

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

An ordinance amending the first paragraph of Los Angeles Municipal Code section 91.5.300 and adding two new subsections to Los Angeles Municipal Code section 91.5.300 to require automatic fire sprinklers for additions or alterations to a townhouse or one- or two-family dwelling where the aggregate value of additions or alterations within a one-year period exceeds 50 percent of the replacement cost of the existing building.

**WHEREAS**, automatic fire sprinkler systems when installed in a townhouse or one- or two-family dwelling increase safety; and

**WHEREAS**, automatic fire sprinkler systems when installed in a townhouse or one- or two- family dwelling increase the cost of additions or alterations to the existing building; and

**WHEREAS**, the current Los Angeles Municipal Code does not require the addition of automatic fire sprinkler systems when a townhouse or one- or two- family dwelling is added to or altered; and

**WHEREAS**, requiring the inclusion of an automatic fire sprinkler system when a townhouse or one- or two- family dwelling is added to or altered and the aggregate value of the additions and alterations within a one-year period exceeds 50 percent of the replacement cost of the existing building would be in the interest of public safety and justified by the costs of the addition or alteration within a one-year period;

**NOW THEREFORE,**

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

Section 1. The first paragraph of Section 91.5.300 Division 3, Article 1.5, Chapter IX of the Los Angeles Municipal Code is 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, 91.5.301.1.4, 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).

Sec. 2. Subsection 91.5.313.1 Division 3, Article 1.5, Chapter IX is added in proper numerical order to Section 91.5.300 Division 3, Article 1.5, Chapter IX of the Los Angeles Municipal Code to read as follows:

**91.5.313.1. Townhouse Automatic Fire Sprinkler Systems.** Every newly constructed townhouse must include an automatic residential fire sprinkler system. Where additions or alterations are made to an existing townhouse that does not have an automatic residential fire sprinkler system, and the aggregate value of the additions and alterations within a one-year period equals or exceeds 50% of the replacement cost of the existing building, an automatic residential fire sprinkler system must be installed in the entire townhouse.

Sec. 3. Subsection 91.5.313.2 Division 3, Article 1.5, Chapter IX of the Los Angeles Municipal Code is added in proper numerical order to Section 91.5.300 Division 3, Article 1.5, Chapter IX of the Los Angeles Municipal Code to read as follows:

**91.5.313.2. One- and Two-family Dwelling Automatic Fire Sprinkler Systems.** Every newly constructed one- or two-family dwelling must include an automatic residential fire sprinkler system. Where additions or alterations are made to an existing one- or two-family dwelling, and the aggregate value of the additions and alterations within a one-year period equals or exceeds 50% of the replacement cost of the existing building, an automatic residential fire sprinkler system must be installed in the entire one- or two-family dwelling.

An Accessory Dwelling Unit shall not require an automatic residential fire sprinkler system, provided that all of the following are met:

1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
2. The existing primary residence does not have automatic fire sprinklers.
3. The accessory detached dwelling unit does not exceed 1,200 square feet in size.
4. The unit is on the same lot as the primary residence.

Sec. 4. 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.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By \_\_\_\_\_  
KENNETH T. FONG  
Deputy City Attorney

Date \_\_\_\_\_

File No. \_\_\_\_\_

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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

Ordinance Passed \_\_\_\_\_

Approved \_\_\_\_\_