

# L.A. BUILDING & SAFETY NEWSLETTER

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## NEW VIRTUAL INSPECTION PROGRAM

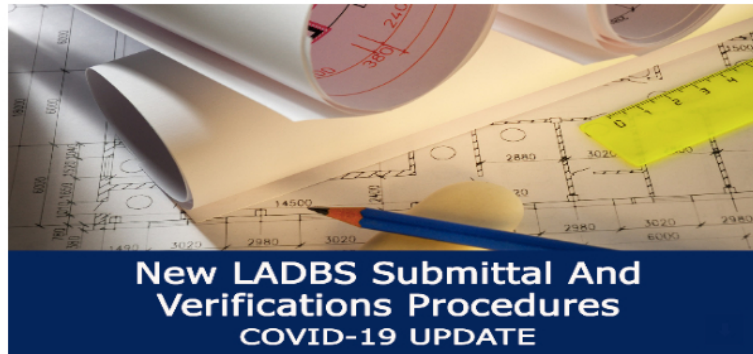
The Los Angeles Department of Building and Safety (LADBS) implemented the Virtual Inspection (VI) Program to provide LADBS customers and inspection staff with an innovative way to achieve timely inspections through real-time video streaming from construction sites. The VI Program is anticipated to reduce wait times, improve efficiency, and promote the health and safety of LADBS customers and staff, consistent with the Mayor's Safer-at-Home Order. VI is an alternative to the traditional on-site inspection. This new method, made possible by technology, will improve customer service with a more convenient and timely process.



### Items that qualify for Virtual Inspections

- Smoke/CO Detectors
- Residential Photovoltaic Systems
- Electric Vehicle (EV) Chargers
- Water Heater, Electrical Panel, and HVAC Replacements
- Temp Power Pole (CTS)
- Residential Solar Water Heating Systems
- Patios/Decks
- Demolitions and Sewer Caps
- Reroofing
- Window Replacements
- Minor Pad Footings
- Masonry Walls
- Plumbing fixtures replacement
- Re-Inspections of Corrections

Applicants must have a valid building permit to request a virtual inspection. Some of the equipment required for virtual inspection are smartphone or tablet with a webcam, level, flashlight, and tape measure. A good internet connection is also required. LADBS is looking forward to working with contractors and inspectors to expand and improve the VI program as much as possible. LADBS has successfully conducted over 350 virtual inspections to date. For more information regarding the Virtual Inspection Program or to request a virtual inspection, please [click here](#).



The Los Angeles Department of Building and Safety (LADBS) has modified its procedures and implemented new practices to provide our customers with the best possible service during these challenging times, while safeguarding the health and safety of both LADBS customers and staff members. In March 2020, LADBS established designated "Drop-Off/Pick-Up" areas for new submittal and verification plans. To further improve this process and facilitate quicker resolution and improve the efficiency of the plan check process, LADBS implemented new submittal and verification procedures effective Monday, September 21, 2020. For more information regarding the new procedures, please [click here](#).



### Chief Inspector Devin Myrick Appointed New Racial Equity Officer

In accordance with Mayor Eric Garcetti's Executive Directive No. 27 on Racial Equity in City Government, Devin Myrick has been designated as the LADBS



Racial Equity Officer. Devin will take the lead in developing the LADBS Racial Equity Action Plan, which will include a review of all LADBS functions and a list of LADBS specific equity indicators to provide inclusive work environments that promote fairness and equal participation at all levels. Devin will also represent LADBS in the Citywide Racial Equity Task Force. The task force will

work on strategies to support the City's ongoing efforts to ensure fairness, diversity, equal opportunity, and transparency in City government.

Devin started with the City in August 2002 as an Assistant Construction Inspector with the Bureau of Contract Administration. He was promoted to Building Mechanical Inspector (BMI), Senior BMI, and Principal Inspector. Devin has worked in the Metro and West LA Regions and trained Residential and Code Enforcement staff on the Zoning, Green, Residential, Building, Plumbing and Energy codes. Devin is currently a Chief Inspector in the LADBS Residential Division.



### All ADU plans NOW accepted in ePlan!

LADBS customers are now able to submit plans for Accessory Dwelling Units (ADUs) online using ePlanLA. This includes new ADUs, remodels, and conversions. For more information regarding ADUs, please visit our webpage at [ladbs.org/ADU](http://ladbs.org/ADU).

### New Permits for Temporary Drive-In Movie Theaters



Last August, LADBS and Los Angeles City Planning (LACP) worked together to address Temporary Drive-in Theaters. The COVID-19 pandemic has significantly impacted LA communities and businesses. Due to the current health guidelines, including social distancing, movie theaters are severely impacted. LADBS and LACP established standards and guidelines for 90-day use permits to be issued for temporary drive-in movie theaters. Property owners need to complete an acknowledgement and declaration of operational conditions. Plans must show compliance with fire and life safety requirements. Applicants who remain in good standing with the 90-day use permits may apply for a one-year term through LACP. The outdoor drive-in movie theater option will help ensure business continuity for theater operators and assist with the City's restoration process.



