RR **Robin Rudisill**

Sent - VNCLUPC 7:36 PM

718 4th Ave (26019-10000-02952)

Hide

To: ARAMIK.SHAHMIRZAIAN@lacity.org <ARAMIK.SHAHMIRZAIAN@LACITY.ORG>, FARSHAD.ALIMOHAMADI@lacity.org <FARSHAD.ALIMOHAMADI@LACITY.ORG>, Daniel.Chan@lacity.org,

Cc: Mark Mack, David Feige, Ruben.Rivas@lacity.org, Ted.Ries@lacity.org, Victor.Cuevas@lacity.org, kenneth.nagle@lacity.org, Ira Brown

---

Aramik, Farshad, and Daniel,

The Venice Neighborhood Council received a notice of proposed demolition for this property, dated September 18, 2026.

Please let me know why this notice is going out when there is not even a CDP application submitted for this project.

I would appreciate an email reply from each of you.

See also attached photos taken today.

Can these signs please be taken down and the demolition permit applications be frozen or otherwise put on hold until the City receives a CDP application and issues a CDP determination?

Also, who is Nana Sohn, at 818-730-7021 (see first page of the attached pdf)?

Thank you.

<u>Permits:</u>

PDF **01232016_ . . CITY OF Los ...**

<u>Photos:</u>

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

9/18/2026

CERTIFIED NEIGHBORHOOD COUNCIL
VENICE
P.O. BOX 550
VENICE, CA 90294

NOTICE OF PROPOSED DEMOLITION AT: **718 S. 4Th Avenue**

DEMOLITION PRE-INSPECTION APPLICATION NO: **26019 10000 02952**

Los Angeles Municipal Code Section 91.106.4.5.1 (Ordinance No. 185270), effective January 10, 2018, requires that the Los Angeles Department of Building and Safety to notify, by mail, the Certified Neighborhood Council Office of the site regarding the proposed demolition of a building or structure.

You are hereby notified that an application for a demolition pre-inspection at the above address has been filed with the Department of Building and Safety.

The status of this Building Demolition Pre-inspection application may be obtained by calling 311 inside Los Angeles County or (213) 473-3231 if outside Los Angeles County.

NOTE: THIS NOTIFICATION IS FOR INFORMATION ONLY. FOR MORE INFORMATION REGARDING THE PROJECT, PLEASE CALL THE PERMIT APPLICANT:

Name: **Nana Sohn**

At Phone: **818 730 7021**

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

An Official Website of the City of Los Angeles City Services (https://myla311.lacity.org/) City Directory (https://lacity.gov/directory)

Los Angeles Department of Building and Safety

The information below was found on the following Parcel Identification Number (PIN):

109-5A143-109

Parcel Profile Report: 1

Permit Information found: 1

718 S 4TH AVE 90291

Application/Permit #	PC/Job #	Type	Status	Work Description
23019 - 10000 - 00892	B23LA03589	Bldg-Demolition	Application Pending 3/1/2023	***DPI & POSTING*** DEMOLISH THE EXISTING 1 STORY SFD & DETACHED GARAGE
23019 - 10000 - 00891	B23LA03587	Bldg-Demolition	Corrections Issued 3/1/2023	DEMOLISH THE EXISTING 1 STORY SFD & GARAGE. CLEAR LOT
26019 - 10000 - 02952	B26LA38918	Bldg-Demolition	Application Pending 9/17/2026	***DPI AND POSTING*** DEMOLISH SINGLE FAMILY DWELLING AND GARAGE FOR PERMIT #26019-10000-02435
26019 - 10000 - 02435	B26LA30828	Bldg-Demolition	Corrections Issued 8/4/2026	DEMOLISH THE EXISTING 1 STORY SFD & GARAGE
19010 - 10001 - 06291	B26LA34796	Bldg-New	Quality Review Completed 9/15/2026	ATTENTION: FARSHAD ALIMOHAMADI ***PLAN CHECK ONLY*** SUPPLEMENTAL PERMIT TO #19010-10000-06291 TO RESUBMIT PER CURRENT LARC 2025, LOST ORIGINAL MARKED UP SET. NEW 3 STORY SFD WITH 3 CAR GARAGE. WITH ROOF DECK. SEE #19010-10000-06291 FOR THE CLEARANCES, PLAN CHECK ONLY. NO CLEARANCES UNDER THIS PERMIT.
19010 - 10000 - 06291	B19LA27383	Bldg-New	Verifications in Progress 2/15/2023	NEW 3 STORY SFD/3 CAR GARAGE WITH ROOF DECK.

