

GENERAL NOTES (CONTINUED)

M. STRUCTURAL OBSERVATION:

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY STRUCTURAL
OBSERVATION REQUIREMENTS: (DRAFT B&S 262, EFFECTIVE 8/12/96)

- | | | |
|----|--|---|
| 1. | STRUCTURAL OBSERVATION IS REQUIRED FOR THE STRUCTURAL SYSTEM IN ACCORDANCE WITH MGD 110. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR. | |
| 2. | THE OWNER SHALL EMPLOY A CIVIL OR STRUCTURAL ENGINEER OR ARCHITECT TO PERFORM THE STRUCTURAL OBSERVATION. THE ENGINEER OR ARCHITECT SHALL BE A LICENSED PROFESSIONAL MEMBER OF THE CALIFORNIA BOARD OF PROFESSIONAL ENGINEERS OR ARCHITECTS. THE DEPARTMENT OF BUILDING AND SAFETY RECOMMENDS THE USE OF THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN WHEN THEY ARE INDEPENDENT OF THE CONTRACTOR. | |
| 3. | THE STRUCTURAL OBSERVER SHALL PROVIDE EVIDENCE OF EMPLOYMENT BY THE OWNER. A LETTER FROM THE OWNER OR A COPY OF THE AGREEMENT FOR SERVICES SHALL BE SENT TO THE BUILDING INSPECTOR BEFORE THE FIRST SITE VISIT. THE STRUCTURAL OBSERVER SHALL ALSO INFORM THE OWNER OF THE RESULTS OF THE PRECONSTRUCTION MEETING AND SHALL PRESIDE OVER THIS MEETING. | |
| 4. | THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR THE STRUCTURAL OBSERVATION. THE STRUCTURAL OBSERVER IS RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATION. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT SUBMITTED TO THE BUILDING INSPECTOR. | |
| 5. | THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK IN PROGRESS. THE STRUCTURAL OBSERVER SHALL ADVISE THE BUILDING INSPECTOR OF ANY DEFICIENCIES. A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER. | ELEMENTS/CONNECTIONS TO BE OBSERVED |
| | | CONSTRUCTION STAGES |
| | | FOUNDATIONS, REINFORCING, COLUMNS AND WALL REINFORCING. |
| b) | STRUCTURAL SLABS / - SLAB AND WALL REINFORCING AND ANCHORAGES PRIOR TO POURING CONCRETE AND WALLS - HOLDOWN AND ANCHOR BOLTS SIZE AND LOCATION | |
| c) | WOOD FRAMING / - WOOD FRAMING CONNECTIONS AND NAILING OF FLOOR AND WALL SHEATHING DAPHRAGMS AND HOLDOWNS SIZE AND LOCATION | |
| d) | FINAL OBSERVATION | |
| 6. | THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT ON THE DEPARTMENT FORM BAS 261 FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OF THE OBSERVATION REPORT SHALL BE SUBMITTED TO THE BUILDING INSPECTOR. THE OBSERVATION REPORT SHALL BE SIGNED AND SEALED (WET STAMPED) BY THE RESPONSIBLE STRUCTURAL OBSERVER. ONE COPY OF THE OBSERVATION REPORT SHALL BE ATTACHED TO THE APPROVAL PLANS. THE COPY ATTACHED TO THE PLANS NEED NOT BE SEALED BUT SHALL BE SIGNED BY THE STRUCTURAL OBSERVER. THE ORIGINAL OF THE OBSERVATION REPORT SHALL ALSO BE GIVEN TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR. | |
| 7. | A FINAL OBSERVATION REPORT MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND THE STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE CORRECTION REPORT UNLESS THE OBSERVER HAS IDENTIFIED ALL OF THE CORRECTION SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING AND DEPUTY INSPECTION. | |
| 8. | THE STRUCTURAL OBSERVER SHALL SEND THE ORIGINAL OBSERVATION REPORT TO THE FOLLOWING INSPECTION OFFICE: | |
| | INSPECTION GROUP NAME: COMMERCIAL/RESIDENTIAL INSPECTION
STREET ADDRESS: 1000 N. GARDEN STREET
CITY AND STATE: LOS ANGELES, CA 90012
COUNTY OF CA, CA ZIP CODE: LOS ANGELES, CA 90012 | |
| 9. | WHEN THE OWNER ELECTS TO CHANGE THE STRUCTURAL OBSERVER OF RECORD, THE OWNER SHALL: | |
| a) | NOTIFY THE BUILDING INSPECTOR IN WRITING BEFORE THE NEXT INSPECTION. | |
| b) | CALL AN ADDITIONAL PRECONSTRUCTION MEETING, AND | |
| c) | FURNISH THE REPLACEMENT STRUCTURAL OBSERVER WITH A COPY OF ALL PREVIOUS OBSERVATION REPORTS. | |
| | THE REPLACEMENT STRUCTURAL OBSERVER SHALL APPROVE THE CORRECTION OF THE ORIGINAL OBSERVED DEFICIENCIES UNLESS OTHERWISE APPROVED BY PLAN CHECK SUPERVISION. THE POLICY OF THE DEPARTMENT SHALL BE TO CORRECT DEFICIENCIES WITHOUT CONSIDERATION OF THE PROPERTY NOTED DEFICIENCIES WITHOUT CONSIDERATION OF THEIR SOURCE. | |
| | THE ENGINEER OR ARCHITECT OF RECORD SHALL DEVELOP ALL CHANGES TO THE STRUCTURAL DESIGN AND SUBMIT THEM TO THE DEPARTMENT FOR REVIEW AND APPROVAL. | |

