

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012



JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
LAUREL GILLETTE  
GEORGE HOVAGUIMIAN

ERIC GARCETTI  
MAYOR

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

October 14, 2022

CF #

Honorable City Council  
John Ferraro Council Chamber  
Room 340, City Hall  
City of Los Angeles

**PROPOSED ORDINANCE AMENDING CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE TO INCORPORATE BY REFERENCE CERTAIN PORTIONS OF THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE AND TO MAKE LOCAL ADMINISTRATIVE, CLIMATIC, GEOLOGICAL, TOPOGRAPHICAL OR ENVIRONMENTAL CHANGES.**

A public hearing was held on August 23, 2022, by the Board of Building and Safety Commissioners (BBSC) to receive and consider public comments regarding the proposed ordinance amending Articles 1 through 9 of Chapter IX of the Los Angeles Municipal Code (LAMC), in the adoption of the 2022 California Building Standards Code. There were no public comments at the hearing. The BBSC has recommended the proposed ordinance be adopted and referred the matter back to LADBS for further processing.

In addition to the proposed ordinance, the following items are included:

- a. Commission agenda for August 23, 2022.
- b. Minutes of the public Hearing.

I respectfully request the proposed ordinance be reviewed and forwarded to the City Council for its consideration at your earliest convenience.

Please direct any questions regarding the proposed ordinance to Lawrence Brugger at (213) 482-6520. Should you need my assistance, please contact me at (213) 482-6800.



For

Osama Younan, P.E.  
General Manager

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
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DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

AGENDA OF THE

BOARD OF BUILDING AND SAFETY COMMISSIONERS (BBSC)

TUESDAY, AUGUST 23, 2022 - MEETING NO. 8674

9:30 a.m.

**GUIDELINES FOR TESTIMONY ON ALL SCHEDULED HEARINGS**

In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the Board of Building and Safety's August 23, 2022 commission meeting will be conducted virtually via telephone and/or videoconferencing. Members of the public who wish to attend the meeting should access the Hearing at <https://bit.ly/BBSC082322> and enter Password 077388. To use this link, attendees must have Zoom downloaded and installed on their device. Alternatively, members of the public who wish to attend the meeting telephonically should call (669) 900-6833 and use Webinar ID No. 834 2289 8687 and Password 077388 and then press #. Press # again when prompted for participant ID.

Pursuant to the Board's Resolution No. 901-90, the Board must necessarily limit the speaking times of those presenting testimony on either side of an issue that is scheduled for a hearing before the Board of Building and Safety Commissioners. In all instances, equal time shall be allowed for presentation of pros and cons regarding the appeal. Specifically, a period, generally limited to two (2) minutes per speaker and ten (10) minutes per side, shall be allowed for all testimony on each side of an issue.

A copy of Board Resolution No. 901-90 may be obtained from the Commission Office, Room 1030, 201 North Figueroa Street, Los Angeles. For further information, call the Commission Office at (213) 482-0466.

Anyone desiring to speak and/or receive a copy of an action regarding a case included in this agenda must complete the City of Los Angeles Board of Building and Safety Public Comment Form at <https://bit.ly/LABBSC2020>. It should be noted that the Board may take brief recesses during the meeting, including an approximate 20-minute break around the noon hour.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. Información en español acerca de esta junta puede ser obtenida llamando al (213) 482-0466. Se ofrecen servicios de traducción al Español en todas las juntas de la comisión. For additional information, please contact the Commission Office at (213) 482-0466 or at [ladbs.haulrequest@lacity.org](mailto:ladbs.haulrequest@lacity.org).

Unless otherwise specified at the time of the vote, an action taken, consistent with the staff recommendation, shall be deemed to have been taken on the basis of, and to have adopted, the reasons, findings and conclusions set forth in the staff report as modified by staff at the hearing.

**\*\*NOTE: MEETINGS OF THE BBSC ARE RECORDED. RECORDINGS ARE KEPT FOR A PERIOD OF ONE YEAR.\*\***

**AGENDA OF THE  
BOARD OF BUILDING AND SAFETY COMMISSIONERS**

**MEETING NO. 8674  
TUESDAY, AUGUST 23, 2022**

A. **BUSINESS** regarding a continuing Board Action to continue holding meetings via teleconference per Assembly Bill 361.

1. Motion Required. Pursuant to government code section 54953(e)(1)(B)-(C), and (e)(3)(A) and (B)(i), determination that COVID-19 state of emergency continues to directly impact the ability of the board members to meet safely in person, and possible board action.

B. **PRESENTATION BY NEIGHBORHOOD COUNCIL REPRESENTATIVES ON ANY NEIGHBORHOOD COUNCIL RESOLUTION, OR COMMUNITY IMPACT STATEMENT FILED WITH THE CITY CLERK, WHICH RELATES TO ANY AGENDA ITEM LISTED OR BEING CONSIDERED ON THIS AGENDA.**

C. **PUBLIC HEARINGS** regarding **EXPORT-IMPORT** applications pursuant to Section 91.7006.7.5

1. **2215 NORTH GAFFEY STREET; BOARD FILE NO. 220007**  
C.D.: 15 (Councilmember Jose Buscaino); San Pedro Planning Area

STAFF MEMBER: Karl Muhs  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Kimberly Whettam & Associates

Consideration of Application to export 7,600 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under CEQA pursuant to Section 15332 (Class 32) of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2019-4866-CE), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

**ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS  
PURSUANT TO SECTION 91.7006.7.5**

2. **1745 NORTH CORREA WAY; BOARD FILE NO. 220022**  
C.D.: 11 (Councilmember Mike Bonin); Brentwood – Pacific Palisades Planning Area

STAFF MEMBER: Karl Muhs  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Pacific Crest Consultants - Chris J. Parker

Consideration of Application to export 2,640 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under CEQA pursuant to Section 15301 (Class 1), Section 15303 (Class 3) and Section 15332 (Class 32) of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2021-7210-CE), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

**ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS  
PURSUANT TO SECTION 91.7006.7.5**

3. **11351-11361 & 11403-11411 ½ WEST VENICE BOULEVARD; BOARD FILE NO. 220027**  
C.D.: 11 (Councilmember Mike Bonin); Palms – Mar Vista – Del Rey Planning Area

**AGENDA OF THE  
BOARD OF BUILDING AND SAFETY COMMISSIONERS**

**MEETING NO. 8674  
TUESDAY, AUGUST 23, 2022**

STAFF MEMBER: Jeffrey Christian  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: ThreeSixty - Cassandra Menendez

Consideration of Application to export 6,616 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under CEQA pursuant to Section 15332 (Class 32) of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2018-1587-CE), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

**ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS  
PURSUANT TO SECTION 91.7006.7.5**

- 4. 1250-1262 WEST SAN FERNANDO ROAD & 2619 EAST ARVIA STREET, A.K.A 1250-1262  
NORTH SAN FERNANDO ROAD & 2615 EAST ARVIA STREET; BOARD FILE NO. 220030**  
C.D.: 1 (Councilmember Gilbert Cedillo); Northeast Los Angeles Planning Area

STAFF MEMBER: Jeffrey Christian  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: CA Permits

Consideration of Application to export 1,845 cubic yards of earth from the project site and to import 1,845 cubic yards of earth to the project site; and consideration whether the project is categorically exempt under CEQA pursuant to Section 15307 (Class 7), Section 15308 (Class 8) and Section 15330 (Class 30) of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2022-3727-CE), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

**ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS  
PURSUANT TO SECTION 91.7006.7.5**

- 5. 114-126 NORTH LORENA STREET & 3401-3415 EAST 1<sup>ST</sup> STREET; BOARD FILE NO. 220046**  
C.D.: 14 (Councilmember Kevin de Leon); Boyle Heights Planning Area

STAFF MEMBER: Jeffrey Christian  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Lorena Plaza L.P.

Consideration of Application to export 6,500 cubic yards of earth from the project site; and consideration whether to accept under the California Environmental Quality Act (CEQA) Guidelines the associated Mitigated Negative Declaration (MND) (ENV-2014-2392-MND) previously adopted by the City of Los Angeles Department of City Planning.

**ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS  
PURSUANT TO SECTION 91.7006.7.5**

- D. PUBLIC HEARINGS** regarding appeals from determinations, orders, or actions of the Department pertaining to the enforcement of specific ordinances, regulations or laws pursuant to the authority described in Section 98.0403.1(b) of the Los Angeles Municipal Code.

**1. 6535 SOUTH STANFORD AVENUE; BOARD FILE NO. 220031**

C.D.: 9 (Councilmember Curren D. Price, Jr.); Southeast Los Angeles Planning Area

STAFF MEMBER: Steven Kimble  
BUREAU/DIVISION: Inspection/Mechanical

PETITIONER: Stanford Ventures, LLC

**REQUEST:**

Find that the Department of Building and Safety erred or abused its discretion by not removing/closing 1) the correction notice dated February 8, 2022 requiring plan-check for the rain water diversion valve, 2) the correction notice dated February 8, 2022 requiring a building permit for the change of use, and 3) the correction notice dated March 21, 2022 for a change of use issued by a plumbing inspector.

ACTION BY THE BBSC IS NOT APPEALABLE.

**E. PROPOSED ORDINANCE AMENDING CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE TO INCORPORATE BY REFERENCE CERTAIN PORTIONS OF THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE AND TO MAKE LOCAL ADMINISTRATIVE, CLIMATIC, GEOLOGIC OR TOPOGRAPHICAL CHANGES.**

**F. CANCELLATION AND ADDITION OF FUTURE BOARD OF BUILDING AND SAFETY COMMISSIONERS' HEARINGS**

**G. PUBLIC COMMENTS**

Opportunity for members of the public to address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board.

Note: The Board will limit the total time allocated for public testimony in accordance with its guidelines described on the first page of this agenda; will determine when that time shall be allotted during the meeting; will establish time limits for each speaker; and will specify time limits to be allocated on any one item. Anyone desiring to speak during the public comments period must complete the public comments questionnaire and submit it to the Board Secretary prior to the start of the meeting.

**H. WRITTEN COMMUNICATIONS TO THE BOARD**

Distribution of correspondence to the Board.

**I. REPORT FROM THE BOARD SECRETARY**

1. General

**MATTERS SCHEDULED FOR FUTURE MEETINGS**

**AGENDA OF THE  
BOARD OF BUILDING AND SAFETY COMMISSIONERS**

**MEETING NO. 8674  
TUESDAY, AUGUST 23, 2022**

**COMMISSON STAFF**

Lynn Ikeda, Board Secretary  
[lynn.ikeda@lacity.org](mailto:lynn.ikeda@lacity.org)  
(213) 482-9586

Veronica Lopez, Staff Engineer  
[veronica.lopez@lacity.org](mailto:veronica.lopez@lacity.org)  
(213) 482-7429

Jeffrey Christian, Staff Inspector  
[jeffrey.christian@lacity.org](mailto:jeffrey.christian@lacity.org)  
(213) 923-6233

Agendas may be accessed through the City website at [www.ladbs.org](http://www.ladbs.org) “Our Organization”, “Building & Safety Commissioners”, “BBSC Meeting Agenda.”

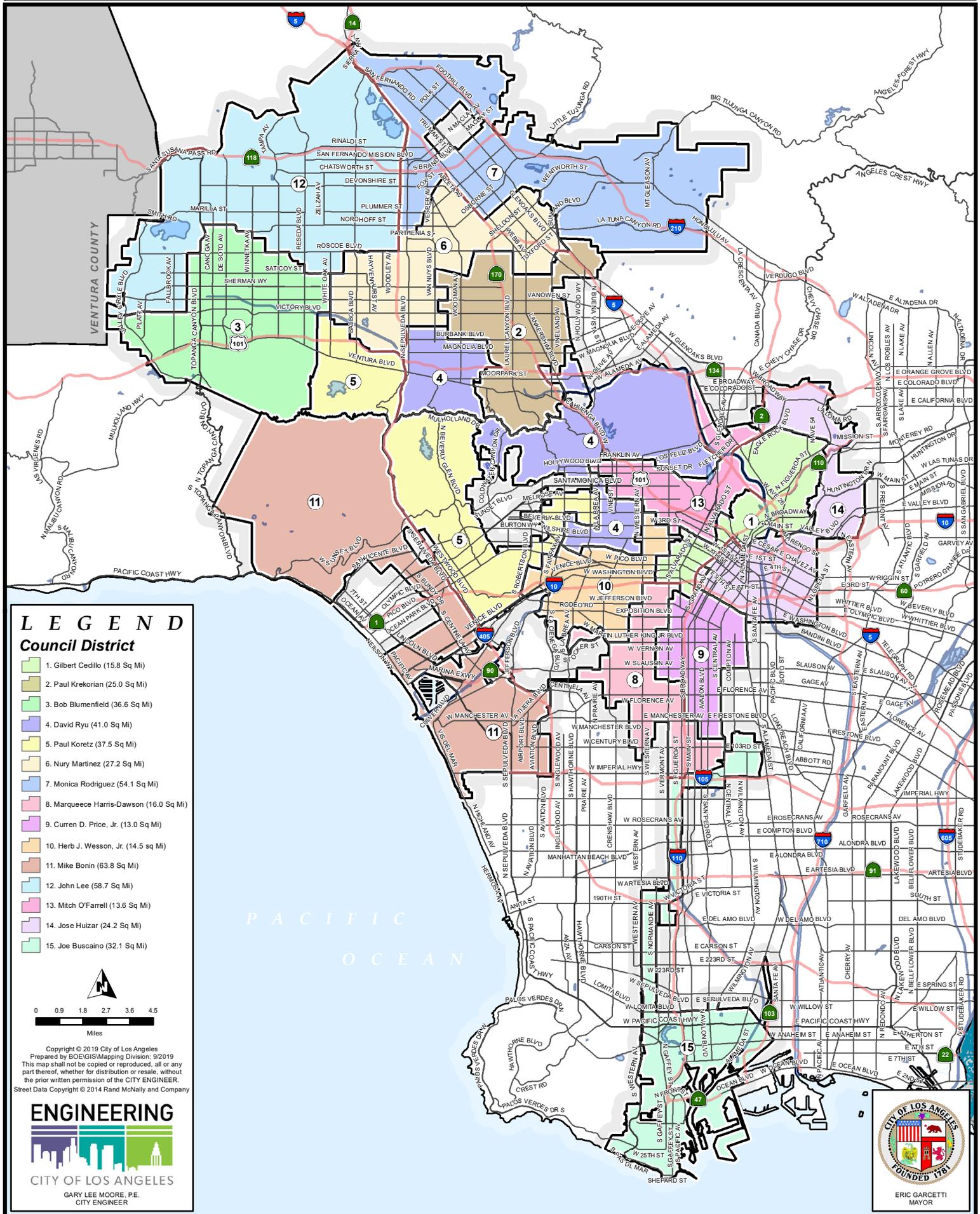
The decisions of the Board are effective at the close of the meeting unless it is noted otherwise. The Board or the Superintendent may order a reconsideration of all or part of the case on its or his own motion, or on petition of any party. The power to order a reconsideration shall expire five days after the effective date of the decision (Section 98.0312 LAMC). If no action is taken on a petition within the time allowed for ordering reconsideration, the petition shall be deemed denied.

Pursuant to Section 245 of Article II of the Charter of the City of Los Angeles, actions taken by this Board become final at the expiration of the next five (5) meeting days of the City Council, during which the Council convenes in regular session, unless the City Council acts within that time by two-thirds vote to bring this action before it for consideration.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES** - If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board at or prior to the public hearing. Any written correspondence delivered to the Board before the Board’s final action on a matter will become a part of the administrative record.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. This section provides that a petitioner may seek judicial review of the Board’s decision pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate is filed and served no later than the 90th day following the date on which the Board’s decision becomes final.

# City of Los Angeles Council Districts



## LEGEND

### Council District

- 1. Gilbert Cedillo (15.8 Sq Mi)
- 2. Paul Krekorian (25.0 Sq Mi)
- 3. Bob Blumenfeld (36.6 Sq Mi)
- 4. David Ryu (41.0 Sq Mi)
- 5. Paul Koretz (37.5 Sq Mi)
- 6. Nury Martinez (27.2 Sq Mi)
- 7. Monica Rodriguez (54.1 Sq Mi)
- 8. Marqeec Harris-Dawson (16.0 Sq Mi)
- 9. Curren D. Price, Jr. (13.0 Sq Mi)
- 10. Herb J. Wesson, Jr. (14.5 sq Mi)
- 11. Mike Bonin (63.8 Sq Mi)
- 12. John Lee (58.7 Sq Mi)
- 13. Mitch O'Farrell (13.6 Sq Mi)
- 14. Jose Huizar (24.2 Sq Mi)
- 15. Joe Buscaino (32.1 Sq Mi)

0 0.9 1.8 2.7 3.6 4.5  
Miles

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## ENGINEERING

CITY OF LOS ANGELES  
 GARY LEE MOORE, P.E.  
 CITY ENGINEER

CITY OF LOS ANGELES  
 FOUNDED 1781  
 ERIC GARCETTI  
 MAYOR

MINUTES OF THE  
BOARD OF BUILDING AND SAFETY COMMISSIONERS  
MEETING OF

TUESDAY, AUGUST 23, 2022 MEETING NO. 8674  
ZOOM MEETING – TELEPHONIC HEARING

MEMBERS PRESENT: JAVIER NUNEZ, PRESIDENT  
ELVIN W. MOON, VICE PRESIDENT  
JOSELYN GEAGA-ROSENTHAL, COMMISSIONER  
LAUREL GILLETTE, COMMISSIONER  
GEORGE HOVAGUIMIAN, COMMISSIONER

ABSENT:

ALSO, PRESENT: OSAMA YOUNAN, GENERAL MANAGER  
CHARLES SEWELL, DEPUTY CITY ATTORNEY  
VERONICA LOPEZ, INTERIM BOARD SECRETARY

MEETING DETAILS:

The meeting was called to order by Interim Board Secretary Veronica Lopez at approximately 9:37 a.m., with Commissioners Nunez, Moon, Geaga-Rosenthal, Gillette, and Hovaguimian present. Osama Younan, General Manager, and Charles Sewell, Deputy City Attorney, were also present at this time. Commissioner Moon will review the minutes of this meeting for the Board.

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A. BUSINESS REGARDING A CONTINUING BOARD ACTION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE PER ASSEMBLY BILL 361.

1. Motion Required. Pursuant to government code section 54953(e)(1)(B)-(C), and (e)(3)(A) and (B)(i), determination that COVID-19 state of emergency continues to directly impact the ability of the board members to meet safely in person, and possible board action.

MOTION:

By Geaga-Rosenthal, seconded by Moon that

A Resolution to continue holding the Board of Building and Safety Commissioners meetings via teleconference and/or videoconference, under Government Code Section 54953(e)(1)(B)-(C).

WHEREAS, the Board of Building and Safety Commissioners (hereafter “Board”) is committed to preserving public access and participation in meetings of the Board; and

WHEREAS, all Board meetings are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 –54963), so that any member of the public may attend and participate as the Board conducts their business; and

WHEREAS, the Brown Act, Government Code Section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, subject to the existence of certain conditions; and  
WHEREAS, the COVID-19 State of Emergency proclaimed by the Governor on March 4, 2020 remains active; and  
WHEREAS, COVID-19 remains a public health concern in Los Angeles, with high levels of community transmission.  
NOW THEREFORE, BE IT RESOLVED that pursuant to Government Code Section 54953(e)(1)(B)-(C), the Board finds that holding Board meetings in person would present imminent risks to the health or safety of attendees.  
BE IT FURTHER RESOLVED, that based on this finding in satisfaction of Government Code Section 54953(e)(1)(B)-(C), the Board will continue to conduct its meetings via telephone and/or videoconference.

FOR: Nunez, Moon, Geaga-Rosenthal, Gillette, and Hovaguimian

AGAINST: None

MOTION PASSED

**B. PRESENTATION BY NEIGHBORHOOD COUNCIL REPRESENTATIVES ON ANY NEIGHBORHOOD COUNCIL RESOLUTION, OR COMMUNITY IMPACT STATEMENT FILED WITH THE CITY CLERK, WHICH RELATES TO ANY AGENDA ITEM LISTED OR BEING CONSIDERED ON THIS AGENDA.**

No members of the neighborhood council requested to address the Board at this meeting.

**C. PUBLIC HEARINGS REGARDING EXPORT-IMPORT APPLICATIONS PURSUANT TO SECTION 91.7006.7.5 OF THE LOS ANGELES MUNICIPAL CODE.**

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(Agenda Item No. C. 1)

**2115 NORTH GAFFEY STREET; BOARD FILE NO. 220007**  
C.D.: 15 (Councilmember Joe Buscaino); San Pedro Planning Area

STAFF MEMBER: KARL MUHS  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Kimberlina Whettam & Associates

Consideration of Application to export 7,600 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under CEQA pursuant to Section 15332 (Class 32) of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2019-4866-CE), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

IN ATTENDANCE:

Karl Muhs, Commission Staff, representing the Department.

