ORDINANCE NO. 171858


THE PEOPLE OF THE CITY OF LOS ANGELES

DO ORDAIN AS FOLLOWS:

Section 1. Paragraph (k) of Subdivision 5 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is hereby amended to read:

(k) Lighting. All lights used to illuminate a parking area shall be designed, located and arranged so as to reflect the light away from any street and any adjacent premises.

EXCEPTION: Lights in compliance with Sections 91.310.17 and 91.8607.

All parking areas and garages provided for three or more dwelling units or guest rooms shall have an average surface illumination of not less than 0.2 footcandles (2.15 lx).

Sec. 2. Section 91.310.17 of the Los Angeles Municipal Code is hereby amended to read:

91.310.17. Exterior Illumination. Exterior parking areas serving dwelling units or guest rooms shall be provided with an incandescent light bulb (minimum of 60 watts) at a maximum height of eight feet (2438 mm) or lights which have a minimum average surface illumination of 0.2 footcandles (2.15 lx), however, exterior lighting that is brighter than 2 footcandles (21.5 lx) and affecting adjacent residential properties shall be activated by motion sensors for a period of not to exceed twenty minutes.
Exterior lighting shall be provided for areas accessory to apartment houses, such as, driveways, side yards, walkways, recreation areas and similar locations.

Where, in any specific case, different sections of the Los Angeles Municipal Code specify different requirements, the most restrictive shall govern.

Sec. 3. Section 91.1200 of the Los Angeles Municipal Code is hereby amended to read:

**SEC. 91.1200. BASIC PROVISIONS.**

Chapter 12 of the U.B.C. is hereby adopted by reference for the purpose of providing basic building regulations relating to Interior Environment with the following exceptions: Sections 1202, 1203 and 1205 of the U.B.C. are not adopted and in lieu thereof Sections 91.1202, 91.1203 and 91.1205 are added as provided herein. Section 1208-A of Appendix Chapter 12 of the U.B.C. is hereby adopted by reference.

Sec. 4. Section 91.1202.1 of the Los Angeles Municipal Code is hereby amended to read:

**91.1202.1. Light.** All enclosed portions of Groups A, B, E, F, H, I, M and S Occupancies customarily occupied by human beings, shall be provided with natural light by means of exterior glazed openings with an area not less than one tenth of the total floor area, or shall be provided with artificial light. Such exterior openings shall open directly onto a public way or a yard or court as set forth in Section 91.1203.4 of this Code. See U.B.C. Section 1012 for required exit illumination.

All parking garages serving dwelling units or guest rooms shall be provided with an incandescent light bulb (minimum of 60 watts) at a maximum height of eight feet (2438 mm) or lights which have a minimum surface illumination of 0.2 footcandles (2.15 lx) at floor level. Where, in any specific case, different sections of the Los Angeles Municipal Code specify different requirements, the most restrictive shall govern.

Sec. 5. Section 91.1203 is hereby added to the Los Angeles Municipal Code to read:
SEC. 91.1203. LIGHT AND VENTILATION IN GROUP R OCCUPANCIES.


91.1203.2. Light. Guest rooms and habitable rooms within a dwelling unit or congregate residence shall be provided with natural light by means of exterior glazed openings with an area not less than one tenth of the floor area of such rooms with a minimum of 10 square feet (0.93 m²).

EXCEPTION: Kitchens in Group R Occupancies may be provided with artificial light.

All recreation or service rooms accessory to apartment houses shall be provided with an incandescent light bulb (minimum of 60 watts) at a maximum height of eight feet (2438 mm) or lights which have a minimum surface illumination of 0.2 footcandles (2.15 lx) at floor level. Where, in any specific case, different sections of the Los Angeles Municipal Code specify different requirements, the most restrictive shall govern.

EXCEPTION: Recreation or service rooms accessory to condominiums which comply with Article 2.9 (Condominiums) of Chapter I of the Los Angeles Municipal Code.

