

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: July 18, 2011

To: Ifa Kashefi, Engineering Bureau Chief
Department of Building and Safety
Room 1080, 201 N. Figueroa St, 10th FloorRobert Steinbach, Inspection Bureau Chief
Department of Building and Safety
Room 400, 221 N. Figueroa St., 4th FloorFrom: 
Michael E. Kantor, Deputy City Engineer
Department of Public Works, Bureau of EngineeringSubject: **Projections from Existing Buildings for Roll-Up Doors**

Thank you for meeting with me on May 2, 2011 to discuss issues relating to roll-up doors and their projection into the public right-of-way. We discussed Chapter 32 of the Los Angeles Building Code and specifically Section 3202.2. You needed an opinion from the Bureau of Engineering (BOE) of the Department of Public Works regarding how Section 3202.2 would be interpreted by us as it relates to the need for a Revocable Permit.

BOE considers Section 3202.2, and Subsections 3202.2.2 and 3202.2.3 as the authority which would allow the installation of roll-up doors on existing buildings. For roll-up doors meeting the following criteria the Bureau of Engineering would not require a Revocable Permit:

- at or above 7 feet vertical clearance, doors shall not project more than 12 inches
- from above grade up to 7 feet vertical clearance, door frames shall not project more than 4 inches

BOE opines that the above criteria is consistent with projections allowed in Subsections 3202.2.2 and 3202.2.3 and therefore any roll-up doors installed on an existing building consistent with this criteria would not require a Revocable Permit or a clearance from BOE. As such, it is requested that the review, permitting and inspection of these installations be handled by the Department of Building and Safety.

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Attachment: LABC Section 2022

cc:

Jessica Wethington McLean, CD 14
Lem Paco, BOE Central District
Mati Laan, BOE Valley DistrictEdmond Yew, BOE Land Development Group
Michael Patonai, BOE WLA District
Lawrence Cuaresma, BOE Harbor District

CHAPTER 32

PROJECTIONS FROM BUILDINGS AND CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY

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SECTION 3201 GENERAL

LA **3201.1 Scope.** The provisions of this Chapter shall govern the
LA encroachment of structures into the public right-of-way.

LA No portion of any projection from any building over any
LA roadway shall be lower than an elevation of 14 feet (4267 mm)
LA above the roadway surface.

3201.2 Measurement. The projection of any structure or portion thereof shall be the distance measured horizontally from the lot line to the outermost point of the projection.

LA **3201.3 Other laws.** The provisions of this Chapter shall not be
LA construed to permit the violation of other laws or ordinances
LA regulating the use and occupancy of public property.

LA Projections into the public right-of-way shall require the
LA approval of the Department of Public Works.

3201.4 Drainage. Drainage water collected from a roof, awning, canopy or marquee, and condensate from mechanical equipment shall not flow over a public walking surface.

SECTION 3202 ENCROACHMENTS

3202.1 Encroachments below grade. Encroachments below grade shall comply with Sections 3202.1.1 through 3202.1.3.

3202.1.1 Structural support. A part of a building erected below grade that is necessary for structural support of the building or structure shall not project beyond the lot lines, except that the footings of street walls or their supports which are located at least 8 feet (2438 mm) below grade shall not project more than 12 inches (305 mm) beyond the street lot line.

3202.1.2 Vaults and other enclosed spaces. The construction and utilization of vaults and other enclosed space below grade shall be subject to the terms and conditions of the authority or legislative body having jurisdiction.

3202.1.3 Areaways. Areaways shall be protected by grates, guards or other approved means.

3202.2 Encroachments above grade and below 8 feet in height. Encroachments into the public right-of-way above grade and below 8 feet (2438 mm) in height shall be prohibited except as provided for in Sections 3202.2.1 through 3202.2.3. Doors and windows shall not open or project into the public right-of-way.

3202.2.1 Steps. Steps shall not project more than 12 inches (305 mm) and shall be guarded by approved devices not less than 3 feet (914 mm) high, or shall be located between columns or pilasters.

3202.2.2 Architectural features. Columns or pilasters, including bases and moldings shall not project more than 12 inches (305 mm). Belt courses, lintels, sills, architraves, pediments and similar architectural features shall not project more than 4 inches (102 mm).

3202.2.3 Awnings. The vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be 7 feet (2134 mm) minimum.

3202.3 Encroachments 8 feet or more above grade. Encroachments 8 feet (2438 mm) or more above grade shall comply with Sections 3202.3.1 through 3202.3.4.

3202.3.1 Awnings, canopies, marquees and signs. Awnings, canopies, marquees and signs shall be constructed so as to support applicable loads as specified in Chapter 16. Awnings, canopies, marquees and signs with less than 15 feet (4572 mm) clearance above the sidewalk shall not extend into or occupy more than two-thirds the width of the sidewalk measured from the building. Stanchions or columns that support awnings, canopies, marquees and signs shall be located not less than 2 feet (610 mm) in from the curb line.

3202.3.2 Windows, balconies, architectural features and mechanical equipment. Where the vertical clearance above grade to projecting windows, balconies, architectural features or mechanical equipment is more than 8 feet (2438 mm), 1 inch (25 mm) of encroachment is permitted for each additional 1 inch (25 mm) of clearance above 8 feet (2438 mm), but the maximum encroachment shall be 4 feet (1219 mm).

3202.3.3 Encroachments 15 feet or more above grade. Encroachments 15 feet (4572 mm) or more above grade shall not be limited.

3202.3.4 Pedestrian walkways. The installation of a pedestrian walkway over a public right-of-way shall be subject to the approval of local authority having jurisdiction. The vertical clearance from the public right-of-way to the lowest part of a pedestrian walkway shall be 15 feet (4572 mm) minimum.

3202.4 Temporary encroachments. Where allowed by the local authority having jurisdiction, vestibules and storm enclosures shall not be erected for a period of time exceeding 7 months in any one year and shall not encroach more than 3 feet (914 mm) nor more than one-fourth of the width of the sidewalk beyond the street lot line. Temporary entrance awnings shall be erected with a minimum clearance of 7 feet (2134 mm) to the lowest portion of the hood or awning where supported on removable steel or other approved noncombustible support.

3203.1 Awnings, canopies, marquees and signs. Awnings, canopies, marquees and signs shall be constructed so as to support applicable loads as specified in Chapter 16 of this Code.