EXHIBITS:

Staff Report dated August 17, 2022

SUMMARY:

Karl Muhs prepared a staff report for the proposed haul route with conditions of approval pertaining to the amount of the Street Use Permit and the bond, both of which are required by the Department of Public Works. He also noted the number of days and hours of hauling operations and the staging area recommended by the Department of Transportation, including the type of hauling trucks to be used.

There were no speaker cards on the matter.

MOTION:

By Hovaguimian, seconded by Geaga-Rosenthal, that the following action be taken:

1. DETERMINE that the project is categorically exempt under CEQA pursuant to Section 15332 (Class 32) of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2019-4866-CE), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. APPROVE the application subject to all conditions specified in the Department's report dated August 17, 2022.

FOR: Nunez, Moon, Geaga-Rosenthal, Gillette, and Hovaguimian

AGAINST: None

MOTION PASSED

FINDINGS:

1. No one had objection to the Department's report.

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(Agenda Item No. C. 2)

**1745 NORTH CORREA WAY; BOARD FILE NO. 220022**

C.D.: 11 (Councilmember Mike Bonin); Brentwood – Pacific Palisades Planning Area

STAFF MEMBER: KARL MUHS  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Pacific Crest Consultants – Chris J. Parker

Consideration of Application to export 2,640 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under CEQA pursuant to Section 15301 (Class 1), Section 15303 (Class 3) and Section 15332 (Class 32) of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2021-7210-CE), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

IN ATTENDANCE:

Karl Muhs, Commission Staff, representing the Department.

EXHIBITS:

Staff Report dated August 17, 2022

SUMMARY:

Karl Muhs prepared a staff report for the proposed haul route with conditions of approval pertaining to the amount of the Street Use Permit and the bond, both of which are required by the Department of Public Works. He also noted the number of days and hours of hauling operations and the staging area recommended by the Department of Transportation, including the type of hauling trucks to be used.

There were no speaker cards on the matter.

MOTION:

By Hovaguimian, seconded by Geaga-Rosenthal, that the following action be taken:

1. DETERMINE that the project is categorically exempt under CEQA pursuant to Section 15301 (Class 1), Section 15303 (Class 3), and Section 15332 (Class 32) of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2021-7210-CE), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. APPROVE the application subject to all conditions specified in the Department's report dated August 17, 2022.

FOR: Nunez, Moon, Geaga-Rosenthal, Gillette, and Hovaguimian

AGAINST: None

MOTION PASSED

FINDINGS:

1. The measures as proposed will reduce any potential significant adverse effect to a level of significance.
-

(Agenda Item No. C. 3)

**11351-11361 & 11403-11411 ½ WEST VENICE BOULEVARD; BOARD FILE NO. 220027**  
C.D.: 11 (Councilmember Mike Bonin); Palms – Mar Vista – Del Rey Planning Area

STAFF MEMBER: Jeffrey Christian  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Three6ixty – Cassandra Menendez

Consideration of Application to export 6,616 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under CEQA pursuant to Section 15332 (Class 32) of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2018-1587-CE), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

IN ATTENDANCE:

Cassandra Menendez, Applicant, representing the owner; Penny Amic, Wayne Wheeler, concerned neighbors; Jeffrey Christian, Staff Inspector, representing the Department.

EXHIBITS:

Staff Report dated July 20, 2022

SUMMARY:

Jeffrey Christian prepared a staff report for the proposed haul route with conditions of approval pertaining to the amount of the Street Use Permit and the bond, both of which are required by the Department of Public Works. He also noted the number of days and hours of hauling operations and the staging area recommended by the Department of Transportation, including the type of hauling trucks to be used.

MOTION:

By Geaga-Rosenthal, seconded by Hovaguimian, that the following action be taken:

1. DETERMINE that the project is categorically exempt under CEQA pursuant to Section 15303 (Class 3) and Section 15332 (Class 32) of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2018-1587-CE), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. APPROVE the application subject to all conditions specified in the Department's report dated July 20, 2022.

FOR: Nunez, Moon, Geaga-Rosenthal, Gillette, and Hovaguimian

AGAINST: None

MOTION PASSED

FINDINGS:

1. No one had objection to the Department's report.

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(Agenda Item No. C. 4)

**1250-1262 WEST SAN FERNANDO ROAD & 2619 EAST ARVIA STREET, A.K.A. 1250-1262 NORTH SAN FERNANDO ROAD & 2615 EAST ARVIA STREET; BOARD FILE NO. 220030**

C.D.: 1 (Councilmember Gilbert Cedillo); Northeast Los Angeles Planning Area

STAFF MEMBER: Jeffrey Christian  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: CA Permits

Consideration of Application to export 1,845 cubic yards of earth from the project site and to import 1,845 cubic yards of earth to the project site; and consideration whether the project is categorically exempt under CEQA pursuant to Section 15307 (Class 7), Section 15308 (Class 8) and Section 15330 (Class 30) of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2022-3727-CE), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

IN ATTENDANCE:

Jeffrey Christian, Staff Inspector, representing the Department.

EXHIBITS:

Staff Report dated August 17, 2022

SUMMARY:

Jeffrey Christian prepared the recommended route and conditions of approval pertaining to the amount of the Street Use Permit and the bond, both of which are required by the Department of Public Works. He also noted the number of days and hours of hauling operations and the staging area recommended by the Department of Transportation, including the type of hauling trucks to be used.

There were no speaker cards on the matter.

MOTION:

By Hovaguimian, seconded by Geaga-Rosenthal, that the following action be taken:

1. DETERMINE that the project is categorically exempt under CEQA pursuant to Section 15332 (Class 32) of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2022-3727-CE), and there is no substantial evidence

demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2. APPROVE the application subject to all conditions specified in the Department's report dated July 20, 2022.

FOR: Nunez, Moon, Geaga-Rosenthal, Gillette, and Hovaguimian

AGAINST: None

MOTION PASSED

FINDINGS:

1. The mitigation measures as proposed will reduce any potential significant adverse effect to a level of insignificance.

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(Agenda Item No. C. 5)

**114-126 NORTH LORENA STREET & 3401-3415 EAST 1<sup>ST</sup> STREET; BOARD FILE NO. 220046**

C.D.: 14 (Councilmember Kevin de Leon); Boyle Heights Planning Area

STAFF MEMBER: Jeffrey Christian  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Lorena Plaza L.P.

Consideration of Application to export 6,500 cubic yards of earth from the project site; and consideration whether to accept under the California Environmental Quality Act (CEQA) Guidelines the associated Mitigated Negative Declaration (MND) (ENV-2014-2392-MND) previously adopted by the City of Los Angeles Department of City Planning.

IN ATTENDANCE:

Jeffrey Christian, Staff Inspector, representing the Department.

EXHIBITS:

Staff Report dated July 20, 2022

SUMMARY:

Jeffrey Christian prepared a staff report for the proposed haul route with conditions of approval pertaining to the amount of the Street Use Permit and the bond, both of which are required by the Department of Public Works. She also noted the number of days and hours of hauling operations and the staging area recommended by the Department of Transportation, including the type of hauling trucks to be used.

MOTION:

By Hovaguimian, seconded by Geaga-Rosenthal, that the following action be taken:

1. FIND that the City Council held a hearing on October 14, 2020 and has determined that the Project is exempt from CEQA as a Sustainable Communities Project (SCP) pursuant to Public Resources Code, Section 21155.1
2. APPROVE the application subject to all conditions specified in the Department's report dated July 20, 2022.

FOR: Nunez, Moon, Geaga-Rosenthal, Gillette, and Hovaguimian

AGAINST: None

MOTION PASSED

FINDINGS:

1. No one had objection to the Department's report.

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D. PUBLIC HEARINGS REGARDING APPEALS FROM DETERMINATIONS, ORDERS OR ACTIONS OF THE DEPARTMENT PERTAINING TO THE ENFORCEMENT OF SPECIFIC ORDINANCES, REGULATIONS OR LAWS PURSUANT TO THE AUTHORITY DESCRIBED IN SECTION 98.0403.1(B) OF THE LOS ANGELES MUNICIPAL CODE.

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(Agenda Item No. D. 1)

**6535 SOUTH STANFORD AVENUE; BOARD FILE NO. 220031**

CD 9 (Councilmember Curren D. Price, Jr.); Southeast Los Angeles Planning Area

STAFF MEMBER: STEVEN KIMBLE

BUREAU/DIVISION: Inspection/Mechanical

PETITIONER: Stanford Ventures, LLC

REQUEST:

Find that the Department of Building and Safety erred or abused its discretion by not removing/closing 1) the correction notice dated February 8, 2022 requiring plan-check for the rain water diversion valve, 2) the correction notice dated February 8, 2022 requiring a building permit for the change of use, and 3) the correction notice dated March 21, 2022 for a change of use issued by a plumbing inspector.

IN ATTENDANCE:

Ben Eilenger, representing the Appellant; Stanford Ventures, LLC., Steven Kimble, Staff, representing the Department.

EXHIBITS:

Staff report prepared by Steven Kimble, Staff Inspector; Power Point presentation by Steven Kimble, Staff Inspector; PowerPoint submitted and presented by Ben Eilenger, attorney representing the Appellant.

SUMMARY:

Staff Inspector Steven Kimble presented on behalf of the Department explaining that the appellant's permits were denied due to incompliance with plumbing code requirements. The appellant, Stanford Ventures, alleges an LADBS inspector solicited a bribe, and when Stanford reported the bribe to LADBS supervisors, they faced retaliation by having their permits denied and all future permits blocked.

MOTION:

By Moon, seconded by Hovaguimian, that the following action be taken:

Determine that the Los Angeles Department of Building and Safety ("LADBS") Code Enforcement Bureau **DID NOT ERR OR ABUSE** its discretion by not removing/closing 1) the correction notice dated February 8, 2022 requiring plan-check for the rain water diversion valve, 2) the correction notice dated February 8, 2022 requiring a building permit for the change of use, and 3) the correction notice dated March 21, 2022 for a change of use issued by a plumbing inspector.

FOR: Nunez, Moon, Geaga-Rosenthal and Hovaguimian.

AGAINST: Gillette

MOTION PASSED

FINDINGS:

1. LADBS properly complied with all regulations and policies.

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E. PROPOSED ORDINANCE AMENDING CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE TO INCORPORATE BY REFERENCE CERTAIN PORTIONS OF THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE AND TO MAKE LOCAL ADMINISTRATIVE, CLIMATIC, GEOLOGIC OR TOPOGRAPHICAL CHANGES.

IN ATTENDANCE:

Larry Brugger, Building Code Engineer representing the Los Angeles Department of Building and Safety (LADBS).

EXHIBITS:

Proposed ordinance amending Chapter IX of the Los Angeles Municipal Code to incorporate by reference certain portions of the 2022 Edition of the California Building Standards Code and to make local administrative, climatic, geologic or topographical changes.

SUMMARY:

Larry Brugger, Building Code Engineer representing the Los Angeles Department of Building and Safety (LADBS), presented and discussed the Proposed Ordinance referenced above, prior to being forwarded to the City Council per the Mayor's directive.

MOTION:

By Hovaguimian, seconded by Geaga-Rosenthal, that the following action be taken:

Recommend that the Proposed Ordinance amending Chapter IX of the Los Angeles Municipal Code to incorporate by reference certain portions of the 2022 Edition of the California Building Standards Code and to make local administrative, climatic, geologic or topographical changes.

FOR: Nunez, Moon, Hovaguimian, Geaga-Rosenthal, Gillette

AGAINST: None

MOTION PASSED

F. CANCELLATION AND ADDITION OF FUTURE BOARD OF BUILDING AND SAFETY COMMISSIONERS' HEARINGS

MOTION:

By Geaga-Rosenthal, seconded by Hovaguimian, that the following action be taken:

That the following meetings be canceled: *September 27, 2022; October 4, 2022; October 11, 2022; October 25, 2022; November 1, 2022; November 8, 2022; November 22, 2022; November 29, 2022; December 6, 2022; December 20, 2022; December 27, 2022; January 3, 2023; January 17, 2023; January 24, 2023; January 31, 2023; February 14, 2023; February 21, 2023; February 28, 2023*

The Board of Building and Safety Commissioners will convene on the following dates: *October 18, 2022; November 15, 2022; December 13, 2022; January 10, 2023; February 7, 2023*

G. PUBLIC COMMENTS

No members of the public requested to address the Board at this meeting.

H. WRITTEN COMMUNICATIONS TO THE BOARD

The Board Secretary had no written communication to distribute to the Board.

I. REPORT FROM THE BOARD SECRETARY:

There was no report from the Board Secretary at this meeting.

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The meeting adjourned at approximately 11:07 am

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**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Chapter IX of the Los Angeles Municipal Code to incorporate by reference certain portions of the 2022 Edition of the California Building Standards Code and to make local administrative, climatic, geological, topographical or environmental changes.

**WHEREAS**, California Health and Safety Code Sections 17958.5 and 17958.7 authorize the City Council to make reasonably necessary changes or modifications to the provisions of the California Building Standards Code (Title 24, California Code of Regulations) upon finding these changes are reasonably necessary due to local administrative, climatic, geological, topographical or environmental conditions;

**WHEREAS**, the City of Los Angeles has several earthquake faults which run under and adjacent to the City;

**WHEREAS**, seismic experts predict a massive earthquake on one of these faults within the next 30 years and several earthquakes similar in intensity to the 1994 Northridge Earthquake (6.8 magnitude) during the same period;

**WHEREAS**, massive earthquakes pose unusual and extraordinary stresses on buildings and structures requiring more stringent building regulations than would otherwise be required;

**WHEREAS**, in 1999, large pockets of methane gas in the subsurface geological formation were discovered in various areas of the City of Los Angeles;

**WHEREAS**, the City of Los Angeles has topographic conditions, natural and man-made, such as the natural hills, mountains and the coastal region, as well as the man-made harbors and highly concentrated areas of high-rise buildings;

**WHEREAS**, the City of Los Angeles has flat land and hillside areas that create a natural basin with high strong winds which contribute to the spread of fires;

**WHEREAS**, in the highly concentrated area of high-rise buildings, traffic congestion and possible gridlock may jeopardize the quick response to fires by the Fire Department;

**WHEREAS**, the City of Los Angeles has climatic conditions, which subject it to a mild winter, an extremely hot desert-like summer, and hot, dry (Santa Ana) winds that make the temperature rise and the humidity drop, increasing the fire danger to all exposed combustible materials; and

**WHEREAS**, in support of the following modifications and changes, the City Council hereby expressly finds that the following amendments and modifications to the California Building Standards Code are reasonably necessary due to local administrative, climatic, geological or topographical conditions.

**NOW, THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES DO  
ORDAIN AS FOLLOWS:**

Section XX. The second paragraph of Subsection 91.101.1 of Section 91.101, Division 1, Article 1, Chapter IX of the Los Angeles Municipal Code (LAMC) is amended to read as follows:

The Los Angeles Building Code and the Los Angeles Residential Code adopt by indicated reference portions of the 2022~~19~~ California Building Code (CBC) ~~and~~ the 2022~~19~~ California Residential Code (CRC), respectively. The CBC and the CRC are Parts 2 and 2.5, respectively of located at Title 24 of the California Code of Regulations, CCR.

Section XX. The eighth exception to Subsection 91.106.2 of Section 91.106, Division 1 Article 1 Chapter IX of the LAMC is hereby amended to read as follows:

8. Swimming, bathing and wading pools not exceeding 24 inches in depth ~~and~~ having a surface area not exceeding 250 square feet.

Section XX. The first exception to Subsection 91.106.2 of Section 91.106, Division 1 Article 1 Chapter IX of the LAMC is hereby deleted and the remaining exceptions renumbered in numerical order.

~~1. Where the work regulated by this Code is valued at \$500.00 or less, unless it affects the structural stability of a building, or public safety, or is done to make a building conform to the requirements of this Code for a change in use or occupancy.~~

Section XX. Subsection 91.106.4.5.1 of Section 91.106, Division 1, Article 1, Chapter IX of the LAMC is hereby amended to read as follows:

Section XX. Section 91.202, Division 2, Article 1, Chapter IX of the LAMC is hereby amended to read as follows:

Section 202 of the CBC is adopted by reference, except that the following CBC definitions are not adopted:

**~~APPROVED AGENCY~~**

**~~APPROVED FABRICATOR~~**

**~~BUILDING LINE~~**

## **BUILDING OFFICIAL**

## **DEPARTMENT**

The following definitions are also adopted:

~~**APPROVED AGENCY or APPROVED TESTING AGENCY.** An established and recognized agency regularly engaged in conducting tests or furnishing inspection services which has been approved by the Superintendent of Building.~~

**APPROVED FABRICATOR.** An established and qualified person, firm or corporation approved by the Superintendent of Building pursuant to Division 17 of this Code and LAMC Section 96.200.

**BOARD** is the Board of Building and Safety Commissioners of the City of Los Angeles.

**BUILDING CODE (CODE)** is the Los Angeles City Building Code, Article 1 of Chapter IX of the Los Angeles Municipal Code.

**BUILDING LINE** is any private property line coterminous with a public way; or a building line established by City ordinance.

**BUILDING OFFICIAL** is the Superintendent of Building for the City of Los Angeles Department of Building and Safety.

**CALIFORNIA BUILDING CODE (CBC).** Is Part 2, Title 24 of the California Code of Regulations as adopted by the California Building Standards Commission.

**CHIEF OF THE FIRE DEPARTMENT** is the Fire Chief of the Los Angeles Fire Department or a duly authorized representative.

**CITY** is the City of Los Angeles, California.

~~**CONCRETE BUILDING** is a building having concrete floors and/or roofs, either with or without beams, supported by concrete walls and/or concrete columns, with or without masonry infills, and any combination thereof. (Added by Ord. No. 184,169, Eff. 5/11/16.)~~

**DEPARTMENT** is the Department of Building and Safety.

**ELECTRICAL CODE** is the Los Angeles City Electrical Code, Article 3 of Chapter IX of the Los Angeles Municipal Code.

**ELEVATOR CODE** is the Los Angeles City Elevator Code, Article 2 of Chapter IX of the Los Angeles Municipal Code.

**FIRE CODE** is the Los Angeles City Fire Code, Article 7 of Chapter V of the Los Angeles Municipal Code.

**FIRE DISTRICT** is any portion of the City of Los Angeles as described in Division 72 of this Code.

**FOUNDATION-ONLY PERMIT** is a building permit issued for that portion of a building, which constitutes the footings for the building and which, subject to the approval of the Department, may include those portions of the building below the grade level.

**GRADING** shall mean soil excavation or fill or any combination of soil excavation or fill and shall include the conditions resulting from any soil excavation or fill.

**GRAFFITI** shall mean any form of unauthorized inscription, word, figure or design which is marked, etched, scratched, drawn, sprayed, painted or otherwise affixed to or on any surface of public or private property, including, but not limited to buildings, walls, signs, structures or places, or other surfaces, regardless of the nature of the material of that structural component.

**INDUSTRIAL CATERING TRUCK.** An industrial catering truck is a motor vehicle used for the purpose of dispensing and selling liquids from sanitary dispensers and/or ready-to-eat food and beverages that have been prepared and sealed or packaged on premises so long as the owner and operator have a valid health permit authorizing the preparation of food. The above items may be prepared on any industrial catering truck so long as the owner and operator have a valid health permit for that preparation.

**MECHANICAL CODE** is the Los Angeles City Mechanical Code, Article 5 of Chapter IX of the Los Angeles Municipal Code.

**NON-DUCTILE CONCRETE BUILDING.** A concrete building that was built pursuant to a permit application for a new building submitted before January 13, 1976, or, if no permit can be located, is determined by the Department to have been built under building code standards enacted before January 13, 1976.

**EXCEPTION:** "Non-Ductile Concrete Building" shall not include detached single-family dwellings or duplexes.

**PLUMBING CODE** is the Los Angeles City Plumbing Code, Article 4, Chapter IX of the Los Angeles Municipal Code.

**REGISTERED DESIGN PROFESSIONAL.** A licensed architect or engineer registered with the appropriate California State licensing board.

**SUPERINTENDENT OF BUILDING** is the General Manager of the Department of Building and Safety of the City of Los Angeles or a duly authorized representative.

**TEMPORARY.** Buildings and facilities intended for use at one location for not more than 180 days and seats intended for use at one location for not more than 90 days.

**UNREINFORCED MASONRY BEARING WALL BUILDING** is a building with at least one unreinforced masonry bearing wall as the term is defined in the California Existing Building Code, at Title 24 of the California Code of Regulations.

**VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ)** is a Fire District in the City of Los Angeles established by the Board of Forestry and the Office of the State Fire Marshal and described in Division 72, Article 1 of Chapter IX of the Los Angeles Municipal Code.

Section XX. Section 91.703, Division 7, Article 1, Chapter IX of the LAMC is hereby amended to read as follows:

#### **SEC. 91.703. FIRE-RESISTANCE RATINGS AND FIRE TESTS.**

Section 703 of the CBC is adopted by reference, except that Section ~~703.2.3~~ ~~703.3~~ of the CBC is not adopted and, in lieu, LAMC Subsection ~~91.703.2.3~~ ~~91.703.3~~ is added.