91.1203.3. Ventilation. Section 1203.3 of the U.B.C. is hereby adopted by reference.

91.1203.4. Yards or Courts. Section 1203.4 of the U.B.C. is hereby adopted by reference.

Sec. 6. Section 91.1205 of the Los Angeles Municipal Code is hereby amended to read:

SEC. 91.1205. LIGHT AND VENTILATION IN GROUP U OCCUPANCIES.

91.1205.1. Light. All parking garages serving dwelling units or guest rooms shall be provided with an incandescent light bulb (minimum of 60 watts) at a maximum height of eight feet (2438 mm) or lights which have a minimum surface illumination of 0.2 footcandles (2.15 lx) at floor level.
level. Where, in any specific case, different sections of the Los Angeles Municipal Code specify different requirements, the most restrictive shall govern.

91.1205.2. Ventilation. Every Group U Occupancy used for the storage of motor vehicles shall be equipped with louvered or screened openings not less than 60 square inches (38 710 mm²) in area for every 200 square feet (19 m²) of floor area. Such openings shall be located in an exterior wall or connected to a continuous duct leading to the outside air.

EXCEPTION: Garage structures accessory to Group R, Division 3 occupancies.

Sec. 7. Section 91.6708 of the Los Angeles Municipal Code is hereby amended to read:

SEC. 91.6708. DOORS - GENERAL.

Every door in a security opening shall be constructed, installed and secured as set forth in Sections 91.6709, 91.6710, 91.6711 and 91.6712. Glazing in doors shall comply with Section 91.6713.

Every door in a security opening for an apartment house shall be provided with an incandescent light bulb (minimum of 60 watts) at a maximum height of eight feet (2438 mm) or lights on the exterior side of the unit that have a minimum surface illumination of 0.2 footcandles (2.15 lx) at the security opening. Where, in any specific case, different sections of the Los Angeles Municipal Code specify different requirements, the most restrictive shall govern.

Sec. 8. Section 91.6709.7 of the Los Angeles Municipal Code is hereby amended to read:

91.6709.7. In wood construction, the metal strike plate for latches shall be secured to the jamb with screws and the holding device for projecting dead bolts shall be secured to the jamb and wall framing with at least two screws not less than 2-1/2 inches (64 mm) in length which penetrate the wall framing. In aluminum construction, the strike plate and dead bolt holding device shall be secured in an area of reinforced heavy gage jamb material.

Sec. 9. Section 91.8108 of the Los Angeles Municipal Code is hereby
amended to read:

SEC. 91.8108. NUISANCES, HAZARDOUS BUILDINGS AND SUBSTANDARD RESIDENTIAL BUILDINGS.

Existing buildings which have been determined to be nuisances, hazardous buildings or substandard residential buildings under Division 89 of this Code are subject to compliance with all the requirements of this Code for a new building.

The Department may require an existing building which has been determined to be a nuisance, a hazardous building, or a substandard residential building to comply with all current requirements of this Code for a new building, or may allow the repair of the building without requiring compliance with all the requirements of this Code for a new building where it is determined that the continuance of the existing condition does not pose a substantial hazard to life, limb, health, property or public welfare.

91.8108.1. Additional Requirements for Buildings Determined to Be Nuisances, Hazardous or Substandard Residential Buildings. The Department may impose additional requirements for buildings determined to be nuisances, hazardous or substandard residential buildings in order to address specific conditions that affect proper maintenance, use, repair, rehabilitation, alteration and to safeguard life, limb, health, property and public welfare. If the Department determines to impose additional requirements, the owner shall be notified that a hearing has been scheduled before the Board of Building and Safety Commissioners to determine if additional requirements should be imposed.