H. FOUNDATION:

1. SOIL REPORT WAS PREPARED BY JERRY KOVACS & ASSOC. PROJECT NO. 17442-S-1, DATED DECEMBER 23, 1989, OF THE ENCOUNTERED FILL CONSISTS OF SILTY SAND, ENCOUNTERED NATIVE SILTS CONSIST PRIMARILY OF SILTY SAND AND SAND.
2. WALL FOOTINGS MAY BE DESIGNED FOR A BEARING VALUE OF 3,000 POUNDS PER SQUARE FOOT, AND SHOULD BE A MINIMUM OF 12 INCHES IN WIDTH, 18 INCHES IN DEPTH BELOW THE LOWEST ADJACENT GRADE AND 18 INCHES INTO THE ENCOUNTERED BEARING MATERIAL.
3. COLUMN FOOTINGS MAY BE DESIGNED FOR A BEARING VALUE OF 3,500 POUNDS PER SQUARE FOOT, AND SHOULD BE A MINIMUM OF 12 INCHES IN WIDTH, 18 INCHES IN DEPTH BELOW THE LOWEST ADJACENT GRADE AND 18 INCHES INTO THE ENCOUNTERED BEARING MATERIAL.
4. CONTRACTOR SHALL REVIEW FOUNDATION REPORT LISTED ABOVE AND BE FAMILIAR WITH ITS CONTENTS. COPIES ARE AVAILABLE FOR REVIEW AT THE ARCHITECTS OFFICE.
5. ALL FOUNDATION EXCAVATIONS SHALL BE OBSERVED, APPROVED AND CERTIFIED BY THE SOILS ENGINEER PRIOR TO PLACING OF CONCRETE.
6. ALL EXISTING UTILITIES THAT INTERFERE WITH THE STRUCTURAL FOUNDATIONS SHALL BE REMOVED AND RELOCATED.
7. SHOWN ON CONCRETE FOUNDATIONS ARE FOR CAST AGAINST EARTH CONDITIONS. DIMENSIONS ON WALLS AND GRADE BEAMS ARE FOR FORMED CONDITIONS.
8. ALL PIPES, DUCTS AND CONDUITS WITHIN THE SPHERE OF INFLUENCE OF THE FOUNDATION SHALL BE REMOVED OR PROTECTED. A MINIMUM OF 1' HORIZONTAL TO 1' VERTICAL SLOPE SHALL BE SLOPED THROUGH CONCRETE CAST-IN-PLACE AT THE TIME OF THE FOUNDATION POUR.
9. NO SLEEVES SHALL BE PERMITTED THRU ANY GRADE BEAMS UNLESS DETAILED ON STRUCTURAL DRAWINGS OR APPROVED BY STRUCTURAL ENGINEER.
10. ALL WALLS REINFORCING EARTH SHALL REACH THEIR 28 DAY STRENGTH PRIOR TO BACKFILLING (UNLESS PROPERLY DESIGNED SHORING SUPPORTS THE WALL).
11. SOIL SHALL BE RECOMPACTED 3' BELOW FOUNDATION PER SOIL REPORT TP.
12. PROVIDE DRAINAGE SYSTEM FOR DRAINAGE AT BASE OF ALL RETAINING WALLS, AND AT THE BASE OF CONCRETE OR MASONRY BASEMENT WALLS.
13. ANY EXISTING SURFACE FILL SHOULD BE REMOVED AND RECOMPACTED IN ACCORDANCE WITH RECOMMENDATIONS IN SOILS REPORT. "NEW FILL SHALL BE NON-EXPANSIVE MATERIAL."
14. NO CONCRETE SHALL BE PLACED UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM OF FOOTING EXCAVATIONS.
15. NO INSPECTIONS SHALL BE MADE UNTIL FINAL SOILS AND COMPACTION REPORT HAS BEEN SUBMITTED TO THE BUILDING AND SAFETY DIVISION.
16. FOUNDATION MAY BE SUBJECT TO STRUCTURAL REVISION IN THE FIELD DUE TO POSSIBLE VARYING SUBSURFACE SOIL CONDITIONS.
17. IF THE PERCENTAGE BY WEIGHT OF WATER SOLUBLE SULFATE IN THE SOIL OR ANY IMPORTED FILL IS FOUND TO BE EQUAL OR EXCEEDED 0.1% THE CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 19.05.3 OF THE U.B.C. TABLE 19-A-3.3. THE STRUCTURAL ENGINEER SHALL ALSO BE NOTIFIED.
18. CONDUIT IN CONCRETE WALLS.
 - a) CONDUIT SHALL BE WIRED TO WALL REINFORCING.
 - b) CONDUIT DIAMETER SHALL BE LIMITED TO 1/4" THE WALL THICKNESS AND SHALL BE PLACED 4 DIAMETERS ON CENTER, MINIMUM.
 - c) ALUMINUM CONDUIT IS NOT PERMITTED.