~~**91.703.3. Methods for Determining Fire Resistance.** The application of any of the methods listed in this section shall be based on the fire exposure and acceptance criteria specified in ASTM E 119 or UL 263. The required fire resistance of a building element, component or assembly, shall be permitted to be established by any of the following methods or procedures:~~

- ~~—1. Fire-resistance designs documented in approved sources.~~
- ~~—2. Prescriptive designs of fire-resistance-rated building elements, component or assemblies as prescribed in CBC Section 721.~~
- ~~—3. Calculations in accordance with CBC Section 722.~~
- ~~—4. Engineering analysis based on a comparison of building element, component or assembly designs having fire-resistance ratings as determined by the test procedures set forth in ASTM E 119 or UL 263.~~
- ~~—5. Alternative construction methods as allowed by LAMC Subsection 91.104.2.6.~~
- ~~—6. Fire-resistance designs certified by an approved agency.~~

~~**91.703.2.3 Approved alternate method.** The fire resistance of building elements, components or assemblies not complying with CBC Section 703.2.1 or 703.2.2 shall be permitted to be established by an alternative protection method in accordance with LAMC Section 91.104.2.6.~~

Section XX. Section 91.1507 of Division 15, Article 1, Chapter IX of the LAMC is hereby amended to read as follows:

Section 1507 of the CBC is adopted by reference, except ~~Sections 1507.3.1 and~~ Table 1507.3.7 of the CBC ~~is~~are not adopted and, in lieu, LAMC ~~Subdivision 91.1507.3.1 and~~ Table 1507.3.7 ~~is~~are added.

Section XX. Subsection 91.1507.3.1 of Section 91.1507, Division 15, Article 1, Chapter IX of the LAMC is hereby deleted.

~~**91.1507.3.1. Deck Requirements.** Concrete and clay tile shall be installed only over solid sheathing.~~

Section XX. Section 91.1603, Division 16, Article 1, Chapter IX of the LAMC is hereby amended to read as follows:

Section 1603 of the CBC is adopted by reference ~~and, except CBC Section 1603.1.9 is not adopted and, in lieu,~~ LAMC Subsection ~~91.1603.1.9~~ 91.1603.1.10 is added.

Section XX. Subsection 91.1603.1.9 of Section 91.1603, Division 16, Article 1, Chapter IX of the LAMC is hereby renumbered 91.1603.1.10 and amended to read as follows:

**91.1603.1.910. Systems and Components Requiring Special Inspections for Seismic Resistance.** Construction documents or specifications shall be prepared for those systems and components requiring special inspection for seismic resistance as specified in CBC Section ~~1705.12~~1705.13 by the registered design professional responsible for their design and shall be submitted for approval in accordance with LAMC Subsection 91.106.3.3. Reference to seismic standards in lieu of detailed drawings is acceptable.

Section XX. The first paragraph of Subsection 91.1612.3 of Section 91.1612, Division 16, Article 1, Chapter IX of the LAMC is hereby amended to read as follows:

**91.1612.3 Establishment of flood hazard areas.** To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for The City of Los Angeles~~[INSERT NAME OF JURISDICTION]~~," dated June 2, 2012~~[INSERT DATE OF ISSUANCE]~~, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

Section XX. Subsection 91.1612.5 of Section 91.1612, Division 16, Chapter 1. Article IX is hereby deleted.

~~**91.1612.5. Flood Hazard Documentation.** The following documentation shall be prepared and sealed by a registered design professional and submitted to the Department:~~

~~1.—For construction in flood hazard areas not subject to high-velocity wave action:~~

~~—1.1.—The elevation of the lowest floor, including the basement member.~~

~~—1.2.— For fully enclosed areas below the design flood elevation where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of American Society of Civil Engineers (ASCE) 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24. **(Amended by Ord. No. 184,692, Eff. 12/30/16.)**~~

~~—1.3.— For dry floodproofed nonresidential buildings, construction documents shall include a statement that the dry floodproofing is designed in accordance with ASCE 24.~~

~~2.— For construction in flood hazard areas subject to high-velocity wave action:~~

~~—2.1.—The elevation of the bottom of the lowest horizontal structural.~~

~~—2.2.— Construction documents shall include a statement that the building is designed in accordance with American Society of Civil Engineers (ASCE) 24, including that the pile or column foundation and building or structure to be attached is designed to be anchored to resist flotation, collapse and lateral movement due to the effects of wind and flood loads acting simultaneously on all building components, and other load requirements of CBC Chapter 16. **(Amended by Ord. No. 185,587, Eff. 7/16/18.)**~~

~~—2.3.— For breakaway walls designed to resist a nominal load of less than 10 psf (0.48 kN/m<sup>2</sup>) or more than 20 psf (0.96 kN/m<sup>2</sup>), construction documents shall include a statement that the breakaway wall is designed in accordance with ASCE 24.~~

Section XX. Section 91.1613, Division 16, Article 1, Chapter IX of the LAMC is hereby amended to read as follows:

Section 1613 of the CBC is adopted by reference, and LAMC Subsections ~~and Subdivisions 91.1613.5.2~~ 91.1613.5 through 91.1613.10.5 are added ~~or amended~~ to read as follows.:

Section XX. Subsection 91.1613.5 of Section 91.1613, Division 16, Article 1, Chapter IX of the LAMC is hereby added to read as follows.

**91.1613.5 Amendments to ASCE 7. The provisions of Subsections 91.1613.5.1 thru 91.1613.8 are amendments to the relevant provisions of ASCE 7.**

Section XX. Subsection 91.1613.5.2 of Section 91.1613, Division 16, Article 1, Chapter IX of the LAMC is hereby renumbered 91.1613.5.1.

Section XX. Subsection 91.1613.5.3 of Section 91.1613, Division 16, Article 1, Chapter IX of the LAMC is hereby renumbered to 91.1613.5.2 and amended to read as follows.

**91.1613.5.32. General.** The text of ASCE 7, Section 12.11.2.2.3 is modified to read as follows:

**12.11.2.2.3. Wood Diaphragms.** The anchorage of concrete or masonry structural walls to wood diaphragms shall be in accordance with AWC SDPWS 4.1.5.1 and this section. Continuous ties required by this section shall be in addition to the diaphragm sheathing. Anchorage shall not be accomplished by use of toenails or nails subject to withdrawal, nor shall wood ledgers or framing be used in cross-grain bending or cross-grain tension. The diaphragm sheathing shall not be considered effective as providing ties or struts required by this Section.

For structures assigned to seismic Design Category D, E or F, wood diaphragms supporting concrete or masonry walls shall comply with the following:

1. The spacing of continuous ties shall not exceed 40 feet. Added chords of diaphragms may be used to form subdiaphragms to transmit the anchorage forces to the main continuous crossties.
2. The maximum diaphragm shear used to determine the depth of the subdiaphragm shall not exceed 75% of the maximum diaphragm shear.

Section XX. Subsection 91.1613.5.4 of Section 91.1613, Division 16, Article 1, Chapter IX of the LAMC is hereby renumbered 91.1613.5.3.

Section XX. Subsection 91.1613.5.5 of Section 91.1613, Division 16, Article 1, Chapter IX of the LAMC is hereby deleted.

~~**91.1613.5.5. General.** The text of ASCE 7, Section 12.12.5 is modified to read as follows:~~

~~—**12.12.5. Deformation Compatibility for Seismic Design Category D through F.** For structures assigned to Seismic Design Category D, E or F, every structural component not included in the seismic force-resisting system in the direction under~~

~~consideration shall be designed to be adequate for the gravity load effects and the seismic forces resulting from displacement to the design story drift ( $\Delta$ ) as determined in accordance with ASCE 7 Section 12.8.6 (see also ASCE 7 Section 12.12.1).~~

~~—~~  
~~**EXCEPTION:** Reinforced concrete frame members not designed as part of the seismic force resisting system shall comply with Section 18.14 of ACI 318. (Amended by Ord. No. 186,488, Eff. 12/27/19.)~~

~~—~~  
~~Where determining the moments and shears induced in components that are not included in the seismic force resisting system in the direction under consideration, the stiffening effects of adjoining rigid structural and nonstructural elements shall be considered and a rational value of member and restraint stiffness shall be used.~~

~~—~~  
~~When designing the diaphragm to comply with the requirements stated above, the return walls and fins/canopies at entrances shall be considered. Seismic compatibility with the diaphragm shall be provided by either seismically isolating the element or by attaching the element and integrating its load into the diaphragm.~~

Section XX. The first paragraph of Section 91.1704, Division 17, Article 1, Chapter IX of the LAMC is hereby amended to read as follows:

Section 1704 of the CBC is adopted by reference, except that CBC Sections 1704.2, 1704.2.1, 1704.2.3, 1704.2.4, 1704.2.5, 1704.2.5.1, 1704.2.5.2, 1704.6, 1704.6.12, 1704.7, 1704.8 and 1704.9 are not adopted; and, in lieu, LAMC Subsections 91.1704.1.1, 91.1704.1.2, 91.1704.1.3, 91.1704.1.4, 91.1704.1.5, 91.1704.1.6, 91.1704.1.7, 91.1704.2, 91.1704.2.1, 91.1704.2.1.1, 91.1704.2.1.2, 91.1704.2.1.3, 91.1704.2.3, 91.1704.2.4, 91.1704.2.5, 91.1704.2.5.1, 91.1704.2.5.2, 91.1704.6, and 91.1704.6.2 91.1704.6.1 are added or amended, to read as follows:

Section XX. Subsection 91.1704.6 of Section 91.1704, Division 17, Article 1, Chapter IX of the LAMC is hereby amended to read as follows:

**91.1704.6. Structural Observations.** Where required by the provisions of LAMC Subsections 91.1704.6.1, 91.1704.6.2, or 91.1704.6.3, the owner shall employ the registered design professional in responsible charge for the structural design, or another registered design professional designated by the registered design professional in responsible charge of the structural design to perform structural observations as defined in CBC Section 202. The structural observer shall visually observe representative locations of structural systems, details and load paths for general conformance to the approved construction documents.

Prior to the commencement of observations, the structural observer shall submit to the Superintendent of Building a written statement identifying the frequency and extent of proposed structural observations.

The owner or owner's representative shall coordinate and call a preconstruction meeting between the engineer or architect responsible for the structural design, structural observer, contractor, affected subcontractors and deputy inspectors. The structural observer shall preside over the meeting. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load systems of the structure and to review scheduling of the required observations. A record of the meeting shall be included in the first report submitted to the Superintendent of Building.

Observed deficiencies shall be reported, in writing, to the owner's representative, Registered Deputy Inspector, contractor and the Superintendent of Building. Upon the form prescribed by the Superintendent of Building, the structural observer shall submit to the Superintendent of Building a written statement at each significant construction stage stating that the site visits have been made and identify any reported deficiencies which, to the best of the structural observer's knowledge, have not been resolved. A final report by the structural observer, which states that all observed deficiencies have been resolved, is required before acceptance of the work by the Superintendent of Building.

Section XX. Subsection 91.1704.6.2 of Section 91.1704, Division 17, Article 1, Chapter IX of the LAMC is hereby renumber 91.1704.6.1 and amended to read as follows:

**91.1704.6.1 Structural observation for structures.** Structural observation shall be provided for those structures where one or more of the following conditions exist:

1. The structure is classified as Risk Category III or IV.
2. The structure is a high-rise building.
3. A lateral design is required for the structure or portion thereof.  
**Exception:** One-story wood framed Group R-3 and U occupancies less than 2,000 square feet in area, provided the adjacent grade is not steeper than 1 unit vertical in 10 units horizontal (10% slope), assigned to Seismic Design Category D.
4. Such observation is required by the registered design professional responsible for the structural design.
5. Such observation is specifically required by the building official.

~~**91.1704.6.2. Structural Observations for Seismic Resistance.** Structural observations shall be provided for those structures assigned to Seismic Design Category D, E or F where one or more of the following conditions exist:~~

- ~~-~~
- ~~—1. The structure is classified as Risk Category III or IV.~~
- ~~-~~
- ~~—2. The structure is classified as Risk Category I or II in accordance with CBC Table 1604.5, and a lateral design is required for the structure or portion thereof.~~

-  
~~—EXCEPTION: One-story wood framed Group R-3 and Group U Occupancies less than 2,000 square feet (185.8 m<sup>2</sup>) in area, provided the adjacent grade is not steeper than 1-unit vertical in 10-units horizontal (10% sloped), assigned to Seismic Design Category D.~~

-  
~~—1. When so designated by the registered design professional responsible for the structural design.~~

-  
~~—2. When such observation is specifically required by the Department.~~

Section XX. Section 91.1705, Division 17, Article 1, Chapter IX of the LAMC is hereby amended to read as follows:

### **SEC. 91.1705. REQUIRED VERIFICATION AND INSPECTION.**

Section 1705 of the CBC is adopted by reference, except CBC Sections 1705.3, 1705.3.2, 1705.6, 1705.7, 1705.8, 1705.~~13.144.4~~, 1705.~~13.444.4~~, 1705.12.1, 1705.12.1.1, 1705.16.2 and 1705.17 are not adopted; and, in lieu, LAMC Subsections 91.1705.1.2, 91.1705.1.3, 91.1705.1.4, 91.1705.1.5, 91.1705.1.6, 91.1705.1.7, 91.1705.1.8, 91.1705.1.9, 91.1705.1.10, 91.1705.1.11, 91.1705.1.12, 91.1705.1.13, 91.1705.2.4, 91.1705.3, 91.1705.3.1.~~12~~, 91.1705.3.2, 91.1705.6, 91.1705.6.2, 91.1705.7, 91.1705.8, 91.1705.~~13.142.4~~, 91.1705.~~13.1.1.142.1.1.1~~, 91.1705.~~14.143.4~~, 91.1705.~~18.247.2~~ and 91.1705.~~1918~~, and ~~Table 1705.3~~ are added.

Section XX. Table 1705.3 of Subsection 91.1705.3 of Section 91.1705, Division 17, Article 1, Chapter IX of the LAMC is hereby deleted and Table 1705.3 of CBC is adopted by reference.

Section XX. Subsection 91.1705.3.1.2 of Section 91.1705, Division 17, Article 1, Chapter IX of the LAMC is hereby renumbered as Subsection 91.1705.3.1.1.

Section XX. Subsection 91.1705.12.1 of Section 91.1705, Division 17, Article 1, Chapter IX of the LAMC is hereby renumbered as Subsection 91.1705.13.1 and amended to read as follows:

**91.1705.13.142.1. Structural Steel.** Special inspection for seismic resistance shall be in accordance with CBC Sections 1705.~~13.1.142.1.1~~ or 1705.~~13.1.242.1.2~~, as applicable and during the fabrication and erection of buildings over 160 feet (48,768 mm) in height with structural steel moment resisting frames. A registered deputy inspector shall be present during the performance of all structural welding or the installation of all high-strength bolts whether in a fabricator's shop or at the job site.

#### **EXCEPTIONS:**

1. Single-pass fillet welds not exceeding 5/16-inch (7.9 mm) in size.

2. Floor and roof deck welding.

Section XX. Subsection 91.1705.12.1.1.1 of Section 91.1705, Division 17, Article 1, Chapter IX of the LAMC is hereby renumbered as Subsection 91.1705.13.1.1.1.

Section XX. Subsection 91.1705.13.1 of Section 91.1705, Division 17, Article 1, Chapter IX of the LAMC is hereby renumbered as Subsection 91.1705.14.1.

Section XX. Subsection 91.1705.17.2 of Section 91.1705, Division 17, Article 1, Chapter IX of the LAMC is hereby renumbered as Subsection 91.1705.18.2.

Section XX. Subsection 91.1705.18 of Section 91.1705, Division 17, Article 1, Chapter IX of the LAMC is hereby renumbered as Subsection 91.1705.19.

Section XX. Section 91.1802 of Division 18, Article 1, Chapter IX of the LAMC is hereby amended to read as follows:

**SEC. 91.1802. DESIGN BASIS DEFINITIONS.**

Section 1802 of the CBC is adopted by reference.

Section XX. Subsection 91.1905.1.11 of Section 91.1905, Division 19, Article 1, Chapter IX of the LAMC is hereby amended

**91.1905.1.11. ACI 318, Section 18.10.4.** Modify ACI 318, Section 18.10.4, by adding Section ~~18.10.4.7~~~~18.10.4.6~~ to read as follows:

~~18.10.4.7~~~~18.10.4.6~~ - Walls and portions of walls with  $P_u > 0.35P_o$  shall not be considered to contribute to the calculated strength of the structure for resisting earthquake-induced forces. Such walls shall conform to the requirements of ACI 318, Section 18.14 for wall piers.

Section XX. Section 91.1906, Division 19, Article 1, Chapter IX of the LAMC is hereby amended to read as follows:

**91.1906.1. ~~Structural Plain Concrete.~~ Footings for Light-Frame Construction**

**Scope. Sec. 91.1906.1 Plain Concrete Footings.** The design and construction of structural plain concrete, both cast-in-place and precast, shall comply with the minimum requirements of ACI 318, as modified in CBC Section 1905.

**EXCEPTION:** For Group R-3 occupancies and buildings of other occupancies less than two stories above grade plane of light-frame construction, the required footing thickness of ACI 318 is permitted to be reduced to 6 inches (152 mm), provided that the footing does not extend more than 4 inches (102 mm) on either side of the supported

wall. This exception shall not apply to structural elements designed to resist seismic lateral forces for structures assigned to Seismic Design Category D, E or F.

Section XX. Section 91.2304, Division 23, Article 1 Chapter IX of the LAMC is hereby amended to read as follows:

Section 2304 of the CBC is adopted by reference, except Sections 2304.10.29.1 and 2304.12.2.8 2304.12.5, and Table 2304.10.1 of the CBC are not adopted; and, in lieu, LAMC Subdivisions 91.2304.10.2 91.2304.9.1 and 91.2304.12.2.8 91.2304.12.5, and Table 2304.10.1 are added.

Section XX. Subsection 91.2304.9.1 of Section 91.2304, Division 23, Article 1 Chapter IX is hereby renumbered as Subsection 91.2304.10.2 and amended to read as follows:

**91.2304.10.2 91.2304.9.1.1.** Fastener Requirements. Connections for wood members shall be designed in accordance with the appropriate methodology in CBC Section 2302.12301.2. The number and size of fasteners ~~connecting connection~~ wood members shall not be less than that set forth in ~~LAMC~~ Table 2304.10.240.4. Staple fasteners in ~~LAMC~~ Table 2304.10.240.4 shall not be used to resist or transfer seismic forces in structure assigned to Seismic Design Category D, E or F.

EXCEPTION: Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the Superintendent of Building.

#### **Table 2304.10.1**

~~CBC Table 2304.10.1 is adopted by reference with a new footnote d added to the table as follows:~~

~~d. Staples shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.~~

Section XX. Subsection 91.2304.12.5 of Section 91.2304, Division 23, Article 1, Chapter IX of the LAMC is hereby renumbered 91.2304.12.2.8.

Section XX. Subsection 91.2308.6.5.1 of Section 91.2308, Division 23, Article 1, Chapter IX of the LAMC is hereby amended to read as follows:

91.2308.6.5.1. Alternate Braced Wall (ABW). An ABW shall be constructed in accordance with this section and CBC Figure 2308.6.5.1. In one-story buildings, each panel shall have a length of not less than 2 feet 8 inches (813 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with 15/32 inch (11.9 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with CBC Table 2304.10.2 LAMC Table

~~2304.10.1~~ and blocked at wood structural panel edges. Two anchor bolts installed in accordance with CBC Section 2308.3.1 shall be provided in each panel. Anchor bolts shall be placed at each panel outside quarter points. Each panel end stud shall have a hold-down device fastened to the foundation, capable of providing an approved uplift capacity of not less than 1,800 pounds (8006 N). The hold-down device shall be installed in accordance with the manufacturer's recommendations. The ABW shall be supported directly on a foundation, or on floor framing supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12 inch by 12 inch (305 mm by 305 mm) continuous footing or turned-down slab edge is permitted at door openings in the braced wall line. This continuous footing or turned-down slab edge shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped 15 inches (381 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

Where the ABW is installed at the first story of a two-story building, the wood structural panel sheathing shall be provided on both faces, three anchor bolts shall be placed at one-quarter points, and tie-down device uplift capacity shall be not less than 3,000 pounds (13 344 N).

Section XX. Section 91.2308.6.5.2 of Section 91.2308, Division 23, Article 1, Chapter IX of LAMC is hereby amended to read as follows:

91.2308.6.5.2. Portal Frame with Hold-downs (PFH). A PFH shall be constructed in accordance with this section and CBC Figure 2308.6.5.2. The adjacent door or window opening shall have a full-length header.

