

ORDINANCE NO. 184691

An ordinance adding a new Article 1.2 entitled "Existing Building Code" to Chapter IX of the Los Angeles Municipal Code to adopt certain portions of the 2015 International Existing Building Code and the 2016 Edition of the California Existing Building Code, and to make local administrative, climatic, geologic or topographical 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 conditions; 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 climatic, geological or topographical conditions.

NOW, THEREFORE,

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

Section 1. A new Article 1.2 is added to Chapter IX of the Los Angeles Municipal Code to read as follows:

ARTICLE 1.2

EXISTING BUILDING CODE

ARTICLE 1.2, DIVISION 1

SEC. 91.2.100. BASIC PROVISIONS.

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

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.

SEC. 91.2.102. SCOPE.

The provisions of the LAEBC shall apply to repair, alteration, change of occupancy, addition to and relocation of every existing building or structure or any appurtenances connected or attached to such buildings or structures throughout the City of Los Angeles (City). Wherever the word "Code" is used in this article it shall mean the Los Angeles Existing Building Code.

ARTICLE 1.2, DIVISION 2

SEC. 91.2.200. BASIC PROVISIONS.

Chapter 2 of the CEBC is hereby adopted by reference with the following exceptions, modifications and additions.

SEC. 91.2.201. DEFINITIONS.

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

CODE OFFICIAL.

BUILDING OFFICIAL.

The following definitions are adopted:

CODE OFFICIAL. See Building Official.

BUILDING OFFICIAL. See Los Angeles Municipal Code Section 91.202.

ARTICLE 1.2, DIVISION 3

SEC. 91.2.300. BASIC PROVISIONS.

Chapter 3 of the CEBC is hereby adopted by reference.

ARTICLE 1.2, DIVISION 4

SEC. 91.2.400. BASIC PROVISIONS.

Chapter 4 of the CEBC is hereby adopted by reference, except CEBC Sections 401.1, 401.2.1, 402.4, 403.4 and 407.4 are adopted as modified below and LAMC Subsections 91.2.401.1, 91.2.401.6 and 91.2.401.7 are added.

91.2.401.1. Scope. The provisions of this division shall control the alteration, repair, addition, and change of occupancy or relocation of existing buildings and structures. In

addition to the requirements of the CEBC, existing buildings and structures shall comply with the applicable regulations of Divisions 81, 82, 83, 84, 85, 86, 88, 89, 91, 93 and 95 of the Los Angeles Building Code (LABC) at Article 1, Chapter IX of the LAMC, Appendix A Chapters A1 and A2 of the LAEBC, and the voluntary earthquake hazard reduction standards of Divisions 92, 94 and 96 of Article 1, Chapter IX of the LABC.

91.2.401.2.1. Existing Materials. Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the Building Official to be unsafe pursuant to CEBC Section 115.

Replacement, Retention and Extension of Original Materials. The replacement, retention and extension of original materials, and the use of original methods of construction, for any building or accessory structure may remain, provided the aggregate value of work in any one year does not exceed 10% of the replacement value, and provided further that no hazardous conditions exist and provided such building or structure complied with the building code provisions in effect at the time of original construction and the building or accessory structure does not become or continue to be a substandard building. Local ordinances or regulations shall permit the replacement, retention and extension of original materials, and the use of original methods of construction, for any building or accessory structure, provided such building or structure complied with the building code provisions in effect at the time of original construction and the building or accessory structure does not become or continue to be a substandard building.

EXCEPTION: Replacement, retention and extension of unreinforced masonry wall is not permitted.

Alteration, repair or rehabilitation of the existing portion in excess of 10% of the replacement value of a building or structure may be made provided that all the work conforms to this Code for a new building and that no hazardous condition or substandard building is continued or created in the remainder of the building as a result of such work.

91.2.401.6. Maintenance. Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by the CBC and this Code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the Department shall have the authority to require a building or structure to be reinspected. The requirements of this division shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Maintenance of buildings and structures shall comply with Divisions 81 and 86 of Chapter IX of the LAMC.