Code Enforcement Information: 1

Soft-story Retrofit Program Information: 1

An Official Website of the City of Los Angeles City Services (https://myla311.lacity.org/) City Directory (https://lacity.gov/directory)

Los Angeles Department of Building and Safety

Certificate Information: 718 S 4TH AVE 90291

Pre - Inspection only, not a permit for construction

Application / Permit	23019-10000-00892
Plan Check / Job No.	B23LA03589
Group	Building
Type	Bldg-Demolition
Sub-Type	1 or 2 Family Dwelling
Primary Use	()
Work Description	***DPI & POSTING*** DEMOLISH THE EXISTING 1 STORY SFD & DETACHED GARAGE
Permit Issued	No
Current Status	Completed on 03/07/2023

Permit Application Status History

No Data Available.

Permit Application Clearance Information

Demo Preinspection	Not Cleared	3/1/2023	Department of Building and Safety

Contact Information

No Data Available.

Inspector Information

RUBEN RIVAS, (310) 914-3981	Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

An Official Website of the City of Los Angeles City Services (https://myla311.lacity.org/) City Directory (https://lacity.gov/directory)

Los Angeles Department of Building and Safety

Certificate Information: 718 S 4TH AVE 90291

Application / Permit	23019-10000-00891
Plan Check / Job No.	B23LA03587
Group	Building
Type	Bldg-Demolition
Sub-Type	1 or 2 Family Dwelling
Primary Use	()
Work Description	DEMOLISH THE EXISTING 1 STORY SFD & GARAGE. CLEAR LOT
Permit Issued	No
Current Status	Corrections Issued on 3/1/2023

Permit Application Status History

Submitted	3/1/2023	APPLICANT
Assigned to Plan Check Engineer	3/1/2023	CRISTINA SALAZAR
Corrections Issued	3/1/2023	CRISTINA SALAZAR

Permit Application Clearance Information

Coastal Zone	Not Cleared	3/1/2023	City Planning Department
Demolition	Not Cleared	3/1/2023	City Planning Department
Specific Plan	Not Cleared	3/1/2023	City Planning Department

Contact Information

No Data Available.

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

An Official Website of the City of Los Angeles City Services (https://myla311.lacity.org/) City Directory (https://lacity.gov/directory)

Los Angeles Department of Building and Safety

Certificate Information: 718 S 4TH AVE 90291

Pre - Inspection only, not a permit for construction

Application / Permit	26019-10000-02952
Plan Check / Job No.	B26LA38918
Group	Building
Type	Bldg-Demolition
Sub-Type	1 or 2 Family Dwelling
Primary Use	()
Work Description	***DPI AND POSTING*** DEMOLISH SINGLE FAMILY DWELLING AND GARAGE FOR PERMIT #26019-10000-02435
Permit Issued	No
Current Status	Completed on 09/28/2026

Clearances?

Permit Application Status History

No Data Available.

Permit Application Clearance Information

Demo Preinspection	Not Cleared	9/17/2026	Department of Building and Safety

Contact Information

No Data Available.

