



INFORMATION BULLETIN / PUBLIC - BUILDING CODE

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EXEMPTIONS FROM LIQUEFACTION, EARTHQUAKE INDUCED LANDSLIDE, AND FAULT-RUPTURE HAZARD ZONE INVESTIGATIONS

The City of Los Angeles is located in a geologically active area of Southern California that includes several active faults. Due to the proximity of these faults and the resulting mapped spectral response accelerations, buildings regulated by the Los Angeles Building Code (LABC) within the City of Los Angeles are classified as either Seismic Design Category D, E or F, per code section 1613.3.5. Sections 1803.5.11 and 1803.5.12 of the LABC require that a soil investigation be conducted for these Seismic Design Categories to evaluate the following potential hazards from earthquake motions: slope instability, liquefaction, differential settlement, and surface rupture due to faulting or lateral spreading. However, the entire City of Los Angeles has been evaluated by the California Geological Survey (CGS) and seismic hazard study zones have been established to identify areas where the potential for these hazards are most likely to exist. These seismic hazard zones were developed by the CGS under the requirements of the Seismic Hazards Mapping Act and/or the Alquist-Priolo Earthquake Fault Zoning Act of the State of California and by the City of Los Angeles, which designated Preliminary Fault Rupture Study Areas (PFRSA). Most of the PFRSAs have been superseded by State Alquist-Priolo Earthquake Fault Zones (APEFZ), except the PFRSA for the Palos Verdes fault, which still remains, although it is the Department's understanding that the CGS is currently working on zoning this fault. Therefore, for the purpose of satisfying sections 1803.5.11 and 1803.5.12 of the LABC, a geologic and/or soils investigation concerning these seismic hazards will be required when a site is located within the boundaries of these designated study zones, except as discussed below.

The Seismic Hazards Mapping Act and the Alquist-Priolo Earthquake Fault Zoning Act also define developments that are exempt from investigation requirements. These developments are exempt if they are not considered "Projects" as defined in Section 2621.6 of Chapter 7.5 Division 2 of the California Public Resources Code (CPRC). Other exemptions are listed in Section 2621.7 of Chapter 7.5 Division 2 of the CPRC. However, sections 1803.5.11 and 1803.5.12 of the LABC have no provisions for exemptions from these investigations. Therefore, exemptions from the California Building Code and the LABC requirement for a seismic hazard investigation are defined herein.

With the adoption of the Residential Code in 2014, seismic hazard investigations, including those for liquefaction, seismic-induced landslide and fault rupture potential, are not required for one- and two-family dwellings that are of wood or metal framed construction, subject to the provisions defined in this bulletin. It should be noted, however, that some geologic environments that are not within a CGS defined hazard zone may nevertheless be subject to such hazards. Professional geologists and engineers are expected to provide such investigations where potential seismic hazards may exist, even though the site may not be located within a CGS seismic hazard zone.

EXEMPTIONS FROM INVESTIGATIONS

1. One- and two-family dwellings, and their accessory structures, as covered under the City of Los Angeles Residential Code with the following provisions defined under Section 2621.6 of Chapter 7.5 of the CPRC:

- a) Buildings three stories or higher are not exempt. The number of stories in a building is equal to the number of distinct floor levels, including basement levels, provided that any levels that differ from each other by less than two feet shall be considered as one distinct level.
 - b) The building shall not be part of a development of four or more dwellings.
2. Additions and/or alterations to existing non-residential buildings where the total value of the work is less than 50 percent of the replacement value of the existing building and the added floor area is less than 50 percent of the floor area of the existing building. However, if the existing building foundation has been specifically designed for any type of earthquake-induced ground failure, then the addition shall comply with the same requirements.
 4. Buildings that are accessory to a residential occupancy, including accessory dwelling units (ADU).
 5. Structures of Group U occupancy, including private garages, carports, retaining walls, fences, cell phone towers, etc.
 6. Pools, spas and decks.
 7. Conversion of an existing apartment building into a condominium.

