

GRADING PERMITS FOR PROPERTIES IMPACTED BY WOOLSEY FIRE

A City grading permit is required when any building permit is issued for a "like for like" single family residence fire rebuild project (i.e., any project with no landform alteration that meets Planning Department criteria for a [Planning Verification \(PV\) or PV +10%](#) case type). Applicants may obtain the necessary permits at the Building Safety Public Counter. The description of work for the grading permit shall be in accordance with one or more of the three typical scopes of work covered under this policy. In [Los Angeles County Building Code, Appendix J](#), "regular grading" is defined as grading that will not support any structure, and "engineered grading" is defined as grading that is proposed to support any structure. This policy makes references to both types of grading. Adjustments to the policy may be required by the City Building Official on a case by case basis. Below are submittal requirements for the three typical scopes of grading work covered under this policy and a brief description of projects that would not be covered under this policy.

- I. **REESTABLISH PRE-EXISTING GROUND SURFACE:** The area from which soils were excavated for foundation removal and/or soils sampling (as part of the fire debris removal process) may receive imported soil in order to reestablish pre-existing ground surface grade. This scope of work includes provisions for non-structural fill to be placed in the footprint area of the destroyed residence to reestablish the pre-existing grade only, and the grading permit will be noted as such. These requirements apply to "regular grading" projects (i.e., graded soils that will not support a building foundation).

Submittal Requirements:

- Site plan clearly showing the area of the non-structural fill, the final grade elevation(s) to be reestablished, and the total cubic yards of soil to be imported and filled (see example in Table 1).
- The plan must show methods of repair for any damaged pre-existing drainage system(s).
- The plan must be approved by Geology. Submit the plan at the Building Safety Public Counter for routing.

- II. **FINE GRADING:** This scope of work addresses code requirements for drainage away from the structure to an approved point of discharge. It applies to projects where no overall grading or recompaction is proposed for the site. These requirements apply to "regular grading" in rebuild projects where existing foundations will be reused and/or altered without the need for regrading/recompacting any soil underlying the foundation the replacement building.

Submittal Requirements:

- Fine grading and drainage plan showing the final grade elevation(s) adjacent to proposed structure(s) and the location and type of conveyance(s) to an approved drainage device. This plan may be part of the architectural site plan; a separate civil plan will be accepted but is not necessary for the issuance of this type of grading permit.
- The plan must identify the total cubic yards of soil import or export and the amounts of cut and fill (see example in Table 1).
- The plan must be prepared and signed (stamped, if applicable) by the design professional of record.
- The plan must be approved by Public Works and Building Safety as part of building plans review (i.e., a separate grading plan check is not required).

- III. **REMOVAL AND RE-COMPACTION:** Where removal and recompaction (R&R) of disturbed soils under a destroyed residence or accessory structure(s) is included as a recommendation in the geotechnical consultant report, the project scope of work must address requirements for compaction and drainage away from the structure.

MALIBU REBUILDS

R&R Submittal Requirements:

- Grading and drainage plan showing the areal extent of the proposed R&R with clearly defined limits and depths of the R&R. A civil plan is required for the issuance of this type of grading permit.
- Limits of the R&R must be shown on the plan as per recommendations by the project soils engineer.
- The plan must identify the total cubic yards of soil import or export, and the amounts of cut and fill (see example in Table 1).
- The plan must show the final grade elevation(s) adjacent to proposed structure(s) and the location and type of conveyance(s) to an approved drainage device.
- The plan shall be prepared by a civil engineer and approved by both the project soils engineer and project engineering geologist.
- The project requires a full [grading plan check submittal](#) and must be performed in accordance with all applicable provisions of the City’s Site Grading Policy.
- The plan must be approved by Geology, Public Works, and Building Safety with a grading plan check.

Table 1
Grading Yardage Summary for Rebuild Projects with No Landform Alteration

Category	Grading Cubic Yards
Cut (negative number)	
Fill +	
Total =	
Import	
Export	

IV. STANDARD GRADING: This policy does not apply to grading that occurs in areas outside the footprint of a destroyed residence or accessory structure. Projects that are not eligible as a [PV or PV +10%](#) Planning case type require a full [grading plan check submittal](#) according to the City’s Site Grading Policy.