In one-story buildings, each panel shall have a length of not less than 16 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with a single layer of 15/32 inch (11.9 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with CBC Figure 2308.6.5.2. The wood structural pane sheathing shall extend up over the solid sawn or glued-laminated header and shall be nailed in accordance with CBC Figure 2308.6.5.2. A built-up header consisting of at least two 2 inch by 12 inch (51 mm by 305 mm) boards, fastened in accordance with Item 24 of ~~CBC Table 2304.10.2~~LAMC Table ~~2304.10.1~~ shall be permitted to be used. A spacer, if used, shall be placed on the side of the built-up beam opposite the wood structural panel sheathing. The header shall extend between the inside faces of the first full-length outer studs of each panel. The clear span of the header between the inner studs of each panel shall be not less than 6 feet (1829 mm) and not more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not less than 1,000 pounds (4400 N) shall fasten the header to the inner studs opposite the sheathing. One anchor bolt not less than 5/8 inch (15.9 mm) in diameter and installed in accordance with CBC Section 2308.3.1 shall be provided in the center of each sill plate. The studs at each end of the panel shall have a hold-down

device fastened to the foundation with an uplift capacity of not less than 3,500 pounds (15 570 N).

Where a panel is located on one side of the opening, the header shall extend between the inside face of the first full-length stud of the panel and the bearing studs at the other end of the opening. A strap with an uplift capacity of not less than 1,000 pounds (4400 N) shall fasten the header to the bearing studs. The bearing studs shall also have a hold-down device fastened to the foundation with an uplift capacity of not less than 1,000 pounds (4400 N). The hold-down devices shall be an embedded strap type, installed in accordance with the manufacturer's recommendations. The PFH panels shall be supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12 inch by 12 inch (305 mm by 305 mm) continuous footing or turned-down slab edge is permitted at door openings in the braced wall line. This continuous footing or turned-down slab edge shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped not less than 15 inches (381 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

Where a PFH is installed at the first story of a two-story building, each panel shall have a length of not less than 24 inches (610 mm).

Section XX. Section 91.2700 of Division 27, Article 1, Chapter IX of the LAMC is hereby amended to read as follows:

#### SEC. 91.2700. BASIC PROVISIONS.

Chapter 27 of the CBC is hereby adopted by reference, except that LAMC Subsections Paragraphs 91.2702.2.11.1, 91.2702.2.1645.1 and 91.2702.2.1948.1 are added.

Section XX. Subsection 91.2702.2.11.1 of Section 91.2702, Division 27, Article 1, Chapter IX of the LAMC is hereby added to read as follows:

**91.2702.2.11.1. Fuel Supply.** An on-premises fuel supply, sufficient for not less than 6-hour full-load operation of the emergency and standby power source(s), shall be provided. This fuel supply shall not be less than 8-hour when the load also includes fire pump(s).

Section XX. Subsection 91.2702.2.15.1 of Section 91.2702, Division 27, Article 1, Chapter IX of the LAMC is hereby renumbered 91.2702.2.16.1.

Section XX. Subsection 91.2702.2.18.1 of Section 91.2702, Division 27, Article 1, Chapter IX of the LAMC is hereby renumbered 91.2702.2.19.1.

Section XX. Section 91.3307 of Division 33, Article 1, Chapter IX of the LAMC is hereby amended to read as follows:

Section 3307 of the CBC is not adopted ~~by reference, except Section 3307.1 of the CBC is not adopted;~~ and, in lieu, LAMC Subsections 91.3307.1, 91.3307.2, 91.3307.2.1, 91.3307.2.2, 91.3307.3, 91.3307.3.1, and 91.3307.3.2 are added.

Section XX. Subsection 91.6302.4 of Section 91.6302, Division 63, Article 1, Chapter IX of the LAMX is hereby amended to read as follows.

#### **91.6302.4. Toilet Rooms and Vestibules.**

Toilet rooms and vestibules for public or employees shall conform to the following standards:

1. **Toilet Rooms Required.** ~~Toilet rooms shall be provided in accordance with the Los Angeles Plumbing Code. At least one toilet room shall be provided for every food establishment. Adequate separate toilet facilities for each sex shall be provided where the number of employees is four or more. In or immediately adjacent to every toilet room required hereunder there shall be installed one-half as many lavatories as there are water closets and urinals. Each lavatory shall be equipped with running hot and cold water.~~

~~—Where alcoholic beverages are sold or given away for consumption on the premises, the toilet facilities shall comply with Section 11.38.570 D. of the Los Angeles County Health Code as enforced by the Los Angeles County Department of Public Health.~~

2. **Location.** Toilet rooms shall be located on the premises of the food establishment. Toilet rooms for public use shall be readily accessible to customers. Toilet rooms shall be separated from other portions of the establishment by a tight-fitting, self-closing door.

Additional lavatories or equivalent hand-washing facilities shall be provided in all food preparation areas where the lavatories required in Item 1 are not conveniently located on the same floor and in or adjacent to the food preparation areas.

3. **Privacy.** Toilet rooms shall be so arranged or equipped with view screens as to protect users of toilets and urinals from view from outside the room when the door to the toilet room is open.

**EXCEPTION:** View screen is not required if the toilet room is only for single accommodation, unisex and a bathroom is provided.

4. **Dimensions.** Toilet rooms shall have dimensions and area as required in Division 11, Article 1, Chapter IX of the LAMC.

Section XX. Section 91.2.100 of Division 1, Article 1.2, Chapter IX of the LAMC is hereby amended as follows:

**SEC. 91.2.100. BASIC PROVISIONS.**

Chapter 1 of the ~~2022~~2016 California Existing Building Code (CEBC) is hereby adopted by reference with the following additions.

Section XX. Section 91.2.101 of Division 1, Article 1.2, Chapter IX of the LAMC is hereby amended to read as follows:

**SEC. 91.2.101. TITLE.**

Article 1.2 of Chapter IX of the Los Angeles Municipal Code (LAMC) shall collectively be known as the Los Angeles Existing Building Code or LAEBC.

The Los Angeles Existing Building Code adopts by indicated reference portions of the 2022 California Existing Building Code, (CEBC). The CEBC is part 10 of Title 24 of the California Code of Regulations, CCR.

Section XX. Section 91.2.300 of Division 3, Article 1.2, Chapter IX of the LAMC is hereby amended as follows:

**SEC. 91.2.300. BASIC PROVISIONS.**

Chapter 3 of the ~~2019~~CEBC is hereby adopted by reference except as amended herein.

Section XX. Subsection 91.2.302.4 of Section 91.2.302, Division 3, Article 1.2, Chapter IX of the LAMC is hereby renumbered 91.2.302.3.

Section XX. Subsection 91.2.302.7 of Section 91.2.302, Division 3, Article 1.2, Chapter IX of the LAMC is hereby renumbered 91.2.302.6.

Section XX. Subsection 91.2.302.8 of Section 91.2.302, Division 3, Article 1.2, Chapter IX of the LAMC is hereby renumbered 91.2.302.7.

Section XX. Subsection 91.2.506.4.3 of Section 91.2.506, Division 5, Article 1.2, Chapter IX of the LAMC is hereby renumbered 91.2.506.5.3 and amended as follows:

**91.2.506.4-3.5.3 Seismic Loads (seismic force-resisting system).** Where a change of occupancy results in a building being assigned to a higher risk category, or where the change is from a Group S or U occupancy to an occupancy other than Group S or Group U, the building shall satisfy the requirements of Section 1613 of the California Building Code for the new risk category using full seismic forces. For purposes of this section, compliance with ASCE 41, using a Tier 3 procedure and the two-level performance objective in CEBC Table 303.3.1 for the applicable risk category, shall be

deemed to meet the requirements of CBC Section 1613, with procedures established by the Department.

### **EXCEPTIONS:**

1. Where the area of the new occupancy is less than 10% of the building area, the occupancy is not changing from a Group S or Group U, and the new occupancy is not assigned to Risk Category IV, compliance with this section is not required. The cumulative effect of occupancy changes over time shall be considered.

2. When a change of use results in a structure being reclassified from Risk Category I or II to Risk Category III and the structure is located where the seismic coefficient, SDS, is less than 0.33, compliance with the seismic requirements of CBC Section 1613 is not required.

3. Unreinforced masonry bearing wall buildings assigned to Risk Category III and to Seismic Design Category A or B shall be permitted to use Appendix Chapter A1 of this code.

4. Where the change is from a Group S or Group U occupancy and there is no change of risk category, use of reduced seismic forces shall be permitted.

For a change of occupancy of an existing commercial or industrial building to residential use, all existing buildings shall be analyzed for 75% of the design earthquake ground motion, as defined in CBC Section 1613, but in no event shall there be a reduction in the capacity of the seismic force resisting system where that system provides a greater level of protection than the minimum requirements established by this Code.

For an existing URM building, structural analysis per CBC Chapter 16 is required if the risk category is changed to III or IV. Structural analysis per CEBC Appendix A1 is required if rating classification per LABC Division 88, Table 88-A is changed to I or II.

For URM buildings with an approved occupant load greater than 100, the occupant load may be increased by a maximum of 10% without changing the rating class or risk category.

The most restrictive requirement of CEBC Sections 502 (Addition), 503 (Alternation), 405 (Repair) and 506 (Change of Occupancy) shall apply.

Section XX. Section 91.2.2200 of Division 22, Article 1.2, Chapter IX of the LAMC is hereby amended to read as follows:

**SEC. 91.2.2200. BASIC PROVISIONS-REFERENCED STANDARDS**  
Appendix A, Chapter A56 of the CEBC is hereby adopted by reference.

Section XX. The second paragraph of Subsection 91.5.101.2 of Section 91.5.101, Division 1, Article 1.5, Chapter IX is hereby amended to read as follows:

The LABC and LARC adopt by indicated reference portions of the ~~2022~~2019 California Building Code (CBC) or the ~~2022~~2019 California Residential Code (CRC) located at Title 24 of the California Code of Regulations (CCR).

Section XX. Section 91.5.300 of Division 3, Article 1.5, Chapter IX of the LAMC is hereby amended to read as follows:

### **SEC. 91.5.300 BASIC PROVISIONS**

Chapter 3 of the CRC is adopted by reference except for the following sections: R301.1.3, R301.1.3.2, R301.2.2.2.5, R311.2, R313.1, R313.2, R322.1.4.1 and Table R301.2(1); and the following LAMC sections are added: 91.5.301.1.3, 91.5.301.1.3.2, ~~91.5.301.5~~~~91.5.301.1.4~~, ~~91.5.301.2.2.6~~~~91.5.301.2.2.2.5~~, 91.5.301.2.2.3.8, 91.5.311.2, 91.5.313.1, 91.5.313.2, 91.5.321, 91.5.321.1, 91.5.321.2, 91.5.322.1.4.1 and Table R301.2(1).

Section XX. Subsection 91.5.301.1.4 of Section 91.5.301, Division 3, Article 1.5, Chapter IX of the LAMC is hereby renumbered as Subsection 91.5.301.1.5.

Section XX. Subsection 91.5.301.2.2.2.5 of Section 91.5.301, Division 3, Article 1.5, Chapter IX of the LAMC is hereby renumbered as Subsection 91.5.301.2.2.6.

Section XX. Section 91.5.800 of Division 8, Article 1.5, Chapter IX of the LAMC is hereby amended by deleting Table 91.5.802.5.2.

Section XX. Section 93.0101 of Division 1, Article 3, Chapter IX of the LAMC is amended to read as follows:

### **SEC. 93.0101. TITLE.**

This article shall be known as the "**Los Angeles Electrical Code**", a portion of the "**Los Angeles Municipal Code**". Wherever the word "**Code**" is used in this article, it shall mean the "**Los Angeles Electrical Code**" and whenever "**LAMC**" is used, it shall refer to the "**Los Angeles Municipal Code**". References to the "**CEC**" and the "**CBSC**" shall mean the ~~2019~~2022 "**California Electrical Code**" and the ~~2019~~2022 "**California Building Standards Codes**", respectively. Whenever the word "**City**" is used, it shall mean the "**City of Los Angeles**". Whenever the word "**Department**" is used, it shall mean the "**Department of Building and Safety**".

Section XX. Section 93.0201 of Division 2, Article 3, Chapter IX of the LAMC is hereby amended to read as follows:

## **SEC. 93.0201. PERMIT REQUIRED.**

No person shall, install, alter, reconstruct or repair any electrical wiring unless a permit therefor has been obtained from the Department except as otherwise provided in this Code. A permit is required for solar powered, stand-alone equipment, including but not limited to solar powered pole-mounted luminaires.

### **EXCEPTIONS:**

1. A separate electrical permit shall not be required for any electrical wiring for which a combined building-mechanical permit has been obtained pursuant to LAMC Subdivision 91.107.2.2.
2. No person shall be subject to fine, imprisonment or payment of an investigation fee for starting or doing any electrical wiring without a permit being first obtained if a permit is obtained therefor on or before 12:00 noon on the third day the office of the Department is open for public business after the electrical wiring was started.

Section XX. Subsection 93.0206 (a) of Section 93.0206, Division 2, Article 3, Chapter IX of the LAMC is hereby amended to read as follows:

## **SEC. 93.0206. PLANS AND SPECIFICATIONS.**

(a) Plans and specifications required by the provisions of Subsection (b) of this section shall be prepared by and bear the signature and registration number of an appropriate State of California Civil Engineer, Structural Engineer, Geotechnical Engineer (when the work is supplementary to Civil Engineering work), Electrical Engineer or Licensed Architect.

**EXCEPTION:** Plans and specifications required for Subdivisions 1, 2 and 4 through 1240 of Subsection (b) of this section may be prepared and signed by a person holding a state license as a contractor who will perform the work. The work must be within the classification for which the license is issued.

Section XX. Subsection 93.0206 (b) of Section 93.0206, Division 2, Article 3, Chapter IX of the LAMC is hereby amended to read as follows:

(b) Plans and specifications for all wiring intended to be installed on the premises shall be submitted to and approved by the Department before a permit is issued and before installing any wiring related to the following:

1. Theaters or motion picture theaters.
2. Places of assembly.
3. All health care facilities within the scope of CEC Article 517.
4. A new building or an addition to a building if the computed area exceeds 30,000 square feet (2,787 m<sup>2</sup>), any first-time tenant(s), any installation if the new total

connected load exceeds 400 amperes, or the installation of equipment rated 600 amperes or more. The computed area shall be the sum of the areas on each floor bounded by the outside surfaces of the exterior walls and shall include floor areas beneath building projections that extend more than 6 feet (182.8 mm).

5. All electrical installations over 600 volts.

6. Installation in locations classified as hazardous locations, unless otherwise satisfactory to the Department.

7. Projects which include the installation of exit signs, egress lighting or security lighting.

8. Installation of a complicated electrical system as determined by the Department, such as Emergency, Legally Required Standby, Fire Alarm and Signaling, and Gas Detection Systems, except for the following:

(i) The addition of strobe power supplies and their attached devices connected to any existing fire control unit or panel. (Note: This exception does not apply for a first-time tenant.)

(ii) The installation of special extinguishing, central station monitoring systems, dialers, and their attached devices.

(iii) The addition of any fire alarm and signaling devices connected to an existing addressable fire alarm and signaling system. (Note: this exception does not apply for a first-time tenant.)

9. Installation of lighting fixtures weighing more than 300 pounds.

10. Installation of electrical devices, equipment and lighting systems, subject to the California Energy Code.

11. Installation of renewable energy system(s) (i.e., photovoltaic, wind, fuel cell, etc.).

EXCEPTION: Department approved on-line permitted Standard plans.

## 12. Installation of Energy Storage System(s) (ESS)

EXCEPTION: Department approved online permitted Standard plans.

1342. Engineering calculation(s) and analysis.

Section XX. Section 93.0600 of Division 6, Article 3, Chapter IX of the LAMC is hereby amended to read as follows:

SEC. 93.0600. BASIC PROVISIONS.

Chapter 1 of the ~~2019~~ California Electrical Code (CEC) is adopted by reference for the purpose of providing definitions and requirements for electrical installations except as those definitions are modified or new definitions added as provided herein.; ~~and CEC Sections 625.42, 690.12(2) and 690.17(E) are not adopted, and LAMC Section 93.0600, Subsections 93.0625.42, 93.0690.12(2) and 93.0690.17(E) are added.~~

Section XX. Subsection 93.0690.12(2) of Section 93.0609, Division 6, Article 3, Chapter IX of the LAMC is hereby deleted.

~~93.0690.12(2). Controlled conductors shall be limited to no more than 30 volts and 240VA within 30 seconds of rapid shutdown initiation.~~

Section XX. Subsection 93.0690.17(E) of Section 93.0609, Division 6, Article 3, Chapter IX of the LAMC is hereby deleted.

~~93.0690.17(E). Interrupting Rating. The building or structure disconnecting means shall have an interrupting rating sufficient for the maximum circuit voltage and current that is available at the line terminals of the equipment. Where all terminals of the disconnecting means may be energized in the open position, a warning sign shall be mounted on or adjacent to the disconnecting means. The sign shall be clearly legible and have the following words or equivalent:~~

-

~~WARNING  
ELECTRIC SHOCK HAZARD  
DO NOT TOUCH TERMINALS.  
TERMINALS ON BOTH THE LINE AND LOAD SIDES  
MAY BE ENERGIZED IN THE OPEN POSITION.~~

-

~~The warning sign(s) or label(s) shall comply with CEC Section 110.21(B).~~

Section XX. Section 93.0700 of Division 7, Article 3, Chapter IX of the LAMC is hereby amended to read as follows:

SEC. 93.0700. THE CALIFORNIA ELECTRICAL CODE.

Chapters 1 through 9, Annex C, H, G and I of the ~~2017 Edition of the~~ National Electrical Code (NEC), as published by the National Fire Protection Association (N.F.P.A. 70-~~2017~~), the ~~2019~~ California Electrical Code (CEC) and the California Building Standards Code are adopted by reference as part of the Code. When there is a conflict between the ~~2017~~ NEC, the ~~2019~~ CEC and the Los Angeles Municipal Code (LAMC), LAMC Section 93.0105 shall prevail. Except as specified in Divisions 1 through ~~7~~6 of Article 3, Chapter IX of the LAMC, all electrical installations and materials shall be in conformity with the ~~2013~~ California Electrical Code, as adopted by reference to be part of this Code; and Subsections 93.0700.19, 93.515.17 and 93.515.18 are added as provided here.

Section XX. Subsection 93.0700.19 of Section 93.0700, Division 7, Article 3, Chapter IX of the LAMC is hereby amended to read as follows:

**93.0700.19. Illuminated Exit Signs.** Illuminated exit signs used as part of emergency system shall be supplied from two independent branch circuits. One branch circuit shall be supplied from an emergency system, and the other branch circuit shall be supplied from a normal system.

**EXCEPTION:** Unit equipment branch circuits as permitted in CEC Section 700.12(~~IF~~).

Section XX. Section 94.100.0 of Division 1, Article 4, Chapter IX of the LAMC is hereby deleted.

### **SEC. 94.100.0. BASIC PROVISIONS.**

Chapter 1 of the ~~2019~~ California Plumbing Code (CPC) is not adopted.

Section XX. Subsection 94.101.1 of Division 1, Article 4, Chapter IX of the LAMC is amended to read as follows:

**94.101.1. Title.** This article shall be known as the “**Los Angeles Plumbing Code**”, a portion of the Los Angeles Municipal Code, and wherever the word “**Code**” is used in this article, it shall mean the “**Los Angeles Plumbing Code**” and whenever “**LAMC**” is used, it shall mean the Los Angeles Municipal Code. Whenever the word “**City**” is used in this article, it shall mean “**City of Los Angeles**”. Whenever the word “**Department**” is used in this article, it shall mean “**Department of Building and Safety**”.

[The Los Angeles Plumbing Code adopts by indicated reference portions of the 2022 California Plumbing Code \(CPC\) of Title 24 of the California Code of Regulations, CCR.](#)

Section XX. Subsection 94.200.0 of Division 2, Article 4, Chapter IX of the LAMC is amended to read as follows:

### **SEC. 94.200.0. BASIC PROVISIONS.**

Chapter 2 of the ~~2019~~ California Plumbing Code (CPC) is adopted by reference with the following exceptions: CPC Sections 203, 204, 205, 206, 207, 208, 210, 212, 215, 219, 220, and 221 are not adopted and, in lieu, LAMC Sections 94.203.0, 94.204.0, 94.205.0, 94.206.0, 94.207.0, 94.208.0, 94.210.0, 94.212.0, 94.215.0, 94.219.0, 94.220.0 and 94.221 are added.

Section XX. Subsection 94.201.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby deleted:

### **SEC. 94.201.0. GENERAL.**

Section 201.0 of the ~~2019~~-CPC is adopted by reference.

Section XX. Subsection 94.202.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby deleted:

Section 202.0 of the ~~2019~~-CPC is adopted by reference.

Section XX. The first sentence of Subsection 94.203.0 of Division 2, Article 4, Chapter IX of the LAMC is amended to read as follows:

Section 203.0 of the ~~2019~~-CPC is adopted by reference with the following additions and amendments.

Section XX. The first sentence of Subsection 94.204.0 of Division 2, Article 4, Chapter IX of the LAMC is amended to read as follows:

Section 204.0 of the ~~2019~~ CPC is adopted by reference with the following addition~~s~~ and ~~amendments~~:

Section XX. Subsection 94.205.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended as follows:

Section 205.0 of the ~~2019~~-CPC is adopted by reference with the following additions and amendments:

**California Plumbing Code (CPC).** The ~~2022~~~~2019~~ Edition of the California Plumbing Code, also known as Part 5, Title 24 of the California Code of Regulations (CCR), a portion of the California Building Standards Code. ~~The California Plumbing Code adopts the 2015 Edition of the Uniform Plumbing Code by reference with required state amendments.~~

Section XX. The first sentence of Subsection 94.206.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Section 206.0 of the ~~2019~~-CPC is adopted by reference with the following ~~additions and~~ amendment.