ACKNOWLEDGEMENT OF RISK OF FUTURE FAULT RUPTURE

Both the Seismic Hazards Mapping Act and the Alquist-Priolo Earthquake Fault Zoning Act require disclosure of seismic hazard zones for prospective purchasers of property located within these zones (§§ 2621.9 & 2693 CPRC). To provide additional record of the potential hazard of earthquake induced ground rupture, and to assist with property owners risk assessment, exempt developments that are located within 50 feet of a mapped fault, as shown in the Alquist-Priolo Earthquake Fault Zone maps (AP maps), shall record an affidavit with the County of Los Angeles Registrar-Recorder’s office that acknowledges that the owners of the property know that their site is in close proximity to a zoned fault.

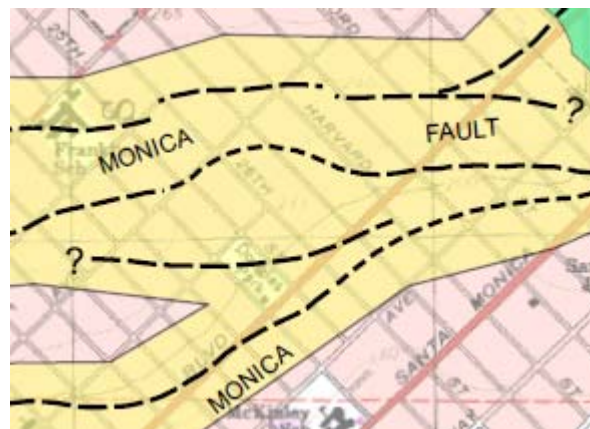


Figure 1.
Example of AP Map showing fault traces.

Developers of exempt single-family residences in AP zones will be directed to the Grading Division to obtain a **PCIS** clearance by a Department geologist, who will make the determination on the site’s location relative to fault traces on the AP map. AP maps indicate the relative certainty of the fault location; typically as approximate,

accurate, concealed and inferred. Only the faults mapped as accurate and approximate require the affidavit. An affidavit will not be required for sites that are investigated by a Professional Geologist, which demonstrate that no active fault traverses through the site. The affidavit form is available on the Department of Building and Safety web page (LADBS.ORG) by searching for PC-GRAD.Aff07.

Recorded at the request of and mail to:

Department of Building and Safety,
Grading Division- City of Los Angeles
221 N. Figueroa Street, 12th Floor, Suite 1200
Los Angeles, CA 90012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**AFFIDAVIT REGARDING CONSTRUCTION AND MAINTENANCE OF BUILDINGS IN AREAS
SUBJECT TO SURFACE FAULT RUPTURE AND/OR SEVERE GROUND SHAKING**

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The undersigned hereby certify that we are the owners of real property located in the City of Los Angeles, State of California that is described by the following LEGAL DESCRIPTION:

_____ as recorded in Book _____, Page _____, Records of Los Angeles County.
This property is located at and is known by the following ADDRESS:

This affidavit is executed in compliance with the action of Building Permit No. _____ of the Department of Building and Safety of the City of Los Angeles.

I am (We are) fully aware of the fact that the site is in an area subject to surface fault rupture and/or severe ground shaking; and is located within 50 feet of a fault trace mapped by the California Geological Survey for the purpose of the Alquist-Priolo Earthquake Fault Zoning Act (Calif. Public Resources Code, Div. 2, Chapter 7.5 §§ 2621 to 2630). This covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs, or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of the written request, applicable fees, and evidence (Department approved surface fault rupture hazard investigation) that this covenant and agreement is no longer required by law.

**SIGNATURES
MUST BE
NOTARIZED**

Owner's Name(s): _____ (Please type or print) _____ (Please type or print)
Signatures of Owners _____ (Sign)
Two Officers' Signatures _____
Required for Corporations _____ (Sign)
Name of Corporation _____
Dated this _____ day of _____ 20_____

**SIGNATURES MUST BE NOTARIZED
(Notary acknowledgement must be attached)**

FOR DEPARTMENT USE ONLY:

MUST BE APPROVED BY the Department of Building and Safety prior to recording

Covenant for City Department _____
To be completed for City owned property only.

APPROVED BY (Print and Sign): _____ DATE: _____