Inspector Information

RUBEN RIVAS, (310) 914-3981	Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

An Official Website of the City of Los Angeles City Services (https://myla311.lacity.org/) City Directory (https://lacity.gov/directory)

Los Angeles Department of Building and Safety

Certificate Information: 718 S 4TH AVE 90291

Application / Permit	26019-10000-02435
Plan Check / Job No.	B26LA30828
Group	Building
Type	Bldg-Demolition
Sub-Type	1 or 2 Family Dwelling
Primary Use	(23) Demolition
Work Description	DEMOLISH THE EXISTING 1 STORY SFD & GARAGE
Permit Issued	No
Current Status	Corrections Issued on 8/4/2026

Permit Application Status History

Submitted	8/1/2026	APPLICANT
Assigned to Plan Check Engineer	8/3/2026	ARAMIK SHAHMIRZAIAN
Corrections Issued	8/4/2026	ARAMIK SHAHMIRZAIAN

Permit Application Clearance Information

CPC	Not Cleared	8/4/2026	City Planning Department
DPI Written Notices	Not Cleared	8/4/2026	Department of Building and Safety
Demolition Pre-Inspection	Not Cleared	8/4/2026	Department of Building and Safety
Specific Plan	Not Cleared	8/4/2026	City Planning Department
ZA Case	Not Cleared	8/4/2026	City Planning Department
ZA Case	Not Cleared	8/4/2026	City Planning Department
ZA Case	Not Cleared	8/4/2026	City Planning Department

Contact Information

No Data Available.

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

An Official Website of the City of Los Angeles City Services (https://myla311.lacity.org/) City Directory (https://lacity.gov/directory)

Los Angeles Department of Building and Safety

Certificate Information: 718 S 4TH AVE 90291

Application / Permit	19010-10001-06291
Plan Check / Job No.	B26LA34796
Group	Building
Type	Bldg-New
Sub-Type	1 or 2 Family Dwelling
Primary Use	()
Work Description	ATTENTION: FARSHAD ALIMOHAMADI ***PLAN CHECK ONLY*** SUPPLEMENTAL PERMIT TO #19010-10000-06291 TO RESUBMIT PER CURRENT LARC 2025, LOST ORIGINAL MARKED UP SET. NEW 3 STORY SFD WITH 3 CAR GARAGE. WITH ROOF DECK. SEE #19010-10000-06291 FOR THE CLEARANCES, PLAN CHECK ONLY. NO CLEARANCES UNDER THIS PERMIT.
Permit Issued	No
Current Status	Quality Review Completed on 9/15/2026

Permit Application Status History

Submitted	8/24/2026	APPLICANT
Assigned to Plan Check Engineer	8/27/2026	FARSHAD ALIMOHAMADI
Assigned to Zoning Architect	8/27/2026	MANUEL ZAVALETA
Corrections Issued	9/8/2026	FARSHAD ALIMOHAMADI
Quality Review Completed	9/15/2026	DANIEL CHAN

Permit Application Clearance Information

Zoning Plan Check	Not Cleared	9/1/2026	Department of Building and Safety
Coastal Zone	Not Cleared	9/8/2026	City Planning Department
Frnt yard landscape/Water mgmt	Not Cleared	9/8/2026	City Planning Department
Miscellaneous	Not Cleared	9/8/2026	City Planning Department
Miscellaneous	Not Cleared	9/8/2026	City Planning Department
Miscellaneous	Not Cleared	9/8/2026	City Planning Department
Specific Plan	Not Cleared	9/8/2026	City Planning Department
ZA Case	Not Cleared	9/8/2026	City Planning Department
ZA Case	Not Cleared	9/8/2026	City Planning Department
ZA Case	Not Cleared	9/8/2026	City Planning Department

Contact Information

No Data Available.