91.8108.2. Notice of Intent and Public Hearing. The notice of intent to impose additional requirements and the notice to hold a public hearing before the Board of Building and Safety Commissioners shall be given either by personal delivery thereof to the person to be notified or by deposit in the United States mail in a sealed envelope, postage prepaid, addressed to the person to be notified at the address shown on the last equalized assessment roll. Service by mail shall be deemed to have been completed at the time of deposit in the U. S. Mail. The failure of any owner or person to receive the notice shall not affect in any manner the validity of any of the proceedings taken thereunder. Proof of giving any notice may be made by an affidavit of any employee of the City which shows service in conformity with this section.
The notice shall indicate:

1. The street address of the building or premise, or the approximate street address if no street address has been assigned.

2. That the condition of the building constitutes a nuisance, hazardous or substandard residential building.

3. The additional requirements to be imposed by the Department.

4. Identify the need for the additional requirement.

5. That the owner must appear at a hearing conducted by the Board, at a time, date and location specified in the notice, which shall be at least 15 days from the date of the notice.

6. That upon any such appearance, the owner will be given the opportunity to present and to elicit testimony and other evidence to show cause why the additional requirements should not be imposed.

7. That this appearance may be made by the submission of written materials if they have been received by the City at least three days prior to the scheduled hearing at the mailing address specified in the notice.

91.8108.3. Public Hearing. The matter shall be scheduled for hearing before the Board on the date and time specified in the notice. The Board shall proceed to determine whether additional requirements should be imposed.

The person notified to appear, or the actual owner of the parcel or premises in the event the person notified is not the owner, or any person representing the owner who attends the hearing, shall be given an opportunity to present and to elicit testimony and any other evidence on whether the additional requirements should be imposed. The Board shall proceed with the hearing whether or not that person is in attendance. Written material shall be considered by the Board if it is received at least three days prior to the scheduled hearing date.

At the conclusion of the hearing, the Board shall make a finding and determine whether the condition of the premises warrants additional
requirements in order to safeguard life, limb, health, property and public welfare. The owner and any other person who appeared at the scheduled public hearing on behalf of the owner, either in person or by the submission of written material, shall be notified in writing of the determination of the Board. Once the Board has acted, it shall have no further jurisdiction over any matter relating to the imposition of additional requirements on the premises. Any further determinations in this regard, including requests for extensions of time, shall be within the sole jurisdiction and discretion of the Superintendent of Building and not appealable to the Board.

Sec. 10. Section 91.8607 is hereby added to the Los Angeles Municipal Code to read:

SEC. 91.8607. TENANT SAFETY FOR APARTMENT HOUSES, EXCEPT FOR RESIDENTIAL CONDOMINIUMS.

The purpose of this section is to provide minimum security standards for tenants in existing apartment houses except for residential condominiums as defined in this Code. All lots which are developed with an apartment house shall provide lights and locks or metal bars or grilles which comply with the provisions of Sections 91.310.17, 91.1202.1, 91.1203, 91.1205 and Division 67 of this Code in any of the following circumstances:

1. At the time the apartment building is sold or exchanged; or

2. At the time a permit is issued for alterations, repairs or additions which exceed a valuation of $10,000; or

3. Upon the determination of the Board pursuant to Section 91.8108.3.

No costs incurred as a result of this section can be charged to the tenant or tenants of any properties subject to the Rent Escrow Account Program provisions commencing at Section 152.00 of this Code.

Sec. 11. Subsection (b) of Section 93.0107 of the Los Angeles Municipal Code is hereby amended to read:

(b) The provisions of this section shall not apply to:
1. Lighting systems owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic, or for highway or street illumination.

2. Aircraft warning lights.

3. Systems which only display the time of day and/or the atmospheric temperature or programmable electronic messages.

4. Temporary lighting used for repair or construction as required by governmental agencies.

5. Lights that are provided in compliance with Sections 91.310.17 and 91.8607 of the Los Angeles Municipal Code.

Sec. 12. Subsection (b) of Section 93.0117 of the Los Angeles Municipal Code is hereby amended to read:

(b) No person shall construct, establish, create, or maintain any stationary exterior light source that may cause the following locations to be either illuminated by more than two footcandles (21.5 lx) of lighting intensity or receive direct glare from the light source:

1. Any exterior glazed window or sliding glass door on any other property containing a residential unit or units.

2. Any elevated habitable porch, deck or balcony on any other property containing a residential unit or units.

3. Any ground surface intended for uses such as recreation, barbecue, or lawn areas on any other property containing a residential unit or units.