## Year-To-Date Statistical Comparison

### First Quarters 2019-20 & 2020-21

Construction Indicator	FY 2019-2020 FYTD - Q1	FY 2020-21 FYTD - Q1	% Change	FY 2020-21 Budget Projections
Building Permit Valuation	\$2.1 Billion	\$1.6 Billion	-24%	\$6.4 Billion
Number of Permits	49,916	34,692	-30%	139,000
Number of Plan Checks	20,893	16,125	-23%	65,000
Inspections Performed	288,033	241,206	-16%	965,000

## Affordable/Supportive Housing Projects

Permitted between July 1, 2020 and September 30, 2020

Project Address	Project Affordable/Supportive Housing Units *
1230 W. Ingraham Street, Westlake	120 low-income units; Valuation - \$12.6 million
424 N. Firmin Street, Westlake	45 extremely low-income and 19 low-income units; Valuation - \$8.1 million
3170 W. Olympic Boulevard, Koreatown	46 very low-income units; Valuation - \$29.3 million
8832 N. Langdon Avenue, North Hills	40 very low-income units; Valuation - \$65.0 million

## LA'S Top 5 Construction Projects

Based on Construction Valuation  
Permitted Between July 1, 2020 and September 30, 2020

Project Address	Construction Valuation	Project Description
960 W 7th Street	\$259.6 Million	New construction—64-story, 785-unit mixed-use apartment and retail building.
351 World Way CTA-West-P3	\$133.1 Million	New construction—Addition of six-story central terminal west (CTA-West) open station and parking garage to existing P3.
1260 S Figueroa Street	\$119.0 Million	New construction—Proposed 38-story hotel building with restaurant and amenity spaces with required parking.
6600 N Topanga Canyon Boulevard	\$71.6 Million	New construction—Addition of food court, retail, and movie theatre spaces to existing mall.
8832 N Langdon Avenue	\$65.0 Million	New construction—356-unit apartment building with 312 moderate-income and 40 very low-income units.



The Department has a number of contracting needs for various abatements and professional services. The best way to locate opportunities to work with the City is to register your company on the Los Angeles Business Assistance Virtual Network (LABAVN) website at [www.LABAVN.org](http://www.LABAVN.org). During or after registration, select any/all North American Industry Classification System (NAICS) codes that apply to your company. Once registered, LABAVN will automatically send out email notifications when bid opportunities are posted that match your company's NAICS codes. The following is a list of upcoming solicitations LADBS plans to release on LABAVN, sorted chronologically

Please contact [LADBS.ASD@lacity.org](mailto:LADBS.ASD@lacity.org) for more information

UPCOMING CONTRACT OPPORTUNITIES	ESTIMATED RELEASE DATES
<b>Wooden and Metal Barricade Services:</b> To secure vacant buildings with wooden and metal barricades at various locations throughout the City of Los Angeles.	FY 20-21 Q2
<b>Bluebeam IT Services:</b> Implementation, training, licensing, and operational support services to assist in the purchase and implementation of Bluebeam Revu and Studio Prime. Bluebeam will be used by City staff to collaborate in the review and approval of plans/documents and update existing systems with the results of those reviews.	FY 20-21 Q2

**Internet Document Imaging System:** Software implementation and maintenance services to support the Department's internet document imaging system (IDIS).

**FY 20-21 Q2**

**Automated Residential Property Report System:** To provide a web-accessible system to capture requests from the public for residential property reports when a property is sold, and produce the completed report to the customer.

**FY 20-21 Q3**

**Financial Services System:** To provide an accounts receivable system (ARS) that will provide a billing function, an accounts receivable ledger, and a delinquent account/bad debt management function. The desired system will interface with various Departmental and City systems to sync and obtain data in a timely manner for the Department and other City agencies.

**FY 20-21 Q3**

**Queue Management Services:** Automated queue management system that provides expedited customer flow at LADBS Development Services Centers and reporting functions on productivity.

**FY 20-21 Q4**

#### COMMITMENT TO OUR CUSTOMERS

*Your project is important, so we strive to provide you with superb service and your feedback is important to maintaining this level of service. If you want to recognize a staff member, file a complaint, comment on the service you received, request additional assistance, or a second opinion on any plan check or inspection issues regarding your project, please provide feedback at LADBS website at <https://ladbs.org> or call (213) 482-6755. LADBS Customer Service Code of Conduct is posted at:*

***<https://ladbs.org/our-organization/messaging/customer-service-code-of-conduct>***