitigation strategies from around the world.







2025 Building Energy Efficiency **Standards**

Updated Building Standards Expanding Requirements for Heat Buildings



Energy Commission Adopts Pumps and Electric-Ready



ALTERNATE MATERIALS, DESIGNS, AND METHODS OF CONSTRUCTION

VOLUME 1, CBC SECTION 104.2.8

The Building Official may approve on a case by case basis, any such alternate, provided that he or she finds that the material, appliance, installation, device, arrangement, design, or method of construction or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code in quality, <u>strength</u>, effectiveness, <u>fire resistance</u>, and other life-safety factors, durability, planning and design, energy, material resource efficiency and conservation, environmental air quality, performance, water, and sanitation.

The <u>Building Official</u> shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.







LEGISLATIVE UPDATE - CALBO







ONE-STOP SHOP REBUILD CENTER







MALIBU REBUILD CENTER – NOW OPEN!

Opened:

Monday, 3/10/25

Since then, staff have assisted 33 applicants
 and homeowners in total

Address: 23805 Stuart Ranch Road, Suite 240

Schedule: Monday-Friday, 8AM – 4PM

Contact: (310) 456-2489, ext. 400






MALIBU REBUILD CENTER TEAM







DIGITAL PLAN CHECK REVIEWS (BLUEBEAM)









BLUE BEAM STUDIO SESSION



2021-05-21 11:18:37 AM



INTERNAL GIS TOOLS



INTERNAL GIS TOOLS







INFORMATION INNOVATION

Parcel Geo and Coastal Information Sheets

•New GIS Mapping Tools oGeo hazards, parcel information

•Captured Lost Public Agency Information for City Database and Use

Caltrans PCH surveys, coastal surveys
 Shoreline Protection Device
 Summary Information for City Database
 and Use

	Geotechn	ico
	CIT	F
or	GEOTECHNICAL REPORT	
	LAS FLORES MESA LANDSLIDE MITIGATION INVESTIG/ MALIBU AREA LOS ANGELES COUNTY, CALIFORM	ATI NI/
	JULY 15,1988	
е	Drepared by.	
-		

•One-Stop General Geology Resource Webpage for Public Reports

Las Flores Mesa, Rambla Pacifico, Big Rock
 Mesa

NEW Photo Resources Summary

LA County Visualization Tool – Eagleview
California Coastline.org (Oct 2024, Feb 2025)





PROPER	PROPERTY ON			
Address			Name:	
APN:	Phone:			
Construe	Email:			
BEACHF	OWNER REPR			
FEMA Flood Elev. N/A			Name:	Sam
Existing				
NOTES	Not beachfront		Phone:	
			Email:	
GEOLOGIC HAZARDS			PROPOSED R	
Known I	lazards			
Landslide Assessment District		No	Baseme	ent Re
			s	ite Re
USGS/CGS Mapped Landslide				
USGS/CO	65 Mapped Landslide	No		
USGS/CO Potentia	65 Mapped Landslide I l Hazards	No		
USGS/CO <i>Potentia</i> In CGS Li	65 Mapped Landslide I l Hazards Iquefaction Zone	No		
USGS/CO Potentia In CGS Li In CGS E	SS Mapped Landslide I I Hazards iquefaction Zone Q-Induced Landslide Zone	No No Yes	Was the	prop
USGS/CO Potentia In CGS Li In CGS F	55 Mapped Landslide I I Hazards iquefaction Zone Q-Induced Landslide Zone ault-Rupture Zone	No No Yes No	Was the 1993 Ol	prop d Top
USGS/CC Potentia In CGS Li In CGS E In CGS F Within 5	55 Mapped Landslide Il Hazards quefaction Zone Q-Induced Landslide Zone ault-Rupture Zone 00' of Malibu Coast Fault	No Yes No No	Was the 1993 Ol Foundat	e prop d Top ion re

1993 Old Topanga Fire? Yes

REBUILDS

Foundation reused after 1993 fire?

*IMPORTANT NOTE FOR STRUCTURAL REUSE: A Structural Feasibility Report prepared by a qualified engineer that demonstrates conformance with the CURRENT BUILDING CODE STANDARDS will be required for all pre-fire structures that are proposed to be reused in the current fire rebuild project.

SOILS REPORTS

NOTES The house has a conventional OWTS, with 2 active seepage pits and 2 future pits that do not appear to have been used.