91.2.402.4. Existing Structural Elements Carrying Lateral Load. Where the addition is structurally independent of the existing structure, existing lateral load-carrying structural elements shall be permitted to remain unaltered. Where the addition is not structurally independent of the existing structure, the existing structure and its addition acting together as a single structure shall be shown to meet the requirements of CBC Sections 1609 and 1613.

EXCEPTION: Except for Unreinforced Masonry (URM) Buildings, any existing lateral load-carrying structural element whose demand-capacity ratio with the addition considered is no more than 10% greater than its demand-capacity ratio with the addition ignored shall be permitted to remain unaltered. For purposes of calculating demand-capacity ratios, the demand shall consider applicable load combinations with design lateral loads or forces in accordance with CBC Sections 1609 and 1613. For purposes of this exception, comparisons of demand-capacity ratios and calculations of design lateral loads, forces and capacities shall account for the cumulative effects of additions and alterations since original construction.

Unreinforced Masonry (URM) Buildings:

Any existing lateral load-carrying structural element on an unreinforced masonry building whose demand-capacity ratio with the addition considered less than 10% greater than its demand-capacity ratio with the addition, must comply with CEBC Appendix Chapter A1. When the demand-capacity ratio with the addition considered is 10% or greater than its demand-capacity ratio with the addition ignored, shall be designed per CBC Division 16.

91.2.403.4. Existing Structural Elements Carrying Lateral Load. Where the alteration increases design lateral loads in accordance with CBC Section 1609 or 1613, or where the alteration results in a prohibited structural irregularity as defined in ASCE 7, or where the alteration decreases the capacity of any existing lateral load-carrying structural element, the structure of the altered building or structure shall be shown to meet the requirements of CBC Sections 1609 and 1613.

EXCEPTION: Except for Unreinforced Masonry Buildings (URM), any existing lateral load-carrying structural element whose demand-capacity ratio with the alteration considered is no more than 10% greater than its demand-capacity ratio with the alteration ignored shall be permitted to remain unaltered. For purposes of calculating demand-capacity ratios, the demand shall consider applicable load combinations with design lateral loads or forces in accordance with CBC Sections 1609 and 1613. For purposes of this exception, comparisons of demand-capacity ratios and calculations of design lateral loads, forces and capacities shall account for the cumulative effects of additions and alterations since original construction.

Unreinforced Masonry (URM) Buildings:

Any existing lateral load-carrying structural element on an URM building whose demand-capacity ratio with the addition considered less than 10% greater than its demand-capacity ratio with the addition, must comply with CEBC Appendix Chapter A1. When the demand-capacity ratio with the addition considered is 10% or greater than its demand-capacity ratio with the addition ignored, it shall be designed per CBC Chapter 16.

Structural analysis per CEBC Appendix Chapter A1 is required for any alterations to crosswalls or diaphragms.

91.2.407.4. Structural. When a change of occupancy results in a structure being reclassified to a higher risk or category, the structure shall conform to the risk requirements for a new structure or risk category.

EXCEPTIONS:

1. Specific seismic detailing requirements of CBC Section 1613 for a new structure shall not be required to be met where the seismic performance is shown to be equivalent to that of a new structure. A demonstration of equivalence shall consider the regularity, overstrength, redundancy and ductility of the structure.

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.

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 1613.5, 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 CBC Sections 402, 403, 404 and 407 shall apply.

91.2.409.1. Conformance. Structures moved into or within the City shall comply with the provisions of Division 83, Article 1, Chapter IX of the LAMC.

ARTICLE 1.2, DIVISION 5

SEC. 91.2.500. BASIC PROVISIONS.

Chapter 5 of the CEBC is hereby adopted by reference.

ARTICLE 1.2, DIVISION 6

SEC. 91.2.600. BASIC PROVISIONS.

Chapter 6 of the CEBC is hereby adopted by reference.

ARTICLE 1.2, DIVISION 7

SEC. 91.2.700. BASIC PROVISIONS.