Section XX. The first sentence of Subsection 94.207.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Section 207.0 of the ~~2019~~-CPC is hereby adopted by reference with the following additions and amendments:

Section XX. The first sentence of Subsection 94.208.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Section 208.0 of the ~~2019~~-CPC is hereby adopted by reference with the following additions and amendments:

Section XX. The first sentence of Subsection 94.209.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Section 209.0 of the ~~2019~~-CPC is hereby adopted by reference with the following additions and amendments:

Section XX. The first sentence of Subsection 94.210.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Section 210.0 of the ~~2019~~-CPC is hereby adopted by reference with the following additions and amendments.

Section XX. Subsection 94.211.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended to read as follows.

Section 211.0 of the ~~2019~~-CPC is hereby adopted by reference.

Section XX. The first sentence of Subsection 94.212.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Section 212.0 of the ~~2019~~-CPC is hereby adopted by reference with the following additions and amendments.

Section XX. Subsection 94.213.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended to read as follows.

Section 213.0 of the ~~2019~~-CPC is hereby adopted by reference.

Section XX. Subsection 94.214.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended to read as follows.

Section 214.0 of the ~~2019~~-CPC is hereby adopted by reference.

Section XX. The first sentence of Subsection 94.215.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Section 215.0 of the ~~2019~~-CPC is hereby adopted by reference with the following additions and amendments:

Section XX. Subsection 94.216.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended as follows.

Section 216.0 of the ~~2019~~ CPC is hereby adopted by reference.

Section XX. Subsection 94.217.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended as follows.

Section 217.0 of the ~~2019~~ CPC is hereby adopted by reference.

Section XX. Subsection 94.218.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended as follows.

Section 218.0 of the ~~2019~~ CPC is hereby adopted by reference.

Section XX. The first sentence of Subsection 94.220.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Section 220.0 of the ~~2019~~ CPC is hereby adopted by reference with the following additions and amendments.

Section XX. The first sentence of Subsection 94.221.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Section 221.0 of the ~~2019~~ CPC is hereby adopted by reference with the following additions and amendments.

Section XX. Subsection 94.222.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended as follows.

Section 222.0 of the ~~2019~~ CPC is hereby adopted by reference.

Section XX. Subsection 94.223.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended as follows.

Section 223.0 of the ~~2019~~ CPC is hereby adopted by reference.

Section XX. Subsection 94.224.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended as follows.

Section 224.0 of the ~~2019~~ CPC is hereby adopted by reference.

Section XX. Subsection 94.225.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended as follows.

Section 225.0 of the ~~2019~~ CPC is hereby adopted by reference.

Section XX. Subsection 94.226.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended as follows.

Section 226.0 of the ~~2019~~ CPC is hereby adopted by reference.

Section XX. Subsection 94.227.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended as follows.

Section 227.0 of the ~~2019~~ CPC is hereby adopted by reference.

Section XX. Subsection 94.228.0 of Division 2, Article 4, Chapter IX of the LAMC is hereby amended as follows.

Section 228.0 of the ~~2019~~ CPC is hereby adopted by reference.

Section XX. Section 94.300.0 of Division 3, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Chapter 3 of the ~~2019~~ CPC is adopted by reference.

Section XX. Section 94.400.0 of Division 4, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Chapter 4 of the ~~2019~~ CPC is adopted by reference except CPC Sections 412.1 and 412.1.2 are not adopted, and LAMC Subsections 94.407.2.4, 94.414.4, 94.414 are amended or added to read as follows.

Section XX. Section 94.500.0 of Division 5, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Chapter 5 of the ~~2019~~ CPC is adopted by reference.

Section XX. Section 94.600.0 of Division 6, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Chapter 6 of the ~~2019~~ CPC is adopted by reference with the following exceptions: CPC Sections ~~603.5.12 and 610.5 are, 612.0, 612.1, 612.2, 612.3, 612.3.1, 612.3.2, 612.3.3, 612.3.3.1, 612.3.4, 612.3.5, 612.3.6, 612.3.6.1, 612.3.6.2, 612.3.7, 612.3.8, 612.4, 612.4.1, 612.4.2, 612.4.2.1, 612.4.2.2, 612.4.3, 612.4.4, 612.4.5, 612.5, 612.5.1, 612.5.1.1, 612.5.1.2, 612.5.1.3, 612.5.2, 612.5.2.1, 612.5.2.2, 612.5.3, 612.5.3.1, 612.5.3.2, 612.5.3.2.1, 612.5.3.2.2, 612.6, 612.7, 612.7.1 and 612.7.2 and CPC Tables 612.3.3.1, 612.3.6, 612.5.3.2(1), 612.5.3.2(2), 612.5.3.2(3), 612.5.3.2(4), 612.5.3.2(5), 612.5.3.2(6), 612.5.3.2(7), 612.5.3.2(8) and 612.5.3.2(9) are~~ not adopted and LAMC Subsections 94.603.5.12, 94.610.4.1, 94.610.4.1.1, 94.610.4.1.2, 94.610.4.1.3, and 94.610.5 are added.

Section XX. Subsection 94.603.5.12 of Division 6, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

94.603.5.12 Beverage Dispensers. Potable water supply to carbonated beverage dispensers shall be protected by an air gap or vented backflow preventer that complies with ASSE 1022. For carbonated beverage dispensers, piping material installed downstream of the backflow preventer shall not be affected by carbon dioxide gas. Potable water supply to non-carbonated beverage dispensers, such as ice makers and coffee machines, shall be protected by an air gap or dual check backflow preventer that comply with ASSE 1032 or ASSE 1024.

Section XX. Section 94.700.0 of Division 7, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Chapter 7 of the ~~2019~~-CPC is adopted by reference.

Section XX. Section 94.800.0 of Division 8, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Chapter 8 of the ~~2019~~-CPC is adopted by reference.

Section XX. Section 94.900.0 of Division 9, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Chapter 9 of the ~~2019~~-CPC is adopted by reference.

Section XX. Section 94.1000.0 of Division 10, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Chapter 10 of the ~~2019~~-CPC is adopted by reference.

Section XX. Section 94.1100.0 of Division 11, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Chapter 11 of the ~~2019~~-CPC is adopted by reference with the following exceptions: CPC Sections 1101.12.2.2, 1101.12.2.2.2, 1101.14 and 1101.16.2 are not adopted and, in lieu, LAMC Subsections 94.1101.12.2.2 and 94.1101.14 are added.

Section XX. Section 94.1200.0 of Division 12, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Chapter 12 of the ~~2019~~-CPC is adopted by reference and LAMC Section 94.1217.0 is added.

Section XX. Section 94.1300.0 of Division 13, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Chapter 13 of the ~~2019~~-CPC is not adopted.

Section XX. Section 94.1400.0 of Division 14, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Chapter 14 of the ~~2019~~CPC is not adopted.

Section XX. Section 94.1500.0 of Division 15, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Chapter 15 of the ~~2019~~CPC is adopted by reference.

Section XX. Section 94.1600.0 of Division 16, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Chapter 16 of the ~~2019~~CPC is adopted by reference.

Section XX. Section 94.1700.0 of Division 17, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Chapter 17 of the ~~2019~~CPC is adopted by reference.

Section XX. Section 94.1800.0 of Division 18, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

The ~~2021~~~~2018~~ Uniform Swimming Pool, Spa, and Hot Tub Code is adopted by reference, except Chapters 1, 3, 4, 8 and 9 are not adopted.

Section XX. Section 94.1900.0 of Division 19, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

The ~~2021~~~~2018~~ Uniform Solar Energy, Hydronics and Geothermal code is adopted by reference, except Chapters 1, 8, and the Appendices are not adopted.

Section XX. Section 94.2010.0 of Division 20, Article 4, Chapter IX of the LAMC is hereby amended in its entirety to read as follows:

Chapter 35 of the ~~2019~~~~2022~~ California Building Code to the extent it adopts and amends NFPA 13-~~2016~~ is adopted by reference and the following LAMC Subsections 94.2010.1 ~~is~~ are added to read as follows:

**94.2010.1.** Comply with the sprinkler provisions in Chapters 4 and 9 of the ~~2019~~ 2022 California Building Code as they pertain to sprinkler systems.

**94.2010.2.** NFPA 13-~~2016~~ Section ~~3.3.26~~ 3.3.243 is added to read as follows:

~~3.3.2433-3.26.~~ Water Curtain is a line of closely spaced fire sprinklers (or a single sprinkler) aligned adjacent to openings to keep fire from penetrating those openings.

**94.2010.3.** NFPA 13-~~2016~~ Section ~~8.15.4.5~~ 9.3.5.5 is added to read as follows:

~~8.15.4.5.9.3.5.5~~ Water curtains shall consist of closely spaced sprinklers and in combination with draft stops that are made of noncombustible or limited combustible material. The draft stops shall be located immediately adjacent to the opening and shall be at least 18 inches (47.2 mm) deep measured from the sprinkler deflector to the bottom of the draft stop and shall be of noncombustible or limited-combustible material. Sprinklers shall be spaced not more than 6 feet (1929.8 mm) apart and placed 6 to 12 inches (152.4 mm to 304.8 mm) from the draft stop on the side away from the opening. Where sprinklers are closer than 6 feet (1828.8 mm), cross baffles shall be provided in accordance with NFPA 13-~~2016~~ Section ~~8.6.3.4.2.~~ 10.2.5.4.2

**94.2010.4.** NFPA 13-~~2016~~ Section ~~8.2.4.5~~ 16.9.10.5 is added to read as follows:

**Locations.** Floor control valves shall be within a stairway enclosure or within the vestibule or on the access balcony of a smoke proof enclosure.

**EXCEPTIONS:**

1. In buildings with three or fewer stories or where there is no stairway that serves a floor, control valves may be located elsewhere on the floor level.
2. Unenclosed stairways in parking garages.

**94.2010.5.** NFPA 13-~~2016~~ Section ~~11.3.3.5~~ 19.3.3.6 is added to read as follows:

~~11.3.3.5.19.3.3.6.~~ Water curtains shall be hydraulically calculated in accordance with NFPA 13-~~2016~~ Section 19.311.3.

Section XX. Section 94.2013.0 of Division 20, Article 4 Chapter IX of the LAMC is hereby amended to read as follows.

**SEC. 94.2013.0. NFPA 13R.**

Chapter 35 of the ~~2019~~ 2022 California Building Code to the extent it adopts and amends NFPA 13R-~~2016~~ is adopted by reference and LAMC Subsection 94.2013.1 is added to read as follows:

**94.2013.1.** Comply with the sprinkler provisions in Chapters 4 and 9 of the ~~2019~~2022 California Building Code as they pertain to NFPA 13R-~~2016~~.

Section XX. Section 94.2014.0 of Division 20, Article 4, Chapter IX of the LAMC is hereby amended to read as follows.

## **SEC. 94.2014.0. NFPA 13D.**

Chapter 35 of the ~~2019~~2022 California Building Code to the extent it adopts and amends NFPA 13D-~~2016~~ is adopted by reference and LAMC Subsection 94.2014.1 is added to read as follows:

**94.2014.1.** Comply with the sprinkler provisions in Chapters 4 and 9 of the ~~2019~~2022 California Building Code as they pertain to sprinkler systems in residential occupancies within the scope of NFPA ~~13D-2016~~.

Section XX. Section 94.2020.0 of Division 20, Article 4, Chapter IX of the LAMC is hereby amended to read as follows.

## **SEC. 94.2020.0. NFPA 14.**

Chapter 35 of the ~~2019-2022~~ California Building Code to the extent it adopts and amends NFPA 20-~~2016~~ is adopted by reference and the following LAMC Subsections ~~94.2020.2 and 94.2020.3~~ are added to read as follows:

**94.2020.1.** Comply with the fire sprinkler provisions in Chapters 4, 9 and 33 of the ~~2016~~2022 California Building Code as they pertain to NFPA 14-~~2013~~.

**94.2020.2.** NFPA 14-~~2016~~ Section 6.4.5.3.1 is hereby added to read as follows:

**6.4.5.3.1.** Where the Fire Department inlet connection does not serve the entire building, the portion served shall be suitably identified.

**94.2020.3.** NFPA 14-~~2016~~ Section 9.1.5 is hereby added to read as follows:

**9.1.5.** Water supplies from the following sources shall be permitted:

1. A public waterworks system where pressure and flow rate are adequate;
2. Automatic fire pumps connected to an approved water source in accordance with NFPA 20-~~2016~~, Standard for the Installation of Stationary Pumps for Fire Protection.

**94.2020.4. Pressure Regulator Hose Valve Test.**

**94.2020.4.1. Test Required.** When required by the Fire Department, 2 1/2 inch (63.5 mm) pressure regulator hose valves installed on standpipe outlets shall be tested for proper operation at a flow of 300 g.p.m. with a minimum residual pressure of 125 psi in the presence of a representative of the Fire Department.

**94.2020.4.2. Safety.** Test nozzles and other equipment shall be adequately secured so as to eliminate danger to personnel.

**94.2020.4.3. Opening.** An accessible 2 1/2 inch (63.5 mm) capped or plugged test opening shall be installed adjacent to each pressure regulator valve.

**94.2020.4.4. Drain.** The test openings shall drain to a minimum 3 inch (76.2 mm) drain line constructed and installed as required for fire sprinkler drains. The drains shall not discharge where they may cause damage. Where available, drains shall terminate to the fire water storage tank. When test openings are located below tank elevation alternate means for testing and drainage shall be provided as needed.

**94.2020.4.5. Interconnection.** The test drain shall either be separate or connect to a fire sprinkler drain. Low point Auxiliary drains shall be added if required.

94.2020.5. NFPA 14 Section 11.2.3 is amended to read as follows:

11.2.3. Flushing the System Riser. Water shall flow from the topmost outlet of each riser until the system is clear of debris.

11.2.3.1. Roof Outlets. Standpipe risers going through the last floor of the building, through a floor under a roof, or adjacent to a roof shall be designed so that they can be flushed through outlets located on roof.

11.2.3.2. Flow. All standpipes shall be flushed individually through the roof, or in the absence of roof outlets, through the topmost outlet at a residual pressure of at least 65 psi. The flow for Class I and Class III standpipes shall be at least 500 g.p.m through each riser

Section XX. Section 94.2030.0 of Division 20, Article 4, Chapter IX of the LAMC is hereby amended to read as follows.

#### **SEC. 94.2030.0. FIRE PUMPS AND DRIVERS.**

Chapter 35 of the ~~2019-2022~~ California Building Code to the extent it adopts and amends NFPA 20-~~2016~~ is adopted by reference and LAMC Subsections 94.2030.1, 94.2030.2 and 94.2030.3 are amended or added to read as follows.

**94.2030.1.** Comply with the fire pump provisions in Chapters 4 and 9 of the ~~2019~~2022 California Building Code.

**94.2030.2.** NFPA 20-~~2016~~ Section ~~4.16.114.14.11~~ is added to read as follows:

**3.16.114.14.11. Fire Department Connections.** Fire Department connections shall not be connected to on suction side of the pump.

**94.2030.3.** The discharge from the test header shall terminate to the fire storage tank when available- And shall be readily accessible for testing and maintenance.

Section XX. Section 94.2040.0 of Division 20, Article 4, Chapter IX of the LAMC is hereby amended to read as follows.

**SEC. 94.2040.0. NFPA 24 INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.**

Chapter 35 of the 2019-2022 California Building Code to the extent it adopts and amends NFPA 24-~~2016~~ is adopted by reference

**94.2040.1.** Comply with the provisions in Chapter 9 of the 2019-2022 California Building Code as it pertains to the installation of private fire service mains and their appurtenances.

Section XX. Section 94.2050.0 of Division 20, Article 4, Chapter IX of the LAMC is hereby amended to read as follows.

**SEC. 94.2050.0. NFPA 22 FIRE PROTECTION TANKS.**

Chapter 35 of the 2019-2022 California Building Code to the extent it adopts and amends NFPA 22-~~2013~~ is adopted by reference

**94.2050.1.** Comply with the fire tank provisions in Chapters 4 and 9 of the 2019 California Building Code as it pertains to NFPA 22-~~2013~~.

**94.2050.2. Water Tanks in High-Rise Buildings.**

1. One or more water tanks shall be installed to serve the fire sprinklers and standpipes in a high-rise building. No tanks shall serve more than one building, however, one water service may supply tanks for more than one building, structure or tower.

2. The tank shall be supplied from the City water main via a n automatic fill line. The auto-fill system line shall be sized to replenish the water in the tank at a rate equal to, or greater than, the required fire pump capacity. The auto-fill lines shall be a minimum of two inches in diameter and shall not exceed a maximum of four inlets into the tank. The file line auto-fill system bypass shall be provided around all fill lines with a shut off valve that is normally closed. Means shall be provided to flow test the automatic fill lines.valves individually and collectively. A minimum 2" tank auxiliary drain valve shall be required for all water storage tanks to accommodate testing.

3. The capacity of the tank shall be based on the required standpipe demand capacity for the duration as specified in Table ~~19.3.2.4~~ 19.2.3.1.2 of NFPA 13-~~2016~~

~~edition~~ or the requirements in Section 403.3.3 of the ~~2016~~ 2022 California Building Code, whichever is greater.

Section XX. The first sentence of Section 94.2100.0 of Division 21, Article 4, Chapter IX of the LAMC is hereby amended to read as follows:

Appendices B, D, H, I, and J of the ~~2019~~2022-California Plumbing Code are adopted by reference. Appendix C of the ~~2019~~-2022 California Plumbing Code is not adopted, and Appendix A of the ~~2019~~-2022 California Plumbing Code is adopted by reference with the following amendment.

Section XX. Section 95.100 of Division 1, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

#### SEC. 95.100. BASIC PROVISIONS.

Chapter 1 of the ~~2019~~ California Mechanical Code (CMC) is not adopted.

Section XX. Section 95.101.1 of Division 1, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

95.101.1. Title. This article is a portion of the Los Angeles Municipal Code and shall be known as the Los Angeles Mechanical Code. Whenever the word Code is used in this article, it shall mean the Los Angeles Mechanical Code. The abbreviation "CMC" shall mean and refer to the 2016 Edition of the California Mechanical Code. References to "LAMC" or "Code" shall mean the Los Angeles Municipal Code.

The Los Angeles Mechanical Code adopts by indicated reference portions of the 2022 California Mechanical Code (CMC) which is Part 4 of Title 24 of the California Code of Regulations, CCR.

Section XX. Section 95.200.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

Chapter 2 of the ~~2019~~-California Mechanical Code (CMC) is adopted by reference with the following exceptions: CMC Sections 203, 204, 205, 206, 207, 208, 215, 217, 219 and 221 are not adopted and, in lieu, LAMC Sections 95.203, 95.204, 95.205, 95.206, 95.207, 95.208, 95.215, 95.217, 95.219 and 95.221 are added as provided in this article.

Section XX. Section 95.201.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby deleted.

#### ~~SEC. 95.201.0. GENERAL.~~

~~Section 201.0 of the 2019 CMC is adopted by reference.~~

Section XX. Section 95.202.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby deleted.

~~SEC. 95.202.0. ACCEPTED MEANINGS.~~

~~Section 202.0 of the 2019 CMC is adopted by reference.~~

Section XX. The first sentence of Section 95.203.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

Section 203.0 of the ~~2019~~-CMC is adopted by reference, except that the CMC definition of the follow term is not adopted:

Section XX. The first sentence of Section 95.204.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

Section 204.0 of the ~~2019~~-CMC is adopted by reference, except that the CMC definition of the following term is not adopted:

Section XX. The first sentence of Section 95.205.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

Section 205.0 of the ~~2019~~-CMC is adopted by reference and the following definitions are added:

Section XX. The first sentence of Section 95.206.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

Section 206.0 of the ~~2019~~-CMC is adopted by reference, except that the CMC definition of the following term is not adopted:

Section XX. The first sentence of Section 95.207.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

Section 207.0 of the ~~2019~~-CMC is adopted by reference, except that the CMC definition of the following term is not adopted:

Section XX. The first sentence of Section 95.208.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

Section 208.0 of the ~~2019~~-CMC is adopted by reference, except that the CMC definition of the following term is not adopted.

Section XX. Section 95.209.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

SEC 95.209.0 G.

Section 209.0 of the ~~2019~~ CMC is adopted by reference.

Section XX. Section 95.210.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

SEC. 95.210.0. H.

Section 210.0 of the ~~2019~~ CMC is adopted by reference

Section XX. Section 95.211.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

**SEC. 95.211.0. I.**

Section 211.0 of the ~~2019~~ CMC is adopted by reference.

Section XX. Section 95.212.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

SEC. 95.212.0. J.

Section 212.0 of the ~~2019~~ CMC is adopted by reference.

Section XX. Section 95.213.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

SEC. 95.213.0. K.

