

ACCESS REQUIREMENTS TO MECHANICAL EQUIPMENT LOCATED ON ROOFS OF BUILDINGS

Sections 304.2 and 1106.3 exception 4 of the Los Angeles City Mechanical Code address the location and accessibility of HVAC and other equipment that are installed on the roof of a building.

These Sections of the Mechanical Code are interpreted to allow the use of portable ladders for access to heating and cooling equipment and other similar motor-operated equipment, located on the roof of a building, subject to the following provisions:

1. The slope of the roof giving access to the equipment is not more than four inches measured vertically to 12 inches measured horizontally.
2. The building is an existing nonresidential type building or a new or existing residential type building, and the roof is safely accessible from the ground level by means of a 16-foot portable ladder.
3. A permanent exterior ladder on any building, regardless of building height, need not extend closer than eight feet to the finished adjoining grade level. The construction of this ladder shall comply with Section 304.2.1.2 of the Mechanical Code.

Permanent ladders providing roof access shall:

1. Have side railings which extend at least thirty (30) inches above the roof edge or parapet wall.
2. Have landings less than eighteen (18) feet apart measured from the finished grade.
3. Be at least fourteen (14) inches in width.
4. Have rungs not less than fourteen (14) inches on center.
5. Have a minimum six (6) inches for toe space.