



**CITY OF  
HERMOSA BEACH**

Community Development  
Building & Safety Division

Phone: 310-318-0235  
Hours: Mon. – Thur. 7am-6pm  
CommunityDevelopment@hermosabeach.gov

## SEISMIC RETROFIT STANDARD PLAN

### GENERAL REQUIREMENTS

The City of Hermosa Beach allows for the issuance of a permit to seismically retrofit cripple walls in residential wood framed buildings of **one to four dwelling units and three stories maximum height** per LADBS Standard Plan No 1.

Follow the construction plans and details contained within LADBS Standard Plan No. 1 to seismically retrofit the cripple walls in the residential wood framed building. Important things to note about LADBS Standard Plan No. 1 are:

1. The intent of this standard plan is to promote public safety and welfare by reducing the risk of earthquake induced damage in existing wood frame residential buildings. The requirements represented are minimum prescriptive standards which do not meet the requirements for new buildings. These standards are intended to improve the seismic performance of these existing buildings but will not necessarily prevent their damage in an earthquake. Their primary purpose is to reduce the likelihood that these buildings will fall off their foundations.
2. The standard plan provides prescriptive construction plans and details on the seismic retrofit of cripple walls in residential wood framed buildings and must be followed exactly as prescribed. Any deviation or special details for a specific project must be approved by the Building & Safety Division before the permit is issued. Structural plans and calculations prepared by a civil engineer, structural engineer, or architect licensed by the State of California may be required.
3. If the seismic retrofit is not done per structural plans and calculations prepared by a civil engineer, structural engineer, or architect licensed by the State of California, the use of LADBS Standard Plan No. 1 is the only way to complete cripple wall retrofit work.

This standard plan applies to one, two and three-story residential buildings with raised wood floors if they meet the following criteria:

1. Cripple wall stud height does not exceed 48 inches in one- or two-story buildings and does not exceed 14-inch stud height in three story buildings.
2. The building is supported at its perimeter by a continuous concrete footing and stem wall.
3. All the floors in each story are at the same elevation.
4. The building does not exceed a maximum of 4 dwelling units and /or guest rooms.
5. The cripple walls are sheathed with materials other than wood structural panels or diagonal sheathing.
6. No portion of the building is constructed over a slope steeper than 3 horizontals to 1 vertical.



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**BUILDING PERMIT APPLICATION**

**STAFF USE ONLY**

Plan Check/Permit #

**PROPERTY & JOB INFORMATION**

Job Address: \_\_\_\_\_, Hermosa Beach, CA

Description of the work being performed:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Assessor's Parcel Number:

Number of Stories: \_\_\_\_\_ Number of Units: \_\_\_\_\_

Valuation of job (including labor and material): \$ \_\_\_\_\_

\_\_\_\_\_

**PROPERTY OWNER**

Full Name \_\_\_\_\_ Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

**APPLICANT – THIS IS THE PRIMARY POINT OF CONTACT**

Full Name \_\_\_\_\_ Phone #: \_\_\_\_\_

Email Address (this will be the primary means of contact): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

**CONTRACTOR**

Full Name \_\_\_\_\_ Phone #: \_\_\_\_\_

Email: \_\_\_\_\_ CSL License #: \_\_\_\_\_

Address: \_\_\_\_\_

City Business License #: \_\_\_\_\_ CSLB Class Type: \_\_\_\_\_

**DESIGN PROFESSIONAL – ENGINEER/ARCHITECT**

Full Name \_\_\_\_\_ Phone #: \_\_\_\_\_

Email: \_\_\_\_\_ License #: \_\_\_\_\_

Address: \_\_\_\_\_

**SQUARE FOOTAGE**

EXISTING SQ. FOOTAGE NEW SQ. FOOTAGE

Habitable Habitable

Garage Garage

Deck Deck

ADU ADU

PLEASE CONTINUE ON PAGE 2

Last Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

<b>GRADING PERMIT ONLY:</b>		
Grading	Cubic Yard Cut:	Cubic Yard Fill:

<b>RE ROOF ONLY:</b>						
Roof Pitch:	Squares (1 square = 100 sq. ft.)				# of Existing Layers:	
<b>EXISTING</b>	Asphalt	Wood	Metal	Cement/Tile	Membrane	Other
<b>PROPOSED</b>	Asphalt	Wood	Metal	Cement/Tile	Membrane	Other
Solar: Does the existing roof have solar panels installed?						

<b>APPLICANT AFFIDAVIT</b>	
<p>(I/We) am/are aware that the following requirements may apply to this permit application:</p> <p><b>(1)</b> If located within the Coastal Zone, the applicant may need to acquire a Coastal Development Permit, or Exemption. The approval must be provided to the City (by the applicant), prior to the permit being issued.</p> <p><b>(2)</b> Depending on the scope of work, Hermosa Beach may require geotechnical reports, and Recording of Documents may be required prior to closing any associated permits.</p> <p><b>(3)</b> Additional reviews and submittals may be required for LA County Fire, Public Works, Waste Reduction Plan, &amp; Standard Urban Storm Water Mitigation Plan.</p> <p><b>(4)</b> All permits may require that the following be provided: Pedestrian &amp; Adjacent Property Protection, Best Management Practices, Air Quality Requirements, Hazardous Materials Requirements, and Waste Reduction Requirements</p> <p><b>(5)</b> I am aware that if this project includes the installation or replacement of roof coverings that the roofing material being installed under this permit application meets a minimum Class A fire retardant rating, unless the roof covering is less than 50% of the existing roof area of the entire structure.</p> <p><b>(6) The applicant will be the sole and primary point of contact for this application. The listed applicant is the primary contact for all communications with City Staff. The applicant will be responsible for communicating status updates to all parties involved with this application.</b></p> <p><i>(I/We) the undersigned declare, under penalty of perjury under the laws of the State of California, that (I am/we are) the owner(s) or authorized representative(s) of the property in this application; that the information on all plans, drawings, and sketches attached hereto and all the statements and answers contained herein are, in all respects, true and correct.</i></p>	
<b>Signature</b>	<b>Date:</b>
Printed Name:	



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**SITE/PLOT PLAN**

**PROPERTY & APPLICANT INFORMATION**

Job Address: \_\_\_\_\_, Hermosa Beach, CA

Job Description: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

**SITE/PLOT PLAN**