Section 213.0 of the ~~2019~~ CMC is adopted by reference.

Section XX. Section 95.214.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

SEC. 95.214.0. L.

Section 214.0 of the ~~2019~~ CMC is adopted by reference.

Section XX. The first sentence of Section 95.215.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

Section 215.0 of the ~~2019~~-CMC is adopted by reference.

Section XX. Section 95.216.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

**SEC. 95.216.0. N.**

Section 216.0 of the ~~2019~~ CMC is adopted by reference.

Section XX. The first sentence of Section 95.217.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows:

Section 217.0 of the ~~2019~~ CMC is adopted by reference, except that the CMC definition of the following term is not adopted.

Section XX. Section 95.218.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby deleted.

Section 218.0 of the ~~2019~~ CMC is adopted by reference.

Section XX. Section 95.219.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Section 219.0 of the ~~2019~~ CMC is adopted by reference, except that the CMC definition of the following term is not adopted:

Section XX. Section 95.220.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Section 220.0 of the ~~2019~~ CMC is adopted by reference.

Section XX. Section 95.221.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Section 221.0 of the ~~2019~~ CMC is adopted by reference with the following additions:

**SUPERINTENDENT OF BUILDING.** The Superintendent of Building is the General Manager of the Department of Building and Safety.

Section XX. Section 95.222.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Section 222.0 of the ~~2019~~ CMC is adopted by reference.

Section XX. Section 95.223.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Section 223.0 of the ~~2019~~ CMC is adopted by reference.

Section XX. Section 95.224.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Section 224.0 of the ~~2019~~ CMC is adopted by reference.

Section XX. Section 95.225.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Section 225.0 of the ~~2019~~ CMC is adopted by reference.

Section XX. Section 95.226.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Section 226.0 of the ~~2019~~-CMC is adopted by reference.

Section XX. Section 95.227.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Section 227.0 of the ~~2019~~-CMC is adopted by reference.

Section XX. Section 95.228.0 of Division 2, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Section 228.0 of the ~~2019~~-CMC is adopted by reference.

Section XX. Section 95.300 of Division 3, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Chapter 3 of the ~~2019~~-CMC is hereby adopted by reference with the following amendment:

Section XX. Section 95.400 of Division 4, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Chapter 4 of the ~~2019~~-CMC is hereby adopted by reference.

Section XX. Section 95.500 of Division 5, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Chapter 5 of the ~~2019~~-CMC is hereby adopted by reference.

Section XX. Section 95.600 of Division 6, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Chapter 6 of the ~~2019~~-CMC is hereby adopted by reference.

Section XX. Section 95.700 of Division 7, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Chapter 7 of the ~~2019~~-CMC is hereby adopted by reference.

Section XX. Section 95.800 of Division 8, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Chapter 8 of the ~~2019~~-CMC is hereby adopted by reference.

Section XX. Section 95.900 of Division 9, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

| Chapter 9 of the ~~2019~~-CMC is hereby adopted by reference.

Section XX. Section 95.1000 of Division 10, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

| Chapter 10 of the ~~2019~~-CMC is hereby adopted by reference.

Section XX. Section 95.1100 of Division 11, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

| Chapter 11 of the ~~2019~~-CMC is hereby adopted by reference.

Section XX. Section 95.1200 of Division 12, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

| Chapter 12 of the ~~2019~~-CMC is hereby adopted by reference.

Section XX. Section 95.1300 of Division 13, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

| Chapter 13 of the ~~2019~~-CMC is hereby adopted by reference.

Section XX. Section 95.1400 of Division 14, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

| Chapter 14 of the ~~2019~~-CMC is hereby adopted by reference.

Section XX. Section 95.1500 of Division 15, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

| Chapter 15 of the ~~2019~~-CMC is hereby not adopted by reference.

Section XX. Section 95.1600 of Division 16, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

| Chapter 16 of the ~~2019~~-CMC is hereby adopted by reference.

Section XX. Section 95.1700 of Division 17, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

| Chapter 17 of the ~~2019~~-CMC is hereby adopted by reference.

Section XX. Section 95.1800 of Division 18, Article 5, Chapter IX of the LAMC is hereby amended to read as follows.

Appendices B and C of the ~~2019~~ CMC are adopted by reference. Appendices A, D, E, F, and G of the ~~2019~~ CMC are not adopted.

Section XX. Subsection 98.0501(a) of Section 98.0501 of Division 5, Chapter 8 Article IX of the LAMC is hereby amended to read as follows:

**SEC. 98.0501. PRODUCT APPROVAL, ALTERNATE MATERIALS, SYSTEMS, DEVICES AND METHODS OF CONSTRUCTION.**

(a) ~~General Approvals.~~ The provisions of this Code are not intended to prevent the use of any material, system, device or method of construction not specifically prescribed by this Code, provided any such alternate has been approved and its use authorized by the Department. ~~For the purpose of this section, "general approval" means approval by the Department of any device, material or method of construction which is not specifically provided for in Chapter IX of the LAMC.~~

~~—The Department may grant a general approval for an alternate, provided that the alternate is at least the equivalent of the prescribed device, material or method of construction in the Code in terms of quality, effective time period of fire resistance, strength, effectiveness, durability and safety. The Department shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the adequacy of any alternate device, material or method of construction. When certification or listing is required by this code for any material, system or device, the certification or listing shall be by a certification body that has been accredited by a nationally recognized accreditation body in accordance with ISO/IEC 17065. Testing of products, materials, systems or devices for the purpose of product approval shall be performed by testing laboratories that have been accredited by a nationally recognized accreditation body in accordance with ISO/IEC 17025. The Department shall develop a process for accepting testing laboratories and certification bodies to ensure legitimacy and protect against conflict of interest, such process shall be published and made available on the Department's website.~~

~~—The Department may accept as evidence or as general approval, for purposes of Article 1, Chapter IX of the LAMC, valid evaluation reports on alternate materials, devices or methods of construction developed and published by the International Code Council Evaluation Service (ICC-ES). These reports may be based upon data from testing agencies not approved under LAMC Section 98.0503. The Department shall have the authority to grant approval for any product or method of construction, provided that sufficient evidence has been provided to the Department to demonstrate adequacy of the prescribed device, material or method of construction with the Code in terms of quality, fire resistance, strength, effectiveness, durability and safety. In granting of such approval, the Department at its own discretion, may do so in the form of a General Approval or a One-Time approval. The Department shall develop~~

a process for General Approval and One-Time approval. Such process shall be published and made available on the Department's website.

The Department shall use ~~Part III, Recognized Standards in addition to Part II, Uniform Building Code Standards of~~ Division 35, Article 1, Chapter IX of the LAMC in ~~evaluation~~evaluating products, materials, systems or devices for approval where such standard exists for the product or the material and may use other approved standards which apply.

~~—The Department, at its discretion, may also accept as evidence or as general approval, for purposes of Article I, Chapter IX of the LAMC, valid evaluation reports developed and published by other nationally recognized model code organizations only under the following circumstances. Such reports may only be accepted if it is proven to the satisfaction of the Superintendent of Building that the responsible organization utilizes a specially trained and experienced engineering review staff, and its standards of evaluation are at least equal to the Department's current evaluation standards.~~

~~—Before accepting an evaluation report, the Department shall first verify that the code organization publishing the report has utilized a testing agency acceptance system which is reasonably equivalent to the current Department program for testing agency approval. This system must provide for conflict of interest safeguards, covering the agency itself, its owners and individual employees. These safeguards must be at least equivalent to those applied by the Department to approved testing agencies.~~

~~—Before issuing general approvals based upon the evaluation reports or accepting the evaluation reports as general approval, the Superintendent of Building shall establish rules and regulations setting forth the procedures and conditions for the review of evaluation reports developed and published by the International Code Council Evaluation Service (ICC-ES) or other nationally recognized model code organizations.~~

The Department determination on an application for general approval may be appealed to the Board of Building and Safety Commissioners under the applicable provisions of this article.

Section XX. The first paragraph of Subsection 98.0602(a) of Section 98.0602, Division 6, Article 8, Chapter IX of the LAMC is hereby amended to read as follows:

(a) Every permit issued shall be valid for a period of two years from the date thereof, provided that any permit shall expire 12 months~~180 days~~ from date of issuance if the work authorized under any permit associated to the current scope of work has not been commenced; or shall expire whenever the Department determines the work authorized by any permit has been suspended, discontinued or abandoned for a continuous period of 12 months~~180 days~~. (See Health and Safety Code Section 18938.5 and 18938.6)

Section XX. Subsection 99.01.101.1 of Section 99.01.101 of Division 1, Article 9, Chapter IX of the LAMC is hereby amended to read as follows:

**99.01.101.1. Title.** These regulations shall be known as the Los Angeles Green Building Code and may be cited as such and will be referred to herein as "**this Code**". The Los Angeles Green Building Code is Article 9 of Chapter IX of the Los Angeles Municipal Code, and adopts by reference the 2022 California Green Building Standards Code (CALGreen) (Part 11, Title 24, of the California Code of Regulations (CCR)) except as amended herein. Whenever the word "**City**" is used, it shall mean the City of Los Angeles. Whenever the word "**Department**" is used, it shall mean the Department of Building and Safety of the City of Los Angeles.

Section XX. Section 99.02.200 of Division 2, Article 9, Chapter IX of the LAMC is hereby amended to read as follows.

Chapter 2 of the ~~2019~~ California Green Building Standards Code is adopted by reference except as provided in this article.

Section XX. Section 99.02.202 of Division 2, Article 9, Chapter IX of the LAMC is hereby amended to read as follows.

#### **SEC. 99.02.202. DEFINITIONS.**

Section 202 of CALGreen is adopted by reference, ~~with the following amendments:~~

~~The following CALGreen definitions are not adopted:~~

- ~~-~~
- ~~—CALIFORNIA BUILDING CODE~~
- ~~-~~
- ~~—CALIFORNIA ELECTRICAL CODE~~
- ~~-~~
- ~~—CALIFORNIA MECHANICAL CODE~~
- ~~-~~
- ~~—CALIFORNIA PLUMBING CODE~~
- ~~-~~
- ~~—CALIFORNIA RESIDENTIAL CODE~~

~~—The following definitions are added:~~

- ~~-~~
- ~~—ACCESSIBLE. Having access thereto, but which first may require the removal of an access panel door or similar obstruction.~~
- ~~-~~
- ~~—AUTHORITY HAVING JURISDICTION. The Department of Building and Safety of the City of Los Angeles.~~
- ~~-~~
- ~~—CALIFORNIA BUILDING CODE. The current version of the California Building Code at Title 24 of the California Code of Regulations.~~
- ~~-~~

~~—CALIFORNIA ELECTRICAL CODE. The current version of the California Electrical Code at Title 24 of the California Code of Regulations.~~

-

~~—CALIFORNIA MECHANICAL CODE. The current version of the California Mechanical Code at Title 24 of the California Code of Regulations.~~

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~~—CALIFORNIA PLUMBING CODE. The current version of the California Plumbing Code at Title 24 of the California Code of Regulations.~~

-

~~—CALIFORNIA RESIDENTIAL CODE. The current version of the California Residential Code at Title 24 of the California Code of Regulations.~~

~~—DEPARTMENT. The Department of Building and Safety of the City of Los Angeles.~~

-

~~—ENFORCING AGENCY. The Department of Building and Safety of the City of Los Angeles.~~

-

~~—LOS ANGELES BUILDING CODE. The current version of the Los Angeles Building Code, at Articles 1 and 8 of Chapter IX of the Los Angeles Municipal Code.~~

-

~~—LOS ANGELES BUILDING STANDARDS CODE. The current version of the Los Angeles Building Standards Code, at Articles 1 thru 9 of Chapter IX of the Los Angeles Municipal Code.~~

-

~~—LOS ANGELES ELECTRICAL CODE. The current version of the Los Angeles Electrical Code, at Article 3 of Chapter IX of the Los Angeles Municipal Code.~~

-

~~—LOS ANGELES MECHANICAL CODE. The current version of the Los Angeles Mechanical Code, at Article 5 of Chapter IX of the Los Angeles Municipal Code.~~

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~~—LOS ANGELES PLUMBING CODE. The current version of the Los Angeles Plumbing Code, at Article 4 of Chapter IX of the Los Angeles Municipal Code.~~

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~~—LOS ANGELES RESIDENTIAL CODE. The current version of the Los Angeles Residential Code, at Article 1.5 of Chapter IX of the Los Angeles Municipal Code.~~

Section XX. Section 99.03.300 of Division 3, Article 9, Chapter IX of the LAMC is hereby amended to read as follows.

Chapter 3 of the ~~2019~~ California Green Building Standards Code is adopted by reference except as amended herein.

Section XX. Section 99.04.100 of Division 4, Article 9, Chapter IX of the LAMC is hereby amended to read as follows.

Chapter 4 of the ~~2019~~ California Green Building Standards Code is adopted by reference except as amended herein.

Section XX. Subsection 99.04.106.4.2 of Section 99.04.106, Division 4, Article 9, Chapter IX of the LAMC is hereby amended to read as follows:

~~**99.04.106.4.2. New Multi-family Dwellings and "R" Occupancies Other Than One and Two-family Dwellings and Townhouses.** Where multi-family dwelling units and other "R" occupancies are constructed on a building site, and parking is available, 30% of the total number of parking spaces provided, but in no case less than one space, shall be electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment (EVSE).~~

~~— Calculations for the required number of EV spaces and electric vehicle charging stations (EVCS) shall be rounded up to the nearest whole number.~~

**99.04.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.** When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 99.04.106.4.2.1 and 99.04.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

**99.04.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.** The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

- 1. EV Capable.** Thirty-five (35) percent of the total number of parking spaces on a building site, but in no case less than one per multifamily dwelling unit, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces. An automatic load management system (ALMS) may be used to simultaneously charge all EVs at all required EV spaces.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

**Exceptions:**

- 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.**

2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

**Notes:**

- a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging and shall show locations of proposed EV spaces.
  - b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.
2. **EV Ready.** Twenty-five (25) percent of the total number of parking spaces, but in no case less than one per multifamily dwelling unit, shall be equipped with low power Level 2 EV charging receptacles. For multifamily dwelling parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. The number of EV Ready parking spaces may be counted toward the total number of EV Capable parking spaces required for the building per 99.04.106.4.2.1, Item 1.

**Exception:** Areas of parking facilities served by parking lifts.

3. **EV Chargers.** Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes and installed EVSE shall have a capacity of not less than 30 amperes.

**99.04.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.** The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1. **EV Capable.** Thirty-five (35) percent of the total number of parking spaces on a building site, but in no case less than one per multifamily dwelling unit, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity

and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces. An automatic load management system (ALMS) may be used to simultaneously charge all EVs at all required EV spaces.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as “EV CAPABLE” in accordance with the *California Electrical Code*.

**Exception:** When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 99.04.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

**Notes:**

a. Construction documents are intended to demonstrate the project’s capability and capacity for facilitating future EV charging and shall show locations of proposed EV spaces.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

**2. EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily dwelling parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. The number of EV Ready parking spaces may be counted toward the total number of EV Capable parking spaces required for the building per 99.04.106.4.2.2, Item 1.

**Exception:** Areas of parking facilities served by parking lifts.

**3. EV Chargers.** Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

**99.04.106.4.2.3 Electric vehicle charging stations (EVCS).** Electric vehicle charging stations required by Section 99.04.106.4.2.1, Item 3 or Section

99.04.106.4.2.2, Item 3, shall comply with Section 99.04.106.4.2.3.

**Exception:** Electric vehicle charging stations serving public accommodations, public housing, motels, and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

**99.04.106.4.2.3.1 Location.** EVCS shall comply with at least one of the following options:

1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The charging space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

**Exception:** Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 99.04.106.4.2.3.1.1 and Section 99.04.106.4.2.3.1.2, Item 3.

**99.04.106.4.2.3.2 Electric vehicle charging stations (EVCS) dimensions.** The charging spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
  - a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

**99.04.106.4.2.3.3 Accessible EV spaces.** In addition to the requirements in Sections 4.106.4.2.3.1 and 4.106.4.2.3.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

#### **99.04.106.4.2.4 EV space requirements.**

1. **Single EV space required.** Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit for EV chargers or a 20-ampere minimum dedicated branch circuit for EV Ready parking spaces, including branch circuit overcurrent protective

device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

**Exception:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the *California Electrical Code*.

**2. Multiple EV spaces required.** Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles, or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

**Exception:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the *California Electrical Code*.

**99.04.106.4.2.5 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as “EV CAPABLE” in accordance with the *California Electrical Code*.

**99.04.106.4.2.6 Electric Vehicle Ready Space Signage.** Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Section XX. Subsection 99.04.106.4.3.1 of Section 99.04.106, Division 4, Article 9, Chapter IX of the LAMC is hereby deleted.

~~**99.04.106.4.3.1. New Hotels and Motels.** The number of required EV spaces at newly constructed hotels and motels shall be 30% of the total number of parking spaces provided, but in no case less than one, for all types of parking facilities. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.~~

~~Section 4.106.4.3.1 and Table 04.106.4.3.1 of the California Green Building Standards Code, Title 24, Part 11 are not adopted.~~

Section XX. Subsection 99.04.106.4.4 of Section 99.04.106, Division 4, Article 9, Chapter IX of the LAMC is hereby deleted.

~~**99.04.106.4.4. Number of Required Electric Vehicle Charging Stations.** The number of EVCS shall be 10% of the total number of parking spaces provided for all new multi-~~

~~family dwelling units, other "R" occupancies, hotels and motels. Calculations for the number of required EVCS shall be rounded up to the nearest whole number. The number of EVCS can be counted towards the total number of EV spaces required for the building required per Subsections 99.04.106.4.2 and 99.04.106.4.3.1.~~

Section XX. Subsection 99.04.504.6 of Section 99.04.504 of Division 2, Article 9, Chapter IX of the LAMC is hereby amended to read as follows.

Mechanically ventilated buildings shall meet the air filtration requirements of the ~~2019~~ California Energy Code.

Section XX. Section 99.05.100 of Division 5, Article 9, Chapter IX of the LAMC is hereby amended to read as follows.

Chapter 5 of the ~~2019~~ California Green Building Standards Code is adopted by reference except as provided in this article.

Section XX. Subsection 99.05.106.5.3 of Section 99.05.106, Division 5, Article 9, Chapter IX of the LAMC is hereby amended to read as follows:

~~**99.05.106.5.3. Electric Vehicle (EV) Charging.** Construction shall comply with LAMC Paragraphs 99.05.106.5.3 through 99.05.106.5.3.3 and CALGreen Sections 5.106.5.3.4 and 5.106.5.3.5 to facilitate the installation of electric vehicle supply equipment (EVSE). When EVSEs is/are installed, it shall be in accordance with the Los Angeles Building Code, the Los Angeles Electrical Code and as follows:~~

~~**99.05.106.5.3.1. Single EV Charging Space Requirements.** When only a single charging space is required, a raceway is required to be installed at the time of construction and shall be installed in accordance with the Los Angeles Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:~~

~~-  
—1.— The type and location of the EVSE.~~

~~-  
—2.— A listed raceway capable of accommodating a 208/240 volt dedicated branch circuit.~~

~~-  
—3.— The raceway shall not be less than trade size 1".~~

~~-  
—4.— The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into a listed suitable cabinet, box, enclosure or equivalent.~~

~~-  
—5.— The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40 ampere dedicated branch circuit for the future installation of the EVSE.~~

~~**99.05.106.5.3.2. Multiple EV Charging Space Requirements [N]. (Amended by Ord. No. 186,485, Eff. 1/28/20.)** When multiple charging spaces are required, raceway(s) is/are required to~~

be installed at the time of construction and shall be installed in accordance with the Los Angeles Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

~~—1.— The type and location of the EVSE.~~

~~—2.— The raceway shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into a listed suitable cabinet(s), box(es), enclosure(s) or equivalent.~~

~~—3.— Plan design shall be based upon 40 ampere minimum branch circuits.~~

~~—4.— Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage, unless otherwise permitted by the Los Angeles Electrical Code.~~

~~—5.— The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.~~

~~**99.05.106.5.3.3. EV Charging Spaces and EV Charging Station Calculations [N]. (Amended by Ord. No. 186,485, Eff. 1/28/20.)** The number of required EV spaces shall be 30% of the total number of parking spaces provided, but in no case less than one space, for all types of parking facilities. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.~~

~~**—EXCEPTIONS:** On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:~~

~~—1.— Where there is insufficient electrical supply.~~

~~—2.— Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of LAMC Subdivision 99.05.106.5.3, may adversely impact the construction cost of the project.~~

~~— Tables 5.106.5.2 and 106.5.3.3 of the California Green Building Standards Code, Title 24, Part 11 are not adopted.~~

~~**99.05.106.5.3.6. Number of Required Electric Vehicle Charging Stations. (Added by Ord. No. 186,485, Eff. 1/28/20.)** The number of electric vehicle charging stations (EVCS) shall be 10% of the total number of parking spaces provided for all new nonresidential buildings. Calculations for the number of required EVCS shall be rounded up to the nearest whole number. The number of EVCS can be counted towards the total number of EV spaces required for the building per Section 99.05.106.5.3.3.~~

**99.05.106.5.3 Electric vehicle (EV) charging.** Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 99.05.106.5.3 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code*. Calculations for spaces shall be rounded up to the nearest whole number.