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

An Official Website of the City of Los Angeles City Services (https://myla311.lacity.org/) City Directory (https://lacity.gov/directory)

Los Angeles Department of Building and Safety

Certificate Information: 718 S 4TH AVE 90291

Application / Permit	19010-10000-06291
Plan Check / Job No.	B19LA27383
Group	Building
Type	Bldg-New
Sub-Type	1 or 2 Family Dwelling
Primary Use	(1) Dwelling - Single Family
Work Description	NEW 3 STORY SFD/3 CAR GARAGE WITH ROOF DECK.
Permit Issued	No
Current Status	Verifications in Progress on 2/15/2023

Permit Application Status History

Submitted	12/27/2019	APPLICANT
Assigned to Plan Check Engineer	2/13/2020	FARSHAD ALIMOHAMADI
Corrections Issued	2/17/2020	FARSHAD ALIMOHAMADI
Quality Review Completed	2/22/2020	YOUNG KIM
Green Plans Picked Up	10/15/2020	APPLICANT
Building Plans Picked Up	11/20/2020	APPLICANT
Applicant returned to address corrections	2/15/2023	FARSHAD ALIMOHAMADI

Permit Application Clearance Information

Green Code	Not Cleared	1/27/2020	Department of Building and Safety
Coastal Zone	Not Cleared	2/16/2020	City Planning Department
Eng Process Fee Ord 176,300	Not Cleared	2/16/2020	Bureau of Engineering
Miscellaneous	Not Cleared	2/16/2020	City Planning Department
Miscellaneous	Not Cleared	2/16/2020	City Planning Department
Permit	Not Cleared	2/16/2020	Bureau of Engineering
Roof/Waste drainage to street	Not Cleared	2/16/2020	Bureau of Engineering
Sewer availability	Not Cleared	2/16/2020	Bureau of Engineering
Specific Plan	Not Cleared	2/16/2020	City Planning Department
Trees in Parkway	Not Cleared	2/16/2020	Bureau of Street Services

ZA Case	Not Cleared	2/16/2020	City Planning Department
ZA Case	Not Cleared	2/16/2020	City Planning Department
ZA Case	Not Cleared	2/16/2020	City Planning Department
Highway dedication	Not Cleared	2/18/2020	Bureau of Engineering
Hydrant and Access approval	Cleared	1/6/2021	MATTHEW CRAIG
Low Impact Development	Cleared	2/2/2021	SARAH YOUSSEF
Address approval	Cleared	2/11/2021	DINAH GARIN
Miscellaneous	Not Cleared	8/24/2026	City Planning Department
Zoning Plan Check	Not Cleared	9/8/2026	Department of Building and Safety

Contact Information

Engineer	Bell,, William Andrew; Lic. No.: C88870	22403 LADEENE AVE	TORRANCE, CA 90505

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.


THIS PROPERTY
CLOSED TO
THE PUBLIC
NO ENTRY
WITHOUT PERMISSION
NOTICE OF
DEMOLITION
ASTRO


NOTICE OF
DEMOLITION
718 S 4TH Ave
Project Address:
Application Number: 26019 - 10000 - 02952
Scope of Work: Demolish single family dwelling and garage
This is notification that an application has been filed with the Department of Building & Safety for the Demolition of:
For information regarding the status of this application; Within L.A. County call 311 or (866) LACITY (452-2489) Outside of L.A. County call (213) 473-0131 or Visit our website www.ladbs.org click on "Permit and Inspection Report" NOTE: PROVIDED THAT THE SUBMITTED PLANS COMPLY WITH ALL LOS ANGELES MUNICIPAL CODES AND OTHER APPLICABLE LAWS, PUBLIC COMMENT WILL HAVE NO IMPACT ON THIS PROJECT. SHOULD YOU NEED MORE INFORMATION REGARDING THE PROJECT, PLEASE CALL THE OWNER/AGENT AS SHOWN ON THE APPLICATION AT: (818) 730-3021

From: **Farshad Alimohamadi** farshad.alimohamadi@lacity.org
Subject: Re: 718 4th Ave (26019-10000-02952)
Date: November 3, 2026 at 1:46 PM
To: Robin Rudisill robin.rudisill.vnclupc@gmail.com
Cc: ARAMIK.SHAHMIRZAIAN@lacity.org, Daniel.Chan@lacity.org, Mark Mack mark.mack@venicenc.org, David Feige president@venicenc.org, Ruben.Rivas@lacity.org, Ted.Ries@lacity.org, victor.cuevas@lacity.org, kenneth.nagle@lacity.org, Ira Brown ira.brown@lacity.org

FA

Hello,

I have attached our Information Bulletin for demolition permit applications for your reference. The demolition pre-inspection and notices can be submitted at the same time as the demolition permit application. The timing of the demolition permit application submittal may vary depending on the project and the applicant.