ELECTRICAL CONDUIT PLACEMENT:

1. CONDUIT IN CONCRETE SLABS.
 - a] ELECTRICAL CONDUITS SHALL HAVE A DIAMETER NOT GREATER THAN 1 1/2" AND SHALL BE PLACED WITHIN THE MIDDLE THIRD OF ANY STRUCTURAL SUPPORTED SLAB. FOR SLABS ON GRADE, PLACE CONDUIT IN LOWER PORTION AND THICKEN SLAB LOCALLY. SPACING BETWEEN PARALLEL RUNS SHALL BE 12" MINIMUM. PROVIDE 10% OVERLAP BETWEEN PARALLEL RUNS. SHALL REQUIRE ADDITIONAL REINFORCING PER STRUCTURAL ENGINEER'S RECOMMENDATIONS.

K. FIRE SPRINKLERS:

1. SHOP DRAWINGS FOR FIRE SPRINKLERS SHALL BE PREPARED AND SUBMITTED TO STRUCTURAL ENGINEER AND BUILDING DEPARTMENT FOR APPROVED PRIOR TO FABRICATION.

L. LIGHT GAUGE STEEL:

1. LIGHT GAUGE STEEL AND CONNECTORS SHALL CONFORM TO:
 - a) LIGHT GAUGE STEEL STUDS AND TRACKS:
 - 1) ASTM A570 {fy = 50 KSI} 18 GAUGE OR HEAVIER
 - 2) ASTM 611, GRADE C, {fy = 33 KSI} 18 GAUGE AND 20 GAUGE
 - b) ELECTRODES: ASTM A233, CLASS E70
2. ALL STEEL STUDS SHALL BE GIVEN A COAT OF RUST RESISTING PAINT OR BE GALVANIZED.
3. LIGHT GAUGE STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISI OR UBC STANDARD, WHICHEVER IS MORE RESTRICTIVE.
4. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS EXPERIENCED IN LIGHT GAUGE WELDING. CONTINUOUS INSPECTION NOT REQUIRED. INSPECTION BY BUILDING DEPARTMENT IS REQUIRED AT START OF JOB TO VERIFY CREDENTIALS AND CAPABILITY OF WELDERS.
5. INTERIOR AND EXTERIOR NON-BEARING STUDS SHALL CONFORM TO ICB0 REPORT NO.4943 OR EQUIV. FOR STRENGTH AND DEFLECTION CRITERIA.
6. APPROVAL OF THE STRUCTURAL ENGINEER SHALL BE REQUIRED FOR THE ATTACHMENT OF STEEL STUDS TO ANY DEFLECTED HORIZONTAL FRAMING MEMBER (TWO OR STEEL BEAM, CONCRETE SLAB, ETC.) PRIOR TO INSTALLATION OF STUDS. TOP OF FRAMING ARE TO BE LEVEL, STUDS TO BE PERPENDICULAR TO OTHERWISE.