control stormwater pollution in accordance with the "***Development Best Management Practices Handbook, Part B Planning Activities***" adopted by the Board of Public Works as authorized by Section 64.72 of the *Los Angeles Municipal Code*; and

B. The Bureau of Sanitation of the Department of Public Works receives a Covenant and Agreement, signed by the owner and recorded with the Los Angeles County Recorder, declaring that the best management practices necessary to control stormwater pollution shall be installed and/or constructed and maintained in proper working condition at all times; and

C. The applicant submits to the Bureau of Sanitation of the Department of Public Works, a set of plans and specifications showing compliance with the Standard Urban Stormwater Mitigation Plan or Site Specific Mitigation Plan.

106.4.2 Retention and maintenance of approved plans.

106.4.2.1 Retention of plans. The duplicate plans and specifications of every building or structure shall be stamped and retained by the Department during the life of such building.

Exception: Plans for the following need not be maintained, except where required by the Department:

1. Single or multiple dwellings in nonhillside areas which are not part of a common interest development (as defined in Section 1351(c) of the *Civil Code of California*), and not more than two stories and basement in height.
2. Garages and other structures appurtenant to buildings described in Item 1 of this exception.
3. Farm or ranch buildings.
4. Any one story building where the span between bearing walls does not exceed 25 feet (7620 mm). This exception does not, however, apply to a steel frame or concrete building.
5. Alterations to commercial buildings, apartments and hotels which do not require the signature of a licensed civil or structural engineer or architect.

106.4.2.2 Inspection and reproduction of retained plans.

106.4.2.2.1 Inspection of plans. The copy of the approved building plans maintained by the Department as provided by Section 106.4.2.1 shall be available for inspection only on the premises of the Department.

Exception: Plans or portion of plans for banks, other financial institutions or public utilities which are maintained by the Department may not be inspected without written permission from the owner of the building.

106.4.2.2.2 Reproduction of plans. Plans maintained by the Department under Subdivision 1 of this subsection may not be duplicated in whole or in part except with the written permission of the certified, licensed or registered professional or his or her successor, if any, who signed the original documents, and the written permission of the original or current owner of the building, or, if the building is part of a common interest development, with the written permission of the board of directors or governing body of the association established to manage the common interest development; or by order of a proper court. In implementing this provision, the Department shall comply with the requirements of Section 19851of the *Health and Safety Code*.

The Department shall also furnish the form of an affidavit to be completed and signed by the person requesting to duplicate the official copy of the plans, which contains provisions stating all of the following:

1. That the copy of the plans shall only be used for the maintenance, operation, and use of the building.
2. That drawings are instruments of professional service and are incomplete without the interpretation of the certified, licensed, or registered professional of record.
3. Section 5536.25(a) of the *Business and Professions Code* states that a licensed architect who signs plans, specifications, reports, or documents shall not be responsible for damage caused by subsequent changes to, or use of, those plans, specifications, reports, or documents where the subsequent changes or uses, including changes or uses made by state or local governmental agencies, are not authorized or approved by the licensed architect who originally signed the plans, specifications, reports, or documents, provided that the architectural service rendered by the architect who signed the plans, specifications, reports, or documents was not also a proximate cause of the damage.

Grading plans which are on file with the Department are public records and may be duplicated.

The fees specified in the following provisions 1 or 2 shall be paid by the person requesting duplication of plans:

1. Building plans that have not been microfilmed and are authorized for reproduction, and grading plans that are to be duplicated by other than City services will be released only to a bonded duplicating service which has posted a bond for the benefit of the City of Los Angeles in an amount at least equal to the value of the plans.

   The cost of duplicating the plans shall be paid directly to the duplicating service by the persons requesting duplication. That person shall pay a service fee of $15.00 for each set of