Thanks,

Farshad Alimohamadi, PE, CASp
Structural Engineering Associate III
Department of Building and Safety, City of Los Angeles
201 North Figueroa, Room 880
Los Angeles, CA 90012
(213) 978-4467

On Tue, Nov 3, 2026 at 10:12 AM Robin Rudisill <robin.rudisill.vnclupc@gmail.com> wrote:

> **Hi Farshad,**
>
> **I have never seen a Demo notice posted before you related planning application was even filed.**
>
> **Is there no rule in this regard?**
>
> **It doesn't make sense to me to give the neighborhood notice of something for which there is not even an application yet and that may or may not even be approved, let alone so many months in advance.**
>
> **It seems to me that this is actually misleading to the neighbors.**
>
> **Can you please help me understand this?**
>
> **Thank you!**
>
> *For the Love of Los Angeles*
> *and our precious Coast*

and our precious Coast,
Robin Rudisill
(310) 721-2343

On Nov 3, 2026, at 7:31 AM, Farshad Alimohamadi <farshad.alimohamadi@lacity.org> wrote:

Hello,

The demolition notices can be sent out at any time as part of the demolition pre-inspection process, and no clearances are required to send them. The notices are simply intended to notify the neighborhood.
However, City Planning must grant all required clearances and approvals under demolition permit 26019-10000-02435 before any demolition work can begin. This includes approval of the Coastal Development Permit. The demolition permit 26019-10000-02435 cannot be issued until City Planning has granted all necessary approvals.

Thanks,

Farshad Alimohamadi, PE, CASp
Structural Engineering Associate III
Department of Building and Safety, City of Los Angeles
201 North Figueroa, Room 880
Los Angeles, CA 90012
(213) 978-4467

On Mon, Nov 2, 2026 at 7:37 PM Robin Rudisill <robin.rudisill.vnclupc@gmail.com> wrote:

> **Aramik, Farshad, and Daniel,**
>
> **The Venice Neighborhood Council received a notice of proposed demolition for this property, dated September 18, 2026.**
>
> **Please let me know why this notice is going out when there is not even a CDP application submitted for this project.**
>
> **I would appreciate an email reply from each of you.**
>
> **See also attached photos taken today.**
>
> **Can these signs please be taken down and the demolition permit applications be frozen or otherwise put on hold until the City receives a CDP application and issues a CDP**

determination?

Also, who is Nana Sohn, at 818-730-7021 (see first page of the attached pdf)?

Thank you.

Permits:
Photos:

Best,
Robin Rudisill
Vice Chair/Secretary
Land Use & Planning Committee
Venice Neighborhood Council

demolition-of-buildings-ib-p-...
146 KB

INFORMATION BULLETIN / PUBLIC – BUILDING CODE - DEMOLITION OF BUILDINGS			
Reference No.:	**LABC Chapter 33**	**Effective:**	**01-01-2026**
Document No.:	**P/BC 2026-039**	**Revised:**	**01-01-2026**
Previously Issued as:	**P/BC 2023-039**		

City of Los Angeles – Department of Building & Safety

DEMOLITION OF BUILDINGS

A. PERMITS AND PLANS

1. **PERMITS REQUIRED**:

   a. No person shall demolish any building or structure unless he/she has obtained a permit from the Department of Building and Safety.