Chapter 7 of the CEBC is hereby adopted by reference.

ARTICLE 1.2, DIVISION 8

SEC. 91.2.800. BASIC PROVISIONS.

Chapter 8 of the CEBC is hereby adopted by reference.

ARTICLE 1.2, DIVISION 9

SEC. 91.2.900. BASIC PROVISIONS.

Chapter 9 of the CEBC is hereby adopted by reference.

ARTICLE 1.2, DIVISION 10

SEC. 91.2.1000. BASIC PROVISIONS.

Chapter 10 of the CEBC is hereby adopted by reference.

ARTICLE 1.2, DIVISION 11

SEC. 91.2.1100. BASIC PROVISIONS.

Chapter 11 of the CEBC is hereby adopted by reference.

ARTICLE 1.2, DIVISION 12

SEC. 91.2.1200. BASIC PROVISIONS.

Chapter 12 of the CEBC is hereby adopted by reference.

ARTICLE 1.2, DIVISION 13

SEC. 91.2.1300. BASIC PROVISIONS.

Chapter 13 of the CEBC is hereby adopted by reference.

ARTICLE 1.2, DIVISION 14

SEC. 91.2.1400. BASIC PROVISIONS.

Chapter 14 of the CEBC is hereby adopted by reference.

ARTICLE 1.2, DIVISION 15

SEC. 91.2.1500. BASIC PROVISIONS.

Chapter 15 of the CEBC is hereby adopted by reference.

ARTICLE 1.2, DIVISION 16

SEC. 91.2.1600. BASIC PROVISIONS.

Chapter 16 of the CEBC is hereby adopted by reference.

ARTICLE 1.2, APPENDIX A, CHAPTER A1

SEC. 91.2.1700. BASIC PROVISIONS.

Appendix A, Chapter A1 of the CEBC is hereby adopted by reference.

ARTICLE 1.2, APPENDIX A, CHAPTER A2

SEC. 91.2.1800. BASIC PROVISIONS.

Appendix A, Chapter A2 of the CEBC is hereby adopted by reference.

ARTICLE 1.2, APPENDIX A, CHAPTER A3

SEC. 91.2.1900. BASIC PROVISIONS.

Appendix A, Chapter A3 of the CEBC is hereby adopted by reference.

ARTICLE 1.2, APPENDIX A, CHAPTER A4

SEC. 91.2.2000. BASIC PROVISIONS.

Appendix A, Chapter A4 of the CEBC is hereby adopted by reference.

SEC. 91.2.2100. Reserved.

ARTICLE 1.2, APPENDIX A, CHAPTER A6

SEC. 91.2.2200. BASIC PROVISIONS.

Appendix A, Chapter A6 of the CEBC is hereby adopted by reference.

SEC. 91.2.2300. Reserved.

SEC. 91.2.2400. Reserved.

ARTICLE 1.2, RESOURCE A

SEC. 91.2.2500. BASIC PROVISIONS.

Resource A of the International Existing Building Code is hereby adopted by reference.

Sec. 2. **URGENCY CLAUSE.** The City finds and declares that this ordinance is required for the immediate protection of the public peace, health, and safety for the following reasons: The regulations contained in this ordinance are necessary to safeguard life, limb, health, property and public welfare of persons within the City by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all existing building and structures. These regulations will protect residents and visitors of the City of Los Angeles by bringing the City's building standards in line with the State of California's Building Standards Code (California Code of Regulations Title 24) that will take effect January 1, 2017. Without the building standards contained in this ordinance, regulated structures, systems and building activity may present an immediate threat to the health and safety of all persons in the City. In order to address this threat the regulations contained in this ordinance must take effect immediately. For all of these reasons, this ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all its members, at its meeting of DEC 13 2016.

HOLLY L. WOLCOTT, City Clerk

By
Deputy

Approved 12/19/16

Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By
DONNA WONG
Deputy City Attorney

Date December 7, 2016

File No. 13-1214