



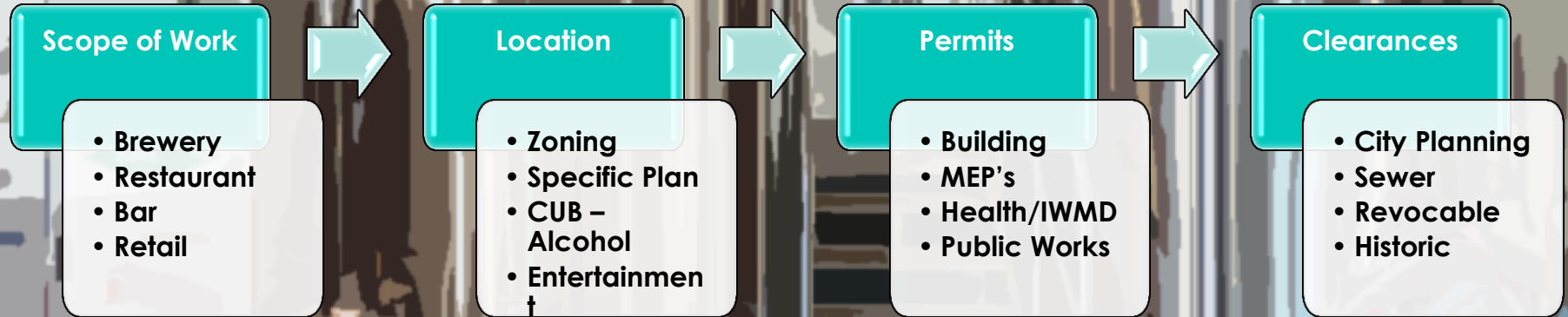
City of Los Angeles

Department of Building and Safety

October 4, 2018

Microbrewery

I want to open my Microbrewery/Tasting Room in LA!
Where do I start? How long will it take? How much will it cost?