   EXCEPTION:
   A permit is not required for any work accomplished under the auspices of land owned and controlled by the United States of America or by the State of California.

   b. A separate permit shall be obtained for each building or structure. The permit shall show the type of demolition procedure to be used.

   EXCEPTION:
   The demolition of a Single-Family Dwelling and accessory buildings within the same lot may be combined in a single permit.

2. **TO WHOM ISSUED.** Demolition permits must be obtained by a licensed wrecking contractor (Class C-21) or a general engineering contractor (Class A) provided that a notarized letter from the owner or a copy of the signed contract is provided indicating that the contractor has been hired to perform the demolition.

   EXCEPTIONS:

   a. One- or two-story wood frame buildings where the maximum spans do not exceed 25 feet, may be demolished by an owner who owns the building and the lot on which the building is located, or by labor in his/her employment when under the direction and control of said owner.

   b. Demolition permits may be issued to a licensed general contractor (Class B) if he/she is the contractor for a new building to be erected on the site and plans have been filed for the new building, but only under the following conditions:
      i. The structure to be demolished is a one-story Type II or V building, and
      ii. Documentation in the form of a notarized letter from the owner, or a copy of the contract, which clearly indicates that the contractor will perform both the demolition and new construction, is provided prior to the issuance of the demolition permit. (Indicate on the demolition permit that the "Contractor will perform both demo and new construction onsite").

3. **PLANS AND SPECIFICATIONS REQUIRED:**

   a. No permit for demolition work will be issued until satisfactory plans and procedures have been submitted to, and approved by, the Building Department. For single family or two-family dwellings, a dimensioned plot plan that is included with the application showing the location of the buildings and their distances from the property lines will be satisfactory. All other buildings will require a plot plan and such additional plans and procedures, as are necessary, to show that the demolition work will be conducted without creating a hazardous condition. Some of the features or conditions requiring additional detailed plans and procedures are as follows:
      i. Walls more than 20 feet in height from story to story.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

ii. A basement within six feet of another building.
iii. Footings adjacent to, and extending below, the footings of another building.
iv. When the entire structure is not to be demolished.
v. One or more party walls.
vi. When, in the opinion of the Superintendent of Building, some unusual feature exists or a hazardous condition is created.
vii. Any pre-stressed or post-tensioned concrete structure.
viii. Any building with five or more stories.
ix. Any building for which a variance is being requested.

b. Plans and specifications must be provided for any of the following:
i. Protection of adjacent property.
ii. Method and sequence of demolishing the building.
iii. Shoring for high walls.
iv. Underpinning of adjacent footings.
v. Required retaining walls.
vi. Anchorage and other details for party walls.
vii. Filling of basements.
viii. Thickness of remaining party walls.
ix. Other demolition or structural features.
x. Required clearances.
xi. A copy of the Storm Water Pollution Prevention Plans (SWPPP) Attachment A notes (attached) with the plans.

4. **PRE-INSPECTION REQUIRED.** A pre-inspection performed by a Building Inspector at the site of the proposed demolition will be required before a demolition permit may be issued. In accordance with Section A.1.b, a separate Pre-Inspection is required for each building to be demolished.

EXCEPTION:

The pre-inspection may be waived when Building & Safety determines that previous inspections associated with department's abatement programs have been made. The abate order number and date shall be indicated in the work description of the permit. Section 107.3.2.3 of the Los Angeles Building Code (L.A.B.C.)

5. **POSTING REQUIRED.** In addition to the pre-inspection requirements above, for buildings over 45 years old, as defined below, the department shall not issue a building demolition permit without first having provided the following required notice and taken the following required actions at least 30 days prior to the issuance of the demolition of building or structure permit (LAMC 91.106.4.5.1).

a. For the purposes of this section, a building is considered 45 years or older under either of the two following circumstances:
i. The original building permit was issued more than 45 years prior to the date of submittal of the application for demolition pre-inspection; or

b. Where information submitted with the application indicates that the building or structure is more than 45 years old when compared to the date the application is submitted, the department shall send written notice of the demolition pre-inspection application via U.S. mail to the abutting property owners and occupants, as well as the Council District Office and Certified Neighborhood Council Office representing the site, for which a demolition pre-inspection has been proposed for a building or structure.