**Exceptions:**

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
  - a. Where there is no local utility power supply.
  - b. Where the local utility is unable to supply adequate power.
  - c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 99.05.106.5.3, may adversely impact the construction cost of the project.
  
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

**5.106.5.3.1 EV capable spaces.**

Thirty-five (35) percent of the total number of parking spaces on a building site, but in no case less than one, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE and shall meet the following requirements:

1. Raceways complying with the *California Electrical Code* and no less than 1” diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces.
2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volts, 40-ampere minimum branch circuits for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
- 3 The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
- 4.The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) as “EV CAPABLE”. The raceway termination location shall be permanently and visibly marked as “EV CAPABLE”.

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See Vehicle Code Section 22511.2 for further details.

**99.05.106.5.3.2 Electric vehicle charging stations (EVCS).** EV capable spaces shall be provided with EVSE to create EVCS in twenty (20) percent of the total number of actual parking spaces. The number of EVCS shall count toward the total number of required EV capable spaces as required for the building per 99.05.106.5.3.1. The EVCS required by this section may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 99.05.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

**99.05.106.5.3.3 Use of automatic load management systems (ALMS).** ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section 99.05.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

**99.05.106.5.3.4 Accessible EVCS.** When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code Chapter 11B Section 11B-228.3*.

**Note:** For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Section XX. Subsection 99.06.601.1 of Section 99.06.601 of Division 6, Article 9, Chapter IX of the LAMC is hereby amended to read as follows.

Chapter 6 of the ~~2019~~ California Green Building Standards Code is adopted in its entirety.

Section XX. Section 99.07.100 of Division 7, Article 9, Chapter IX of the LAMC is hereby amended to read as follows.

Chapter 7 of the ~~2019~~ California Green Building Standards Code is adopted in its entirety.

Section XX. The first sentence of Section 99.08.100 of Division 8, Article 9, Chapter IX of the LAMC is hereby amended to read as follows.

Chapter 8 of the ~~2019~~ California Green Building Code is not adopted, and, in lieu, Division 8, Article 9, Chapter IX of the LAMC is added as provided in this article.

Section XX. Section 99.11.101 of Division 11, Article 9, Chapter IX of the LAMC is hereby amended to read as follows.

Appendix A4 of the ~~2019~~ California Green Building Standards Code (CALGreen) is adopted by reference with the following exceptions: CALGreen Sections A4.105.2, A4.106.7, ~~A4.106.8.2, A4.106.8.3~~, Table A4.106.8.3.1, Table A4.106.8.3.2, A4.305.2, A4.403.1, A4.404.1, A4.405.2, A4.405.4, A4.407.1, A4.407.3, A4.407.4, A4.407.5, A4.407.7, A4.602 and Table A4.106.5.1(1) are not adopted; and in lieu, LAMC Sections 99.11.102 and 99.11.602 and Subsections A4.105.2, A4.106.7, ~~A4.106.8.2, A4.106.8.3~~, A4.405.2, A4.405.4, A4.407.1, A4.407.7, A4.602 and Tables A4.106.5.1(1), A4.106.5.1(2), A4.106.5.1(3) and A4.106.5.1(4) are added or amended as provided in this article.

Section XX. Subsections A4.106.8.2 of Section 99.11.101, Division 11, Article 9, Chapter IX of the LAMC is hereby deleted.

**~~A4.106.8.2. New Multifamily Dwellings.~~**

~~—Tier 1. Thirty (30) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.~~

~~—Tier 2. Forty (40) percent of the total number of spaces on a building site, provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.~~

~~—See LAMC Subsection 99.04.106.4.2 for additional requirements related to EVCS for multifamily dwellings and "R" occupancies other than one- and two-family dwellings.~~

Section XX. Subsection A4.106.8.3 of Section 99.11.101 Division 11, Article 9, Chapter IX of the LAMC is hereby deleted.

**~~A4.106.8.3. New Hotels and Motels.~~**

~~—Tier 1. Number of required EV spaces. The number of required EV spaces shall be thirty (30) percent of the total number of parking spaces provided for all types of parking facilities. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.~~

~~—Tier 2. Number of required EV spaces. The number of required EV spaces shall be forty (40) percent of the total number of parking spaces provided for all types of parking facilities. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.~~

Section XX. Section 99.11.602 of Division 11, Article 9, Chapter IX of the LAMC is hereby amended to read.

Section A4.602 of the ~~2019~~-CALGreen Code is adopted with amendments to read as follows:

**TABLE A4.602  
RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST**

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and electives <sup>1</sup>		Enforcing Agency <u>All</u>	Installer or Designer <u>All</u>	Third Party <u>All</u>
		Tier 1	Tier 2			
<b>PLANNING AND DESIGN</b>						
<b>Site Selection</b>						
<b>A4.103.1</b> A site which complies with at least one of the following characteristics is selected:						
1. An infill site is selected.		—	—	—	—	—
2. A greyfield site is selected.		—	—	—	—	—
3. An EPA-recognized Brownfield site is selected.		—	—	—	—	—
<b>A4.103.2</b> Facilitate community connectivity by one of the following methods:						
1. Locate project within a 1/4-mile true walking distance of at least 4 basic services;		—	—	—	—	—
2. Locate project within 1/2-mile true walking distance of at least 7 basic services;		—	—	—	—	—
3. Other methods increasing access to additional resources.		—	—	—	—	—
<b>Site Preservation</b>						
<b>A4.104.1</b> An individual with oversight responsibility for the project has participated in an educational program promoting environmentally friendly design or development and has provided training or instruction to appropriate entities.		—	—	—	—	—
<b>Deconstruction and Reuse of Existing Materials</b>						
<b>A4.105.2</b> Existing buildings are disassembled for reuse or recycling of building materials. The proposed structure utilizes at least one of the following materials which can be easily reused:						
1. Light fixtures		—	—	—	—	—
2. Plumbing fixtures						
3. Doors and trim						
4. Masonry (reused for flatwork)						
5. Electrical devices						
6. Appliances						
7. Foundations or portions of foundations						
<b>Site Development</b>						
<b>4.106.2</b> A plan is developed and implemented to manage storm water drainage during construction.	<u>X</u>					

<b>4.106.3</b> Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	<u>X</u>					
<b>4.106.4.1</b> Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages in accordance with Section 4.106.4.1.	<u>X</u>	—	—	—	—	—
<b>4.106.4.2</b> Provide capability for electric vehicle charging for multifamily dwellings and hotels/motels in accordance with Sections 4.106.4.2.1 or 4.106.4.2.2 as applicable.	<u>X</u>					
<b>4.106.4.3</b> Provide capability for electric vehicle charging for existing parking lots or new parking lots for existing residential buildings in accordance with Section 4.106.4.3 as applicable.	<u>X</u>					
<b>4.106.5</b> Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum 3-year aged Solar Reflectance Index (SRI) equal to or greater than the values specified in LAMC <a href="#">Table 4.106.5</a> .	<u>X</u>	—	—	—	—	—
<b>4.106.7</b> Reduce nonroof heat islands for 25% of sidewalks, patios, driveways or other paved areas by using one or more of the methods listed.	<u>X</u>	—	—	—	—	—
<b>A4.106.1</b> Reserved.		—	—	—	—	—
<b>A4.106.2.1</b> Soil analysis is performed by a licensed design professional and the findings utilized in the structural design of the building.		—	—	—	—	—
<b>A4.106.2.2</b> Soil disturbance and erosion are minimized by at least one of the following:						
1. Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy.		—	—	—	—	—
2. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways.		—	—	—	—	—
3. Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed and the soil is replaced using accepted compaction methods.		—	—	—	—	—
<b>A4.106.2.3</b> Topsoil shall be protected or saved for reuse as specified in this section.				—	—	—
Tier 1. Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion.		<u>X</u> <sup>2</sup>	<u>X</u> <sup>2</sup>			
Tier 2. The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area.			<u>X</u> <sup>2</sup>			
<b>A4.106.3</b> Post-construction landscape designs accomplish one or more of the following:						
1. Areas disrupted during construction are restored to be consistent with native vegetation species and patterns.		—	—	—	—	—
2. Utilize at least 75% native California or drought tolerant plant and tree species appropriate for the climate zone region.		—	—	—	—	—
<b>A4.106.4</b> Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following:						
Tier 1. Not less than 20% of the total parking, walking or patio surfaces shall be permeable.		<u>X</u> <sup>2</sup>		—	—	—
Tier 2. Not less than 30% of the total parking, walking or patio surfaces shall be permeable.			<u>X</u> <sup>2</sup>	—	—	—
<b>A4.106.5</b> Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Solar Reflectance Index (SRI) equal to or greater than the values specified in LAMC <a href="#">Tables A4.106.5.1(1)</a> and <a href="#">A4.106.5.1(2)</a> for low-rise						

residential buildings and LAMC <a href="#">Tables A4.106.5.1(3)</a> and <a href="#">A4.106.5.1(4)</a> for high rise residential buildings.						
<b>Low-rise Residential</b>						
Tier 1 roof covering shall meet or exceed the values contained in LAMC <a href="#">Table A4.106.5.1(1)</a> .		<u>X</u> <sup>2</sup>				
Tier 2 roof covering shall meet or exceed the values contained in LAMC <a href="#">Table A4.106.5.1(2)</a> .			<u>X</u> <sup>2</sup>			
<b>High-Rise Residential, Hotels and Motels</b>						
Tier 1 roof covering shall meet or exceed the values contained in LAMC <a href="#">Table A4.106.5.1(3)</a> .		<u>X</u> <sup>2</sup>				
Tier 2 roof covering shall meet or exceed the values contained in LAMC <a href="#">Table A4.106.5.1(4)</a> .			<u>X</u> <sup>2</sup>			
<b>A4.106.6</b> Install a vegetated roof for at least 50% of the roof area. Vegetated roofs shall comply with requirements for roof gardens and landscaped roofs in the <i>California Building Code</i> , Chapters 15 and 16.		—	—	—	—	—
<b>A4.106.7</b> Reduce nonroof heat islands for 50% of sidewalks, patios, driveways or other paved areas by using one or more of the methods listed.		—	—	—	—	—
<b>A4.106.8.1</b> Tier 1 and Tier 2 for one- and two-family dwellings and townhouses with attached private garages. Install a dedicated 208/240-volt branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit.	—	<u>X</u> <sup>2</sup>	<u>X</u> <sup>2</sup>	—	—	—
<b>A4.106.8.2</b> <u>Provide capability for future electric vehicle charging in new multifamily dwellings, hotels and motels, as specified.</u> <b>Tier 1</b> <u>35 percent of the total number of parking spaces shall be electric vehicle (EV ready) with low power Level 2 EV charging receptacles. For projects with 20 or more dwelling units, sleeping units or guest rooms, 10 percent of the total number of parking spaces shall be equipped with Level 2 EVSE</u> <b>Tier 2.</b> <u>40 percent of the total parking spaces shall be electric vehicle (EV ready) with low power Level 2 EV charging receptacles. For projects with 20 or more dwelling units, sleeping units or guest rooms, 15 percent of the total number of parking spaces shall be equipped with Level 2 EVSE.</u> See LAMC Subdivision <a href="#">99.04.106.4.2</a> for additional requirements related to EVCS for multifamily dwellings and "R" occupancies other than one- and two-family dwellings.	—	<u>X</u> <sup>2</sup>	<u>X</u> <sup>2</sup>	—	—	—
<b>A4.106.9</b> Provide bicycle parking facilities as noted below or meet a local ordinance, whichever is more stringent. Number of bicycle parking spaces may be reduced, as approved by the enforcing agency, due to building site characteristics, including but not limited to, isolation from other development.				—	—	—
1. Provide short-term bicycle parking, per CALGreen Section A4.106.9.1.		—	—	—	—	—
2. Provide long-term bicycle parking for multi-family buildings, per CALGreen Section A4.106.9.2..		—	—	—	—	—
3. Provide long-term bicycle parking for hotel and motel buildings, per CALGreen Section A4.106.9.3.		—	—	—	—	—
<b>A4.106.10 [HR]</b> Outdoor lighting systems shall be designed and installed to comply with:						
1. The minimum requirements in the <i>California Energy Code</i> for Lighting Zones 1-4; and						
2. Backlight, Uplight and Glare (BUG) ratings as defined in IES TM-15-11; and		—	—	—	—	—
3. Allowable BUG ratings not exceeding those shown in CALGreen Table A4.106.10; or						
Comply with a lawfully enacted local ordinance, whichever is more stringent.		—	—	—	—	—

<b>Innovative Concepts and Local Environmental Conditions</b>						
<b>A4.108.1</b> Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1		—	—	—	—	—
Item 2		—	—	—	—	—
Item 3		—	—	—	—	—
<b>ENERGY EFFICIENCY</b>						
<b>General</b>						
<b>4.201.1</b> Building meets or exceeds the requirements of the <i>California Building Energy Efficiency Standards</i> <sup>3</sup> .	<u>X</u>	<u>X</u> <sup>2</sup>	<u>X</u> <sup>2</sup>	—	—	—
<b>Performance Approach for Newly Constructed Buildings</b>						
<b>A4.203.1.1</b> <b>Hourly Source Energy Rating (EDR1)</b> . EDR1 ratings for building design shall be computed by Energy Compliant software and shall reduce the EDR1 required by the software by the compliance margins specified in Table A4.203.1.1.		<u>X</u> <sup>2</sup>	<u>X</u> <sup>2</sup>	—	—	—
<b>A4.203.1.2 Prerequisite options</b> . In addition, a minimum of two of the efficiency measures specified in Sections A4.203.1.2.1 through A4.203.1.2.8 will be required to be met. <ul style="list-style-type: none"> <li>• <u>Roof Deck Insulation or Ducts in Conditioned Space.</u></li> <li>• <u>High-performance Walls.</u></li> <li>• <u>Compact Hot Water Distribution System.</u></li> <li>• <u>Drain Water Heat Recovery.</u></li> <li>• <u>High Performance Vertical Fenestration.</u></li> <li>• <u>Heat Pump Water Heater Demand Management.</u></li> <li>• <u>Battery Storage System Controls.</u></li> <li>• <u>Heat Pump Space and Water Heating.</u></li> </ul>		<u>X</u> <sup>2</sup>	<u>X</u> <sup>2</sup>	—	—	—
<b>A4.203.1.3 Consultation with local electric service provider</b> . Local jurisdictions considering adoption of reduced EDR targets based on using solar photovoltaic (PV) systems larger than required by the <i>California Energy Code</i> shall consult with the local electric service provider to ensure that that PV system sizing required to comply with the EDR targets will be acceptable to the local electric service provider.		<u>X</u> <sup>2</sup>		—	—	—
<b>Performance Approach for Additions</b>						
<b>A4.204.1.1</b> Tier 1. If only one mechanical system is added or modified, the Energy Budget is no greater than 95% of the Title 24, Part 6, Energy Budget for the Standard Design Building. If two or more mechanical systems are added or modified, the Energy Budget is no greater than 90% of the Title 24, Part 6, Energy Budget for the Standard Design Building.		<u>X</u> <sup>2</sup>		—	—	—
<b>A4.204.1.2</b> Tier 2. If only one mechanical system is added or modified, the Energy Budget is no greater than 90% of the Title 24, Part 6, Energy Budget for the Standard Design Building. If two or more mechanical systems are added or modified, the Energy Budget is no greater than 85% of the Title 24, Part 6, Energy Budget for the Standard Design Building.			<u>X</u> <sup>2</sup>	—	—	—
<b>Renewable Energy</b>						
<b>4.211.4</b> Buildings shall comply with the following: 1. All one- and two-family dwellings shall comply with Section 110.10(b)1A, 110.10(b)2, 110.10(b)3, 110.10(b)4, 110.10(c), 110.10(d) and 110.10(e) of the <i>California Energy Code</i> (Title 24, Part 6). 2. All buildings, other than one- and two-family dwellings, shall comply with Section 110.10(b) through 110.10(d) of the <i>California Energy Code</i> (Title 24, Part 6).	<u>X</u>	—	—	—	—	—
<b>WATER EFFICIENCY AND CONSERVATION</b>						

Indoor Water Use						
<b>4.303.1</b> Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of CALGreen Sections 4.303.1.1 through 4.303.1.4.4.	<u>X</u>			—	—	—
<b>4.303.2</b> Plumbing fixtures and fittings required in CALGreen Section 4.303.1 shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable referenced standards.	<u>X</u>			—	—	—
<b>4.303.3</b> Multifamily dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or sub-meter within each individual dwelling unit and within common areas, such as recreation and laundry rooms.	<u>X</u>	—	—	—	—	
<b>4.303.4</b> A 20% reduction in the overall use of potable water within the building shall be provided, as specified.	<u>X</u>	—	—	—	—	
<b>A4.303.1</b> Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi. <b>Note:</b> Where complying faucets are available, aerators or other means may be used to achieve reduction.		—	—	—	—	—
<b>A4.303.2</b> Alternate water source for nonpotable applications. Alternate nonpotable water sources are used for indoor potable water reduction. Alternate nonpotable water sources shall be installed in accordance with the <i>California Plumbing Code</i> .		—	—	—	—	—
<b>A4.303.3</b> Install at least one qualified ENERGY STAR dishwasher or clothes washer.		—	—	—	—	—
<b>A4.303.4</b> Nonwater supplied urinals or waterless toilets are installed.		—	—	—	—	—
<b>A4.303.5</b> Hot water recirculation systems. One- and two-family dwellings shall be equipped with a demand hot water recirculation system, as defined in Chapter 2 of this Code. The demand hot water recirculation system shall be installed in accordance with the <i>California Plumbing Code</i> , <i>California Energy Code</i> , and the manufacturer's installation instructions.						
Outdoor Water Use						
<b>4.304.1</b> After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options:	<u>X</u>					—
1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELo), whichever is more stringent; or				—	—	
2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWELo's Appendix D Prescriptive Compliance Option.				—	—	
<b>4.304.3</b> A landscape water meter provided by the City of Los Angeles Department of Water and Power shall be installed for landscape irrigation.	<u>X</u>	—	—	—	—	
<b>4.304.4</b> Locks shall be installed on all publicly accessible exterior faucets and hose bibs.	<u>X</u>	—	—	—	—	
<b>4.304.5</b> For one- and two-family dwellings, any permanently installed outdoor in-ground swimming pool or spa shall be equipped with a cover having a manual or power-operated reel system.	<u>X</u>	—	—	—	—	
<b>A4.304.1</b> Rainwater catchment systems. An approved rainwater catchment system is designed and installed to use rainwater generated by at least 65% of the available roof area. Rainwater		—	—	—	—	—

catchment systems shall be designed and installed in accordance with the <i>California Plumbing Code</i> .						
<b>A4.304.2</b> Potable water elimination. When landscaping is provided and as allowed by local ordinance, a water efficient landscape irrigation design that eliminates the use of potable water beyond the initial requirements for plant installation and establishment should be provided. Methods used to accomplish the requirements of this section must be designed to the requirements of the <i>California Building Standards Code</i> and shall include, but not be limited to, the following: 1. Use of captured rainwater. 2. Use of recycled water. 3. Water treated for irrigation purposes and conveyed by a water district or public entity. 4. Use of graywater.		—	—	—	—	—
<b>A4.304.3</b> For new water service connections, landscaped irrigated areas less than 5,000 square feet shall be provided with separate submeters or metering devices for outdoor potable water use.		—	—	—	—	—
<b>WATER REUSE SYSTEMS</b>						
<b>4.305.1</b> Waste piping shall be arranged to permit the discharge from the clothes washer, bathtub, showers, and bathroom/restroom wash basins to be used for a future graywater irrigation system.	<u>X</u>	—	—	—	—	
<b>4.305.2</b> When City-recycled water is available for use within 200 feet of the property line, 100% of water for water closets, urinals, floor drains, and process cooling and heating in that building shall come from City-recycled water.	<u>X</u>	—	—	—	—	
<b>4.305.3</b> Cooling towers shall comply with LAMC Section <a href="#">99.04.305.3.1</a> or <a href="#">99.04.305.3.2</a> .	<u>X</u>	—	—	—	—	
<b>4.305.4</b> Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater shall be developed and constructed.	<u>X</u>	—	—	—	—	
<b>A4.305.1</b> Graywater. Alternative plumbing piping installed to permit the discharge from the clothes washer or other fixtures and used for irrigation in compliance with the Los Angeles Plumbing Code.		—	—	—	—	—
<b>A4.305.2</b> Recycled water piping is installed.		—	—	—	—	—
<b>A4.305.3</b> Recycled water is used for landscape irrigation.		—	—	—	—	—
<b>Innovative Concepts and Local Environmental Conditions</b>						
<b>A4.306.1</b> Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	—	—	—	—	—	—
Item 2	—	—	—	—	—	—
Item 3	—	—	—	—	—	—
<b>MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</b>						
<b>Foundation Systems</b>						
<b>A4.403.2</b> Cement use in foundation mix design is reduced.						
Tier 1. Not less than a 20% reduction in cement use.		<u>X</u> <sup>2</sup>				
Tier 2. Not less than a 25% reduction in cement use.			<u>X</u> <sup>2</sup>			
<b>Efficient Framing Techniques</b>						
<b>A4.404.1</b> Beams and headers and trimmers are the minimum size to adequately support the load.		—	—	—	—	—

