

# THE CLASS “B” PERMIT

## 5.2 General Conditions or Requirements for a B-Permit

### Permittee’s Obligations

The Applicant for a Class “B” Permit, (B-Permit) must be the owner of the affected property. There are exceptions, such as when another governmental agency has a contract requiring a permit, in which case the Contractor may be the Applicant. If the property is owned by a corporation, the application must be signed by an officer(s) of the corporation and have the corporate seal affixed. If you have questions, please contact the respective district office.

### Permittee’s Purpose

Listed here are some common cases where an Applicant may be required to obtain a B-Permit:

- 1) Tract and Parcel Map Approvals.

Full or partial street improvements to existing streets and alleys, or construction of a new street, are conditions required of Tract and Parcel Map Applicants, unless the public right-of-way is fully improved.

- 2) Zone Changes, Conditional Use Permits, Zone Variances, and Hillside Ordinance clearance.

Determinations by the Department of City Planning in these cases may require street improvements, including those subject to the Hillside Ordinance.

- 3) R-3 Ordinance Highway Dedication (LAMC, Section [12.37](#)) clearance for a Department of Building and Safety building permit.

A customer applying for a building permit to erect or enlarge a building located on property zoned R-3 (or less restrictive zone), must dedicate the necessary right-of-way and construct street improvements if the improvements do not exist, or file a bond to guarantee the required street improvements. This requirement is applicable on major and secondary highways, on collector streets, and on local streets within 300 feet of their intersection with the major or secondary highway, provided the property has frontage on a major or secondary highway.

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### 4) Removal of Access Restrictions

To provide legal street access to a lot where a future street easement with an access restriction separates the lot frontage from the dedicated street, an owner may be required to dedicate and improve any incomplete street dedication along the frontage.

### 5) Voluntary Improvements

A property owner may volunteer to improve the street frontage up to current standards when related to dust control, access, drainage, or similar circumstances, and have those street improvements accepted and maintained by the City.

### 6) Private Streets

For private streets which might be accepted as public right or way, a property owner desiring to improve a private street must obtain a permit so as to receive both the City Engineer's approval of the plans and specifications and the City's inspection of the work, which assures that City standards are met. Private streets determined to be hazardous and ordered to be repaired shall be repaired under a permit. Certain minor repairs may be done under an A-Permit.

### 7) New Sewers

Construction of a mainline (8 inches or larger) sanitary sewer may be required to get clearance on “sewer availability” in connection with the application for a building permit. Where private sewage disposal facilities are not permitted and there are no sewers, or existing sewers lack the capacity to serve the proposed development, new improvements are required. Such mainline sewers are generally constructed as part of a “Voluntary Improvement” by the private property owner.

### 8) Watercourses

When work is to be done in a natural watercourse or channel, even where no City easement exists, the construction may require a permit. The determination as to whether a permit is required will be made at the time the application is filed. The B-Permit is in addition to the Watercourse Permit.

### 9) Landscape Improvements

A B-Permit is usually required for landscape improvements within a City right-of-way. Such work may include erosion control, vegetative fire

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prevention zones, street trees, parkway improvements, or landscape irrigation systems. This may be in connection with any of the previously mentioned improvements or as an independent improvement. In certain cases, where improvements consist of limited landscape improvements extending from private property onto the public right-of-way, a Revocable Permit may also be required.

### **Information Required Before A B-Permit Can Be Issued**

See relevant checklist.

### **Public Notification**

Public notification for street improvement conditions, determined through City Planning actions, occurs through the City Planning process. Therefore, no additional public notification is required. However, there are notice and sign requirements related to public safety that may be required by the B-Permit process on a case-by-case basis.

As a courtesy, the Applicant and Permittee are encouraged to notify neighbors of B-Permit construction work prior to the start of construction.  
Safety Requirements

In general, safety measures in accordance with the current edition of the Work Area Traffic Control Handbook are required for construction work. Specific safety requirements will be listed as conditions of B-Permit approval and must be maintained by the Permittee.