c. The applicant shall post a placard on the property where the demolition will occur, in a conspicuous, visible place, within 5 feet of the front property line, describing the date of the application for demolition pre-inspection and meeting the following standards:
i. The placard shall be a minimum 11″X17″ in size and mounted at a minimum four feet above the ground.

ii. The placard shall have black letters on contrasting background white or color paper.
iii. The placard shall have major block-style letters a minimum 3 inches in height and shall state: "NOTICE OF DEMOLITION." Minor letters 1 ½ inches in height shall list the permit number and telephone number for further information.
iv. The placard material shall be made of durable, laminated or other resistant material

d. The applicant shall provide the department with the addresses of all persons entitled to receive notice pursuant to LAMC 91.106.4.5.1 at the time that a demolition pre-inspection is filed with the department (LAMC 91.106.4.5.2).

EXCEPTION:

Written notice or the posting a placard is not required for the demolition of a detached garage that is to be replaced with an accessory dwelling unit (ADU), unless the property is located within an architecturally and historically significant historic district (GC 65852.2(a)(5))

6. **LEGAL DESCRIPTION.** Each application must contain the correct and complete legal description to assure all pertinent information is not overlooked including the requirement that customers be referred to other city departments for clearances.

7. **CLEARANCES REQUIRED.** The following are possible clearances that may be required prior to issuance of demolition permit.

a. Zoning Information Numbers (ZI's).

b. Redevelopment Project Area.

c. Coastal Zone Conservation Act (CZCA) and/or Mello Bill.

d. Historical Preservation Overlay Zone (HPOZ), Section 106.4.5 L.A.B.C. and 12.20.3 L.A.M.C. (Zoning Code)

e. Historical Monuments.

f. Rent Stabilization - applies to the demolition of apartments, condominiums, two-family dwellings, two or more single family dwellings on the same lot, mobile home pads, and any project resulting in a reduction of rooms in a hotel, motel, rooming house or boarding house occupied by the same tenant for 60 or more consecutive days and for any Residential Hotel regardless of the number of days of stay as determined by the Housing Department.

g. OSHA clearance required for structures over 36'-0" or 3 stories in height.

h. Department of Public Works, Bureau of Street Services, Urban Forestry Division clearance required for the disturbance/removal of Protected Trees on private property.

8. **SPECIAL PERMITS.**

A permit for the removal of any underground tank used for storage of flammable liquids shall be obtained from the Fire Department.

Prior to the issuance of a permit to demolish a building which has a sewer line, the applicant shall obtain a sewer cap permit (plumbing permit). Approval by the Department of Public Works, Bureau of Engineering, shall be obtained prior to the issuance of a permit for any demolition work which removes the lateral support from a public way. Section 3307.3.2 of the L.A.B.C. defines lateral support. The lateral support of a public way shall be considered to have been removed when the wall that provides lateral support for a public way, and/or any of the building elements that stabilize the wall are demolished.

9. **IMMINENT HAZARDS:** Demolition permits shall be issued without delay when an application is accompanied by a letter signed by the Superintendent of Building declaring a structure a present, imminent, extreme, and immediate hazard. The number of the abate order and the date of the letter shall be included in the work description of the permit. Section 8905.1 L.A.B.C.

B. INSPECTION

1. **CALL FOR INSPECTION**. An inspection request must be made at least 24 hours before work is to be started.
2. **PROTECTION DEVICE INSPECTION**. All required protection devices must be in place and inspected and approved by the Building Inspector prior to starting any work.
3. **FIELD CARD**. The "Demolition Inspection Record" Form No. LADBS B-8b must be posted on the job site. This card must be signed by the inspector approving the method of demolition to be used before work is started. A separate approval signature is required for each demolition method used. If the method of demolition is to be changed during the course of the job, the inspector must be called and a new approval signature obtained before the new method is started.
4. **SEWER CAP INSPECTION**. When the sewer has been capped, it shall not be covered until an inspection has been made by the Department. This inspection shall be requested at least 24 hours before the inspection is needed.