<b>A4.404.2</b> Building dimensions and layouts are designed to minimize waste.		—	—	—	—	
<b>A4.404.3</b> Use premanufactured building systems to eliminate solid sawn lumber whenever possible.		—	—	—	—	—
<b>A4.404.4</b> Material lists are included in the plans which specify material quantity and provide direction for on-site cuts.		—	—	—	—	—
<b>Material Sources</b>						
<b>A4.405.1</b> One or more of the following building materials, that do not require additional resources for finishing are used:		—	—	—	—	—
1. Exterior trim not requiring paint or stain.						
2. Windows not requiring paint or stain.						
3. Siding or exterior wall coverings which do not require paint or stain.						
<b>A4.405.2</b> Floors that do not require additional coverings are used including but not limited to stained, natural or stamped concrete floors.		—	—	—	—	—
<b>A4.405.3</b> Postconsumer or preconsumer recycled content value (RCV) materials are used on the project.				—	—	—
Tier 1. Not less than a 10% recycled content value.		<u>X</u> <sup>2</sup>				
Tier 2. Not less than a 15% recycled content value.			<u>X</u> <sup>2</sup>			
<b>A4.405.4</b> Renewable source building products are used.		—	—	—	—	—
<b>Enhanced Durability and Reduced Maintenance</b>						
<b>4.406.1</b> Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	<u>X</u>			—	—	—
<b>Water Resistance and Moisture Management</b>						
<b>4.407.3</b> Provide flashing details on the building plans and comply with accepted industry standards or manufacturer's instructions.	<u>X</u>	—	—	—	—	
<b>4.407.4</b> Protect building materials delivered to the construction site from rain and other sources of moisture.	<u>X</u>	—	—	—	—	
<b>A4.407.1</b> Install foundation and landscape drains.		—	—	—	—	—
<b>A4.407.2</b> Install gutter and downspout systems to route water at least 5 feet away from the foundation or connect to landscape drains which discharge to a dry well, sump, bioswale, rainwater capture system or other approved on-site location.		—	—	—	—	—
<b>A4.407.6</b> Exterior doors to the dwelling are protected to prevent water intrusion.		—	—	—	—	—
<b>A4.407.7</b> A permanent overhang or awning at least 2 feet in depth is provided.		—	—	—	—	—
<b>Construction Waste Reduction, Disposal and Recycling</b>						
<b>4.408.1</b> Comply with Section <a href="#">66.32</a> et seq. of the Los Angeles Municipal Code.	<u>X</u>			—	—	—
<b>A4.408.1</b> Construction waste generated at the site is diverted to recycle or salvage in compliance with one of the following:						
1. Tier 1 at least a 65% reduction. Any mixed recyclables that are sent to mixed-waste recycling facilities shall include a qualified third party verified facility average diversion rate. Verification of diversion rates shall meet minimum certification eligibility guidelines, acceptable to the local enforcing agency.		<u>X</u> <sup>2</sup>		—	—	—
2. Tier 2 at least a 75% reduction with a third-party verification.			<u>X</u> <sup>2</sup>	—	—	—

<b>Exception:</b> Equivalent waste reduction methods are developed by working with local agencies.						
<b>Building Maintenance and Operation</b>						
<b>4.410.1</b> An operation and maintenance manual shall be provided to the building occupant or owner.	<u>X</u>			—	—	—
<b>4.410.2</b> Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. See exception for rural jurisdictions.	<u>X</u>			—	—	—
<b>Innovative Concepts and Local Environmental Conditions</b>						
<b>A4.411.1</b> Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	—	—	—	—	—	—
Item 2	—	—	—	—	—	—
Item 3	—	—	—	—	—	—
<b>ENVIRONMENTAL QUALITY</b>						
<b>Fireplaces</b>						
<b>4.503.1</b> Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	<u>X</u>			—	—	—
<b>Pollutant Control</b>						
<b>4.504.1</b> Duct openings and other related air distribution component openings shall be covered during construction.	<u>X</u>			—	—	—
<b>4.504.2.1</b> Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits	<u>X</u>			—	—	—
<b>4.504.2.2</b> Paints, stains and other coatings shall be compliant with VOC limits.	<u>X</u>			—	—	—
<b>4.504.2.3</b> Aerosol paints and coatings shall be compliant with product weighted MIR limits for VOC and other toxic compounds.	<u>X</u>			—	—	—
<b>4.504.2.4</b> Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	<u>X</u>			—	—	—
<b>4.504.3</b> Carpet and carpet systems shall be compliant with VOC limits.	<u>X</u>			—	—	—
<b>4.504.4</b> 80% of floor area receiving resilient flooring shall comply with specified VOC criteria.						
<b>4.504.5</b> Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	<u>X</u>			—	—	—
<b>A4.504.1</b> Use composite wood products made with either California Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.		—	—	—	—	—
<b>A4.504.2</b> Install VOC compliant resilient flooring systems.				—	—	—
Tier 1. At least 90% of the resilient flooring installed shall comply.		<u>X</u> <sup>2</sup>				

Tier 2. At least 100% of the resilient flooring installed shall comply.			<u>X</u> <sup>2</sup>			
<b>A4.504.3</b> Thermal insulation installed in the building shall meet the following requirements:				—	—	—
Tier 1. Install thermal insulation in compliance with VOC limits..		<u>X</u> <sup>2</sup>				
Tier 2. Install insulation which contains No-Added Formaldehyde (NAF) and is in compliance with Tier 1.			<u>X</u> <sup>2</sup>			
<b>Interior Moisture Control</b>						
<b>4.505.2</b> Vapor retarder and capillary break is installed at slab-on-grade foundations.	<u>X</u>			—	—	—
<b>4.505.3</b> Moisture content of building materials used in wall and floor framing is checked before enclosure.	<u>X</u>			—	—	—
<b>Indoor Air Quality and Exhaust</b>						
<b>4.506.1</b> Return air filters with a value greater than MERV 6 shall be installed on HVAC systems. Pressure drop across the filter shall not exceed 0.1 inches water column.		—	—	—	—	—
<b>A4.506.2 [HR]</b> Provide filters on return air openings rated MERV 6 or higher during construction when it is necessary to use HVAC equipment.		—	—	—	—	—
<b>A4.506.3</b> Direct-vent appliances shall be used when equipment is located in conditioned space; or the equipment must be installed in an isolated mechanical room.		—	—	—	—	—
<b>Environmental Comfort</b>						
<b>4.507.2.</b> Duct systems are sized, designed, and equipment is selected using the following methods:	<u>X</u>			—	—	—
1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 or equivalent.						
2. Size duct systems according to ANSI/ACCA 1 Manual D-2014 or equivalent.						
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.						
<b>Outdoor Air Quality Reserved</b>						
<b>Innovative Concepts and Local Environmental Conditions</b>						
<b>A4.509.1</b> Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1		—	—	—	—	—
Item 2		—	—	—	—	—
Item 3		—	—	—	—	—
<b>Installer and Special Inspector Qualifications</b>						
<b>Qualifications</b>						
<b>702.1</b> HVAC system installers are trained and certified in the proper installation of HVAC systems.	<u>X</u>			—	—	—
<b>702.2</b> Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	<u>X</u>			—	—	—
<b>Verifications</b>						
<b>703.1</b> Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	<u>X</u>			—	—	—

1. Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in CALGreen Section 101.7.
2. Required prerequisite for this Tier.
3. These measures are currently required elsewhere in statute or in regulation.

Section XX. Section 99.12.101 of Division 12, Article 9, Chapter IX of the LAMC is hereby amended to read as follows.

Appendix A5 of the ~~2019~~ California Green Building Standards Code (CALGreen) is adopted by reference with the following exceptions: CALGreen Sections A5.105.1.1, A5.105.1.2, A5.106.4.3, ~~A5.106.5.3.1, A5.106.5.3.2~~, A5.106.6.1, A5.106.11.1, ~~A5.303.2.3.1, A5.303.2.3.2, A5.303.2.3.3~~, A5.303.2.3.4, A5.406.1, ~~A5.406.1.3, A5.602~~ and Tables A5.106.4.3, ~~A5.106.5.1.1, A5.106.5.3.1, A5.106.5.3.2~~, A5.106.11.2.2, A5.106.11.2.3, ~~A5.303.2.2, A5.303.2.3.1~~, A5.601 and A5.602 are not adopted; and in lieu, LAMC Section 99.12.508 and Subsections A5.105.1.1, A5.105.1.2, A5.106.4.3, ~~A5.106.5.1, A5.106.5.1.1, A5.106.5.3.1, A5.106.5.3.2~~, A5.106.6, A5.106.6.1, A5.106.11.1, A5.303.2.3.1, A5.303.2.3.2, A5.303.2.3.3, A5.303.2.3.4, A5.406.1, A5.410.3 and Tables A5.106.4.3, ~~A5.106.5.1.1~~, A5.106.11.2.2, A5.106.11.2.3, A5.601 and A5.602 are added or amended as provided in this article.

Section XX. Subsection A5.106.5.1 of Section 99.12.101, Division 12, Article 9, Chapter IX of the LAMC is hereby deleted.

~~A5.106.5.1. Designated Parking for Fuel-Efficient Vehicles. Provide designated parking, by means of permanent marking or a sign, for any combination of low-emitting, fuel-efficient, and carpool/van pool vehicles as shown in LAMC Table A5.106.5.1.1, or CALGreen Section A5.106.5.1.2 and Table A5.106.1.2.~~

Section XX. Subsection A5.106.5.1.1 and Table A5.106.5.1.1 of Section 99.12.101, Division 12, Article 9, Chapter IX of the LAMC are hereby deleted.

~~**A5.106.5.1.1. Tier 1. Designated Parking Spaces [BSC]. Provide designated parking spaces for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:**~~

-

~~**Table A5.106.5.1.1**~~

-

<del>Total Number of Parking Spaces</del>	<del>Number of Required Spaces</del>
<del>0-9</del>	<del>1</del>
<del>10-25</del>	<del>2</del>
<del>26-50</del>	<del>4</del>
<del>51-75</del>	<del>6</del>
<del>76-100</del>	<del>9</del>
<del>101-150</del>	<del>11</del>

<del>151—200</del>	<del>18</del>
<del>201 and over</del>	<del>At least 10 percent of total</del>

Section XX. Subsection A5.106.5.3.1 of Section 99.12.101, Division 12, Article 9, Chapter IX of the LAMC is hereby deleted.

~~A5.106.5.3.1. Tier 1. Thirty (30) percent of the total number of actual parking spaces shall be EV charging spaces (EV spaces) capable of supporting the future installation of EVSE. Refer to LAMC Subsection 99.05.106.5.3.2 for design space requirements.~~

Section XX. Subsection A5.106.5.3.2 of Section 99.12.101, Division 12, Article 9, Chapter IX of the LAMC is hereby deleted.

~~A5.106.5.3.2. Tier 2. Forty (40) percent of the total number of actual parking spaces shall be EV charging spaces (EV spaces) capable of supporting the future installation of EVSE. When a single charging space is required, refer to LAMC Subsection 99.05.106.5.3.1. When multiple charging spaces are required, refer to LAMC Subsection 99.05.106.5.3.2 for design requirements.~~

Section XX. Section 99.12.508 of Division 12, Article 9, Chapter IX of the LAMC is hereby amended to read as follows.

Section A5.602 of the ~~2016~~ CALGreen Code is adopted with amendments to read as follows:

**TABLE A5.602  
CALGreen VERIFICATION GUIDELINES MANDATORY MEASURES CHECKLIST**

**Application:** This checklist shall be used for nonresidential projects that meet one of the following: new construction, building additions of 1,000 square feet or greater, or building alterations with a permit valuation of \$200,000 or more pursuant to Section 301.3 AND do not trigger a Tier 1 or Tier 2 requirement:

**Y** = Yes (section has been selected and/or included)

**N/A** = Not Applicable (code section does not apply to the project—mainly used for additions and alterations) **O** = Other (provide explanation)

**[N]** = New construction pursuant to Section 301.3

**[A]** = Additions and/or Alterations pursuant to Section 301.3

CHAPTER 5 DIVISIONS		SECTION TITLE	CODE SECTION	Y	N/A	O	PLAN SHEET, SPEC, OR ATTACH REFERENCE
<b>DIVISION 5.1 Planning and Design</b>	Mandatory	Storm water pollution prevention for projects that disturb less than 1 acre of land	5.106.1 through 5.106.2				
	Mandatory	Short-term bicycle parking (with exception)	5.106.4.1.1				
	Mandatory	Long-term bicycle parking	5.106.4.1.2 through 5.106.4.1.5				
	Mandatory	<a href="#">Electric vehicle (EV) charging [N] w/ exceptions</a>	5.106.5.3				
	Mandatory	<a href="#">EV capable spaces [N]</a>	5.106.5.3.1				
	Mandatory	<a href="#">Electric vehicle charging stations (EVCS)</a>	5.106.5.3.2				
	Mandatory	<a href="#">Use of automatic load management systems (ALMS)</a>	5.106.5.3.3				
	Mandatory	<a href="#">Accessible EVCS</a>	5.106.5.3.4				
	Mandatory	<a href="#">Note for EVCS signs</a>					
	Mandatory	<a href="#">Table 5.106.5.3.1 w/ footnotes</a>	5.106.3.1 5.106.3.2 and 5.106.3.3				
	Mandatory	<a href="#">Electric vehicle (EV) charging: medium-duty and heavy-duty [N]</a>	5.106.5.4				
	Mandatory	<a href="#">Electric vehicle charging readiness requirements for warehouses, grocery stores and retail stores with planned off-street loading spaces [N]</a>	5.106.8				
	Mandatory	<a href="#">Table 5.106.5.4.1</a>	5.106.5.4 and 5.106.5.4.1				
	Mandatory	Light pollution reduction [N] (with exceptions, notes and table)	5.106.8 through 5.106.8.2				
	Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10				
	Mandatory	Heat island effect	5.106.11				
Mandatory	Hardscape alternatives [N]	5.106.11.1					
<b>DIVISION 5.2 Energy Efficiency</b>	Mandatory	Meet the minimum energy efficiency standard	5.201.1				
<b>DIVISION 5.3 Water Efficiency and Conservation (continued)</b>	Mandatory	Separate meters (new buildings or additions > 50,000 sf that consume more than 100 gal/day)	5.303.1.1				
	Mandatory	Separate meters (for tenants in new buildings or additions that consume more than 1,000 gal/day)	5.303.1.2				
	Mandatory	Water Reduction.	5.303.2				
	Mandatory	Water closets shall not exceed 1.28 gallons per flush (gpf)	5.303.3.1				

CHAPTER 5 DIVISIONS		SECTION TITLE	CODE SECTION	Y	N/A	O	PLAN SHEET, SPEC, OR ATTACH REFERENCE
(continued) <b>DIVISION 5.3 Water Efficiency and Conservation</b>	Mandatory	Wall-mounted urinals shall not exceed 0.125 gpf	5.303.3.2.1				
	Mandatory	Floor-mounted urinals shall not exceed 0.5 gpf	5.303.3.2.2				
	Mandatory	Single showerhead shall have maximum flow rate of 1.8 gpm (gallons per minute) at 80 psi	5.303.3.3.1				
	Mandatory	Multiple showerheads serving one shower shall have a combined flow rate of 1.8 gpm at 80 psi	5.303.3.3.2				
	Mandatory	Nonresidential lavatory faucets	5.303.3.4.1				
	Mandatory	Kitchen faucets	5.303.3.4.2				
	Mandatory	Wash fountains	5.303.3.4.3				
	Mandatory	Metering faucets	5.303.3.4.4				
	Mandatory	Metering faucets for wash fountains	5.303.3.4.5				
	Mandatory	Pre-rinse spray valve	5.303.3.4.6				
	Mandatory	Food waste disposers	5.303.4.1				
	Mandatory	Areas of additions or alterations	5.303.5				
	Mandatory	Standards for plumbing fixtures and fittings	5.303.6				
	Mandatory	Outdoor potable water use in landscape areas (with notes)	5.304.1				
<b>DIVISION 5.4 Material Conservation and Resource Efficiency</b> (continued)	Mandatory	Weather protection	5.407.1				
	Mandatory	Moisture control: sprinklers	5.407.2.1				
	Mandatory	Moisture control: exterior door protection	5.407.2.2.1				
	Mandatory	Moisture control: flashing	5.407.2.2.2				
	Mandatory	Construction waste management - comply with either: Sections 5.408.1.1, 5.408.1.2, 5.408.1.3 or more stringent local ordinance	5.408.1.1, 5.408.1.2, 5.408.1.3				
	Mandatory	Construction waste management: documentation	5.408.1.4				
	Mandatory	Universal waste [A]	5.408.2				
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3				
	Mandatory	Recycling by occupants (with exception)	5.410.1				
	Mandatory	Recycling by occupants: additions (with exception)	5.410.1.1				
	Mandatory	Recycling by occupants: sample ordinance	5.410.1.2				
	Mandatory	Commissioning new buildings (≥ 10,000 sf) [N]	5.410.2				



	Mandatory	Owner's or owner representative's Project Requirements (OPR) [N]	5.410.2.1				
	Mandatory	Basis of Design (BOD) [N]	5.410.2.2				
	Mandatory	Commissioning plan [N]	5.410.2.3				
	Mandatory	Functional performance testing [N]	5.410.2.4				
	Mandatory	Documentation and training [N]	5.410.2.5				
	Mandatory	Systems manual [N]	5.410.2.5.1				
	Mandatory	Systems operation training [N]	5.410.2.5.2				
	Mandatory	Commissioning report [N]	5.410.2.6				
	Mandatory	Testing and adjusting for new buildings < 10,000 sf or new systems that serve additions or alterations [A]	5.410.4				
	Mandatory	System testing plan for renewable energy, landscape irrigation and water reuse [A]	5.410.4.2				
	Mandatory	Procedures for testing and adjusting	5.410.4.3				
	Mandatory	Procedures for HVAC balancing	5.410.4.3.1				
	Mandatory	Reporting for testing and adjusting	5.410.4.4				
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5				
	Mandatory	Inspection and reports	5.410.4.5.1				
<b>DIVISION 5.5 Environmental Quality</b>	Mandatory	Fireplaces	5.503.1				
	Mandatory	Woodstoves	5.503.1.1				
	Mandatory	Temporary ventilation	5.504.1				
	Mandatory	Covering of ducts openings and protection of mechanical equipment during construction	5.504.3				
	Mandatory	Adhesives, sealants and caulks	5.504.4.1				
	Mandatory	Paints and coatings	5.504.4.3				
	Mandatory	Aerosol paints and coatings	5.504.4.3.1				
	Mandatory	Aerosol paints and coatings: verification	5.504.4.3.2				
	Mandatory	Carpet systems	5.504.4.4				
	Mandatory	Carpet cushion	5.504.4.4.1				
	Mandatory	Carpet adhesives per Table 5.504.4.1	5.504.4.4.2				
	Mandatory	Composite wood products	5.504.4.5				
	Mandatory	Composite wood products: documentation	5.504.4.5.3				
	Mandatory	Resilient flooring systems	5.504.4.6				
	Mandatory	Resilient flooring: verification of compliance	5.504.4.6.1				
		Mandatory	<u>Thermal insulation</u>	5.504.4.7			

Mandatory	<u>Verification of compliance</u>	5.504.4.7.1				
Mandatory	<u>Acoustical ceilings and wall panels</u>	5.504.4.8				
Mandatory	<u>Verification of compliance</u>	5.504.4.8.1				
Mandatory	Filters (with exceptions)	5.504.5.3				
Mandatory	Filters: labeling	5.504.5.3.1				
Mandatory	Environmental tobacco smoke (ETS) control	5.504.7				
Mandatory	Indoor moisture control	5.505.1				
Mandatory	Outside air delivery	5.506.1				
Mandatory	Carbon dioxide (CO <sub>2</sub> ) monitoring	5.506.2				
Mandatory	Acoustical control (with exception)	5.507.4				
Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1				
Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1				
Mandatory	Performance method	5.507.4.2				
Mandatory	Site features	5.507.4.2.1				
Mandatory	Documentation of compliance	5.507.4.2.2				
Mandatory	Interior sound transmission (with note)	5.507.4.3				
Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1				
Mandatory	Chlorofluorocarbons (CFCs)	5.508.1.1				
Mandatory	Halons	5.508.1.2				
Mandatory	Supermarket refrigerant leak reduction for retail food stores 8,000 square feet or more Sections 5.508.2 through 5.508.2.6.3	5.508.2 through 5.508.2.6.3				
	END OF MANDATORY PROVISIONS					

**Documentation Author's / Responsible Designer's Declaration Statement**

**Mandatory:** I attest that this mandatory provisions checklist is accurate and complete.

Signature:

Company:

Date:

Address:

License:

City/State/Zip:

Phone: