

BULLETIN

Permitting Tips

(7/16/13)

This bulletin is to make you aware of issues that have been identified by the City or other retailers and suggest Tenant's architect and engineer pursue further as it relates to Tenant's contract documents.

City Of Torrance
3031 Torrance Blvd
Torrance CA 90503
310-618-5910

James Noh, plans examiner / inspector
jnoh@torranceca.gov
www.torranceca.gov

7:30 – 5:30 Mon –Thurs

7:30 – 4:30 Alternating Fridays

- Typical review time for standard mercantile is 1-2 business weeks / Expedite 3-4 Business days, Structural review takes 1 business week
- Tenant has the option to have recheck performed over the counter. Tenant representative must be present for this to occur.
- Drawings must contain/show: Construction type: TYPE II B / Fully sprinklered, Site Plan, No concealed wood, i.e. blocking etc
- Two hard sets are required, Architecturals separated from MEP. Hard sets must be stamped approved by Landlord. Please contact Field Tenant Coordination representative for stamp to expedite review process.
- Plans can be submitted separately under one plan check fee
- An expeditor may be used for plans submittal
- Inspection scheduling is automated. Call in by 11 pm for next day inspection

Health Department / County of Los Angeles Public Health

122 W, 8th Street
San Pedro, CA 90731
310-519-6081

Stephanie Goto
sgoto@ph.lacounty.gov
<http://publichealth.lacounty.gov/>

Tues –Fri 8am-11am (for submittals)

Del Amo Fashion Center
Torrance, CA

- Typical review time is twenty (20) business days. The fee is \$1330.00 for 501-1999 Sq. Ft.
- Review may be expedited in ten (10) business days at a fee of \$1995.00 for 501-1999 Sq. Ft.
- Three (3) hard sets are required and must include the following:
 - Copy of full Menu
 - Specs on ALL equipment
 - Finish material board
 - Site plan
 - Show access / distance to common restroom
 - Individual hot water heater
 - Declare “ NOT serving alcohol”
 - Show any remote storage.
 - Remote storage can be included on original plan submission
 - There will be a separate plan check fee for remote storage
 - There will be an additional Health Permit for remote storage
 - Same design requirements apply for remote storage, show all materials etc.
 - Must be within 100'-0” lineal feet of a mop sink, show location on plan
- Call in for next day Inspections. Two (2) inspections are available but not required
- Permit fee includes a preliminary inspection at 75-80% complete. This inspection is optional
- Final inspection must include MEP, Fire sign off
- Expediting is available, cost equals cost of actual overtime
- **NO stocking of ANY food before Building Final and Health permits are received**