C. DEMOLITION PROCEDURES:

1. **GENERAL REQUIREMENTS**:
    a. No structural member in any story shall be demolished or removed until the story above is completely removed.

        EXCEPTIONS:
        i. Two story Type V buildings of wood-frame construction.
        ii. Two story buildings of any type, provided no first story structural member is removed before all of its supported load is removed.

    b. The storage and handling of material and the prevention of dust shall be in accordance with the requirements of Section 108.13 of the L.A.B.C.
    c. Free-fall dumping over the exterior wall of a building will not be permitted from a height greater than 25 feet.

2. **PROTECTION DEVICES**. Barricades, protection fences, and protection canopies shall be provided and constructed in accordance with the requirements of Section 3306 of the L.A.B.C. 3. 4. 5. 6. 7.

3. **HAND WRECKING**. Hand wrecking methods may be used on any type of building, provided the required protection devices are installed and approved. Hand wrecking may include the use of any type of hand-held tools. The use of small wheel mounted pneumatic tools will be permitted if first approved by the Building Inspector.

4. **DOZER OR LOADER WRECKING**. Dozer or loader wrecking shall not be used except on one- or two-story buildings with a maximum wall height of 24 feet. The building must be located a minimum distance from the public way and adjoining property at least equal to the maximum wall height of the building.

    EXCEPTION: For wood frame residential buildings, the required clearance may be reduced, provided reasonable safety precautions are taken.

5. **CLAM SHELL WRECKING**. Clam shell wrecking shall not be used unless the building is located a distance from the public way and adjoining property which is at least equal to one-half the maximum height of the building. This distance need not, however, exceed twice the maximum height of the building.

6. **CABLE WRECKING.** "Cable wrecking" shall include all wrecking methods using a cable, whether applied to a single wall or to an entire building.

   Cable wrecking will be allowed only in those cases where the building is located a distance from the public way and adjoining property greater than one and one-half times the maximum height of the building. Where cable wrecking is to be used on a single wall, the clear distanced required need not exceed twice the height of the wall being demolished.

   Prior to the issuance of a permit for cable wrecking, a detailed description of the method and sequence for demolishing the building and the safety precautions to be taken shall be submitted to the Building Department for approval.

7. **BALL WRECKING**. Ball wrecking shall not be used unless the building is located a distance from the public way and adjoining property at least equal to one and one-half times the maximum height of the building. The separation need not, however, exceed 50 feet. Prior to the issuance of a permit for ball wrecking, the demolition contractor shall submit for approval to the Building Department a detailed description of the method and sequence for demolishing the building and the safety precautions to be taken.

D. DEVIATIONS PERMITTED:

1. **EQUIVALENT PROTECTION.** Deviations from the requirements specified above for the demolition of buildings or structures may be requested where conditions warrant and provided equivalent protection is furnished. This modification of requirements must be well detailed and requires an approval in writing from the Department of Building and Safety prior to commencing any demolition work.

2. **APPLICATION FOR MODIFICATION.** Before any request for deviations can be acted upon, an application for modification shall be filed with the Department of Building and Safety. The application shall be on a "Request for Modification of Building Ordinances" Form No. PC/ALL/Req.Mod.00. The application must be accompanied by an adequately detailed demolition plan and procedure of demolition.

E. DANGEROUS CONDITIONS DURING DEMOLITION

Should a dangerous condition develop during the demolition of a structure, the demolition contractor shall immediately barricade the dangerous area, notify the Department of Building and Safety and take immediate steps to minimize the hazard. No further demolition work shall be done until approval to proceed is given by the Department of Building and Safety.