Eagle Viewer Link https://egis3.gis.lacounty.gov/ipa_s/?apn=4451014065 Coastal California N/A

INTERNAL GIS TOOLS





STANDARD SHEETS AVAILABLE TO THE PUBLIC

Green Building Standards Note Sheets Type V Construction Note Sheets 2023 LA COUNTY GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 Net as 2.5 HORIZERS. WOMEN WITH SALES 7-7 10.141 S.Conner ----Step Station -CALIFORNIA CONT BARRAD ... SALESCHOOL STOR 百代 COUNTRAL OF STR Ħ -And states of the ----BORD AND DOWN ACLARACE ALL CONTRACTOR State of the local division of the local div AND TRADUCT 10.000 and an one of the second second second 100000000 REAL PROPERTY Shilles H Charles of the street of -CONTRACTOR OF THE PARTY OF THE SCOOL ST. CATEGORIA MARCHINE AND IFI SURVEY REALIZED 14473-14 THE REAL PROPERTY. ANIXA ME the last to a., PERMIT AND ADDRESS OF Repairs and the service of the servi A Anather Strate-CALCULAR DAY ALL RANGED FRAME PROPERTY. WT. PHONE ISSUED OF CHICK. CALCONS 1 2ªIU 1500.03 No. of Concession, Name REAL PROPERTY AND INCOME. CONTRACTOR OF STATE Section and the 131-632 ALC AN AL 36.30 (STE UNUSUADER) State Alle DATE OF STREET A CAP STOLL -----Queles in A CARLEND AND A CARLEND Curbing of a labor of the C 2200430-1A 時間もあた ,E SPACE SCALE 0010020 **然在58**日 and the second second AND THE REAL PROPERTY OF THE PARTY OF THE PA PUDDENT THE STREET, ST (1945)(242) SSURPLAN . Children of the local division of the local -----31 CALCUMPTION TO AN A STATE ŧ A Real Property lies . . CHER STOR 100 CONTRACTOR INCOME. THE PARTY OF APPROX APPROX AL RANGE CONTRACTOR OF TAXABLE PARTY. 100.000 AN ALASSA Contraction in the local division of the loc 6-13 K 18-14 of the local division of the SSS PROP A DESCRIPTION the local data and the second states ALC PROPERTY OF TAXABLE PARTY. C. C. C. S. S. No. of Concession, Name 192 -----0-0-040-010-01 SCR. merry The Const Include the distribution CARLON AND ALL AND and the Carl Carlos PARTY INC. ESTERIA STORE BOOL STREET, STREET, ST. ST. HERE'S CONTRACTOR BURGER BURGER SHOW AND AND COLUMN THE OWNER Dis Post SECTOR-No. 400 Sugar PARTY IN COMPANY ----ACCENTED IN BAT E IS SERVICE POAR 1000 ENDERING | LOTING CO. ALC: NOT THE and the second ъi THE PERM STREET, STREET, Tree to 讀 (phideration MARKEN COMMENT 162 1010012-00100-002-020 the other states of SPOT FUEL Service and A CONTRACTOR THE RESIDENCE AND 18:20 The survey of the second of the second se ------ECECTOR STATUS l, CONTRACTOR OF A CONTRACTOR OF AND ADDRESS P.P. Intelligencercond. Carlos de La carlo Turbester" BRAENDE Sellinger. The Contractor ALL STREET, ST. ALL AND ALCONE CAR 10000 A DESCRIPTION OF A DESCRIPTION and a second sec FILENALTER IC WALCH PROPERTY AND 10032530 内心的 新闻和 新月一 1 South De State on D-COLORADO WHIT REAL PROPERTY AND ADDRESS OF TAXABLE Willia Services NUMBER OF STREET, STRE Ξ Manager, -10510710444 (* m Read States OUT TO VIEW ----1034.08.0. 0 COLUMN TWO dane. Self-enders. 1 100 10.00 en.ma -Deale and 1 ш 1 D.A -MORENCHAR 1000 MARCENE. C III worth. Chester 1 In the second -0.985 **新教会会** and have 962962 SISVACE VENTS Substantes, State Diam ----0 AND THE OWNER AND





STREAMLINE PLAN CHECK INTAKE

- Plan check engineer preliminary plan check reviews
- Checklist for submittal requirements
- Initial plan review = 10 business days ullet
- Recheck reviews = 5-7 business days







STREAMLINE PERMIT ISSUANCE











UPCOMING RECOVERY & REBUILD EVENTS

COMMUNITY MEETINGS FOR REBUILDING

MARCH	BEACHFRONT
18	PROPERTIES
MARCH	BIG ROCK, CALLE DE BARCO,
25	ASSESSMENT DISTRICTS
APRIL 1	RAMBLA PACIFICO, LA COSTA, LAS FLORES, PENA ROAD, 20717 TO 20759 PCH
APRIL	CARBON CANYON, CARBON
8	MESA, CARBON BEACH TERRACE
APRIL	BEACHFRONT
15	PROPERTIES
APRIL	BROAD AND FRANKLINE FIRE
22	CODE AMENDMENTS



4 p.m. at City Hall and via Zoom

4 p.m. at City Hall and via Zoom



Q & A SESSION







STAY CONNECTED WITH THE CITY OF MALIBU

REBUILDING TOGETHER



maliburebuilds.org









RESOURCES ~ NEWS, EVENTS & DEADLINES ~

CONTACT OR VISIT US