Scope of Work

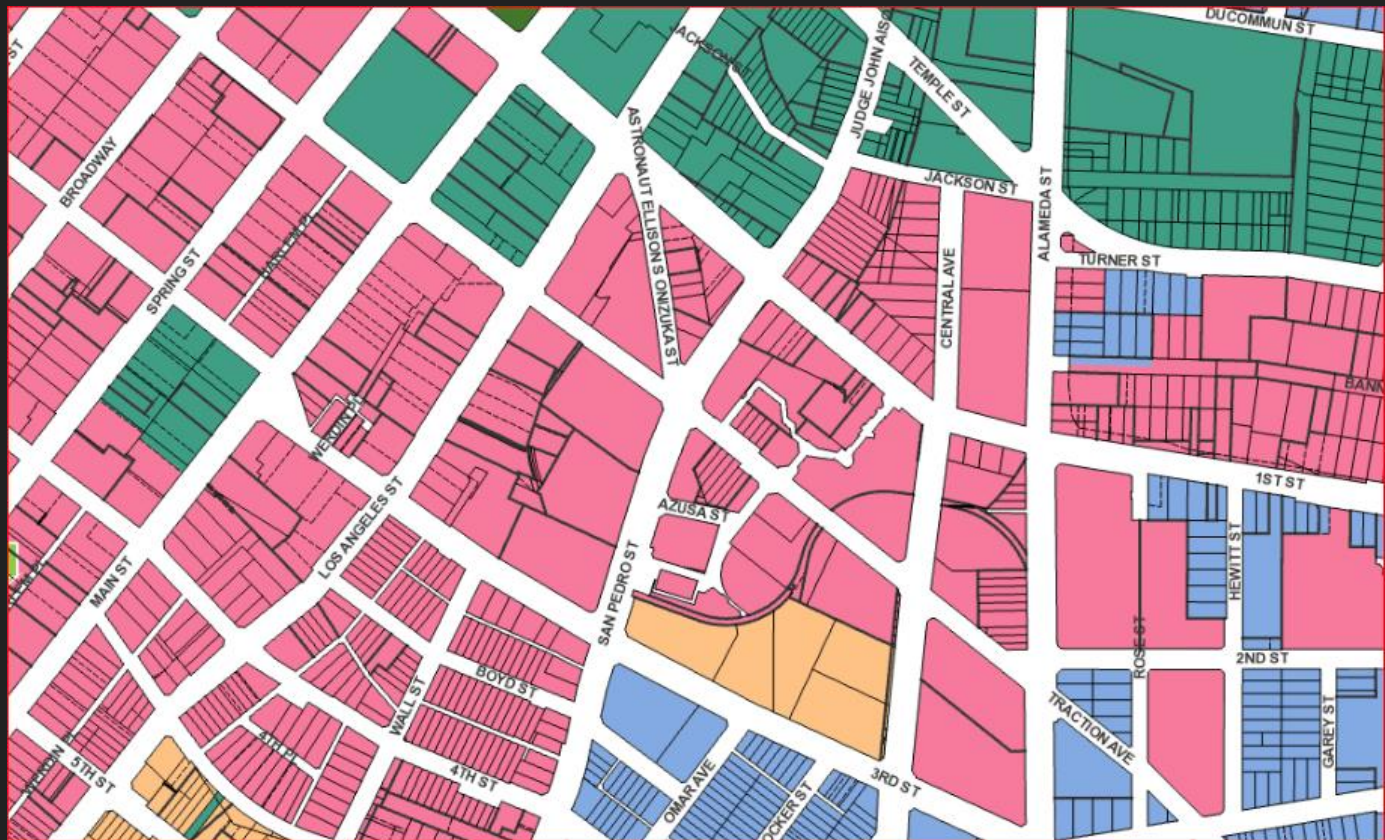
- Brewery
- Restaurant
- Bar
- Retail




Location

- Zoning
- Specific Plan
- CUB – Alcohol
- Entertainment

†



B



DEPARTMENT OF BUILDING AND SAFETY

**APPLICATION FOR
BUILDING PERMIT OR GRADING &
CERTIFICATE OF OCCUPANCY**

FOR OFFICIAL USE ONLY

PCAM #: _____

PCIS #: _____

LADBS Express obtained only

PROJECT ADDRESS

Number & Street Name _____ City _____

WORK DESCRIPTION Briefly describe the scope of work:

Number of Buildings on property and their use: _____ OF _____

PROJECT VALUATION: \$ _____ OF _____

APPLICANT

Name _____ Email _____

Number & Street Name _____ City & Zip Code _____ Phone Number _____

☐ Agent for Owner/Builder. Original authorization letter and Owner/Builder Declaration will be required at the time of application.

☐ Agent for Contractor. A current, original notarized authorization letter dated within the past year will be required at the time of application.

☐ Architect ☐ Contractor ☐ Developer ☐ Engineer ☐ Owner ☐ Other _____

PROPERTY OWNER

Name _____ Number & Street Name _____ City & Zip Code _____

CONTRACTOR

Name _____ Number & Street Name _____ City & Zip Code _____

City of LA Business Tax Number _____ State License Number _____ Class _____ Waste Hauling License Number _____

Workers' Compensation Carrier _____ Policy Number _____

ARCHITECT

Name _____ State License Number _____

Building Permit is required for a general rehabilitation changes and less than 10% of replacement cost of the building.

Mechanical Permit is required for the following examples:

- Installation of compressors.
- Witnessing heating/cooling equipment, smoke tests.
- Bathroom ventilation systems.
- Installation of smoke/fire dampers and area/dampers.


Electrical Permit is required for the following examples:

-
-
-
-

Plumbing
Angeles
Check

-

E



DEPARTMENT OF BUILDING AND SAFETY

**APPLICATION FOR
ELECTRICAL PERMIT**

(Use E_{PC} Application for Electrical Plan Check)

PROJECT ADDRESS

City _____ Zip Code _____ Unit No. _____

Cross Street: _____

WORK DESCRIPTION

Briefly describe the scope of work:

Check one:

☐ House/Duplex ☐ Commercial

☐ Hotel or Motel ☐ Industrial

☐ Apartment, Condo or Town Home

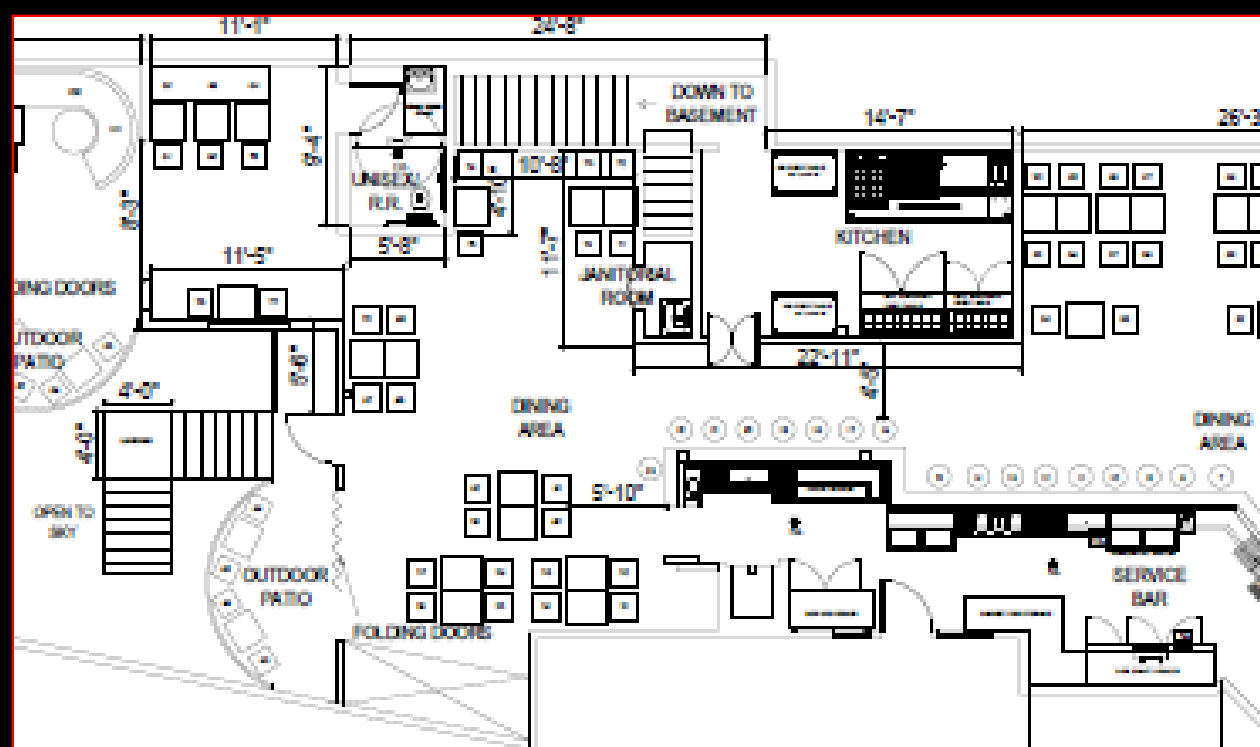
Check one:

☐ Equipment ☐ Other

☐ Solar Photovoltaic

☐ Electric Vehicle

Applicant's Name _____ **Number & Street Name** _____ **City & Zip Code** _____ **Phone Number** _____ **Email** _____



Permits

- Building
- MEP's
- Health/IWMD
- Public Works

Under ZAI 1808, "OUTDOOR DINING" is permitted in the C2 zone or less restrictive zones such as C2, C5, CM, MR1, M1, MR2, M2, M3 and PF (Not permitted by rights in CR, C1, C1.5 or C4 zone).....
"Therefore, it is hereby determined that restaurants, cafes, eating establishments, or refreshment stands with incidental dining terraces or outdoor eating patios for serving and consuming of food and refreshments would be similar to and no more objectionable than other uses permitted in the C2 zone, provided all other activities including any entertainment and dancing, incidental storage are conducted wholly within a completely enclosed building".

Under the Zoning Code, OUTDOOR EATING AREAS

"When used in Sections [12.12.2](#), [12.13](#), [12.14](#), [12.21.1](#) and [12.21.2](#), the portion of a ground floor restaurant which is not completely enclosed by the consumption of food and/or drinks by the patrons of the restaurant, the dining area of the ground floor restaurant. A "ground floor restaurant" is a ground floor average finished floor elevation either below or not more than 4 feet above the average finished floor elevation either below or not more than 4 feet above any point along the exterior building wall closest to the street (Section [12.17/90.](#))" When one side of the outdoor eating area is not completely enclosed by the building, it shall be defined as "not completely enclosed".

Clearances

- City Planning
- Sewer
- Revocable
- Historic

Cleared	Agency: Department of Building and Safety Address Code: 4 Electronic Clearance <input checked="" type="checkbox"/> By: <u>DJMATSON</u> Comments:	Description: Approval for Green Building - Mandatory Compliance Date: <u>06/08/16</u> Phone: _____
Not Cleared	Agency: Department of Building and Safety Address Code: 4 Electronic Clearance <input type="checkbox"/> By: <u>DJMATSON</u> Comments:	Description: Approval for Green Building - Mandatory Compliance Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____
Cleared	Agency: Los Angeles Fire Department Address Code: 5 Electronic Clearance <input checked="" type="checkbox"/> By: <u>SADAMIAN</u> Comments:	Description: Fire Marshall Fire Life Safety Projects Date: <u>06/16/16</u> Phone: _____
Not Cleared	Agency: County Department of Health Address Code: 7 New Clearance Status: <input type="checkbox"/> Cleared <input type="checkbox"/> See Comments By: (Print) _____ Sign: _____ Date: _____ Comments:	Description: DHS approved plans required for food establishment
Cleared	Agency: Community Redevelopment Agency Address Code: 8 Electronic Clearance <input checked="" type="checkbox"/> By: <u>JURQUHAR</u> Comments:	Description: Project located in CRA Area City Center Redevelopment Project Date: <u>04/21/16</u> Phone: _____
Cleared	Agency: Metropolitan Transportation Authority Address Code: 17 New Clearance Status: <u>Approved</u> Comments:	Description: Construction within Metro Rail Project Area (Z11117) By: <u>THAN WIN</u> Entered by LADBS - No PCIS access Date: <u>04/11/16</u>

Mission of the Department of Building and Safety

To protect the lives and safety of the residents and visitors of the City of Los Angeles and enhance the quality of life, housing, economic prosperity, and job creation citywide. Utilizing timely, cooperative, and transparent processes, **the Department Advises, Guides, and Assists Customers to** achieve compliance with the Building, Zoning, Plumbing, Mechanical, Electrical, Disabled Access, Energy, and Green codes and local and State law to **Build Safe, Well, and Fast.**

Questions?

The **Restaurant & Small Business Express Program (RSBEP)** helps facilitate the approval process for all restaurants and other small businesses such as breweries, retail shops, barber shops, nail salons, etc.

The goal of the **RSBEP** is to make the permitting and inspection process more efficient, enabling new businesses to open on time and on budget.

The Program streamlines the approval process, providing assistance to business owners, their design and construction teams, enhancing the coordination in permitting, construction and inspection.

Please contact:

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