

THE CLASS “B” PERMIT

5.1. B-Permit Description and Purpose

A Class “B” Permit, (B-Permit), is required for larger, more complex construction projects and new improvements in the public right-of-way. This includes projects such as the widening of streets, maintaining or changing of existing street grade, the installation of sewers, storm drains, street lights, and traffic control signals, or the installation of larger quantities of curb, gutter and sidewalk. Street widening generally involve construction of new street pavement, gutter, curb and sidewalk, and the relocation of obstructing structures. B-Permit construction plans are prepared by private engineers hired by the B-Permit Applicant, and checked by City staff.

The B-Permit is the City’s Process of ensuring that construction in the public right of way meets the City’s liability, bonding, design, maintenance, materials, construction, and inspection requirements. The B-Permit ensures that the Applicant and the City are receiving a quality construction product.

B-Permits have three phases: estimate, design and construction. The purpose of the estimate phase is for establishment of the bond and fee deposit amounts. The applicant submits an application, plans, fee and documents, and the City prepares a bond and fee deposit estimate.

The primary purpose of the B-Permit design phase is to manage the City’s engineering plan check of construction plans prepared by the Applicant’s Engineer. After the applicant pays the fee deposit amount (established in the estimate phase), and submits plans and relevant documents, the plans are checked for conformance with City requirements and returned to the private engineer with comments. Plans are re-submitted by the private engineer and re-checked. At the end of the design phase, the construction plans are approved by the City, indexed, and are then ready for construction by the applicant.

The construction phase of the B-Permit process follows the completion of the design B-Permit process. The primary purpose of the construction phase is to verify compliance with the approved plans and specifications. In addition to the City’s construction inspection, change orders, construction plan revisions, and field testing work are all managed during the construction phase.

The B-Permit is most frequently issued for major improvements adjacent to land under private development. In these instances, the extent and type of major improvements required is contained in conditions determined by the Department of City Planning, the BOE (the City Engineer), the City Council, or some other jurisdictional body in accordance with the Los Angeles Municipal Code, City Charter, State Law, or City Ordinance.

THE CLASS “B” PERMIT

City’s Authority for B-Permit

Los Angeles Municipal Code (LAMC), Section [62.105](#), requires a permit be obtained for construction in the public right-of-way.

LAMC, Section [62.106](#) determines the class of construction permit based on the scope of construction work. There are two classes of construction permits: the Class “A” Permit (A-Permit), and the Class “B” Permit (B-Permit). The City’s authority for the B-Permit is based on LAMC, Section [62.106\(a\)](#) and [\(b\)](#) as follows:

(a) Class “A” shall include only the repair, construction or reconstruction of curbs, sidewalks, driveway approaches, or gutters and work appurtenant to the foregoing, or work within a public easement, where, in the opinion of the City Engineer, the work contemplated is so limited in extent and such simplicity of design that the deposit of those fees provided herein for Class “A” permits will with reasonable certainty compensate and reimburse the City for the costs of inspection and supervision entailed.

(b) Class “B” shall include all permits for work not included in Class “A” except for work for which a revocable permit is issued pursuant to Section [62.118.2](#) of this Code.

(Please note: LAMC, Section [62.118.2](#) refers to the issuance of a revocable permit for private use of the public right-of-way. Please go to Chapter 9, Private Use of the Public Right-of-Way –The Revocable Permit, for more information.)

How long does it take to complete the B-Permit process?

The length of time depends on the complexity of the construction improvements, the size of the construction improvements, the quality of the Applicant’s plans, the ability of the Applicant to satisfy the City’s design standards, and the workload of City staff. The time required from application submittal to indexed plans ready for construction typically takes over 6 months. Applicants are advised to start the process early and monitor the review process closely. In order to facilitate this, the B-permit status is available on-line for the applicant.

The length of the construction phase is as long as it takes the Applicant’s contractor to complete the construction and to complete the As-Builts of the drawings.

When does a B-Permit expire?

According to the LAMC, a Class “B” permit expires six months after date of issuance. But, the LAMC allows for permit extensions if the Permittee has a good

THE CLASS “B” PERMIT

reason. In practice, if no work activity occurs, and no extension is requested, the B Permit expires one year after issuance. If you are proceeding in a positive manner toward completion of your design or construction, the appropriate District Office may grant you an extension.