EXCEPTIONS: This Subsection shall not apply to:

1. Any frosted light source emitting 800 lumens or less.

2. Any other light source emitting more than 800 lumens where the light source is not visible to persons on other residential property.
3. Any new or existing tennis or paddle tennis court exterior light source which conforms to the following:

   A. Tennis courts shall be lighted by a maximum of eight horizontally mounted, rectilinear-type, sharp cut-off fixtures shielded in such a manner that the light source cannot be viewable from abutting residential properties. Lamps shall be of the metal halide type of not more than 1,000 watts each, mounted at a height of 20 feet (6096 mm) or less above the court surface and produce not more than 50 footcandles (538 lx) of lighting intensity on the court surface.

   B. Paddle Tennis Courts shall be subject to all the provisions of Subparagraph 3 A, except that the number of fixtures shall be limited to four.

   C. Tennis or Paddle Tennis Court lights shall not be turned on or left on between the hours of 10:00 p.m. and 7:00 a.m., Monday through Friday, and between the hours of 10:00 p.m. and 8:00 a.m., Saturday and Sunday.

   D. The light source intensity at locations indicated in this Subsection shall not exceed three footcandles (32.3 lx).

4. Decorative lights with individual light sources emitting 300 lumens or less and temporarily installed between November 25 and January 15 of the next year.

5. Emergency lights or temporary lighting sources used for repair or construction as required by governmental agencies.

6. Lighting sources owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic or for highway or street illumination.

7. Aircraft warning lights.
8. Any other light source which is a minimum of 2,000 feet (609.6 m) in distance from any other property with a residential unit or units.

9. Lights that were provided in compliance with Sections 91.310.17 and 91.8607 of the Los Angeles Municipal Code.

Sec. 13. Section 96.303 of the Los Angeles Municipal Code is hereby amended to read:

SEC. 96.303. APPLICATION.

Upon written application by the owner or the owner's agent to the Department of Building and Safety on forms provided by the City and the payment of a fee specified herein to the Department of Building and Safety, the Superintendent of Building and the City Engineer shall review the appropriate City records. This application shall contain the name and address of the owner, the legal description, the county assessor's map book page and parcel number and, if available, the street address of the residential property for which the reports are sought.

The application for the report regarding a sale or exchange of a residential property shall not be accepted by the Department of Building and Safety until such time as the applicant provides the Department of Building and Safety with one of the following:

1. A declaration under penalty of perjury by the owner certifying that in the residential property for which the report is sought:

   (a) Smoke detectors have been installed in accordance with the Los Angeles Municipal Code Section 91.310.9; and

   (b) Impact hazard glazing has been installed in accordance with Los Angeles Municipal Code, Division 24; and

   (c) Water-conservation devices have been installed in accordance with Los Angeles Municipal Code Section 122.03;
(d) Metal bars, grilles, grates, security roll-down shutters, and similar devices over emergency escape windows in sleeping rooms have been installed in accordance with Los Angeles Municipal Code Section 91.310.4; and

(e) Lights and locks have been installed in accordance with Section 91.8607 of the Los Angeles Municipal Code.

2. A declaration under penalty of perjury by the owner certifying that in the residential property for which the report is sought:

(a) Smoke detectors will be installed in accordance with the Los Angeles Municipal Code Section 91.310.9; and

(b) Impact hazard glazing will be installed in accordance with the Los Angeles Municipal Code, Division 24.

The owner shall further certify that such smoke detectors and/or impact hazard glazing will be installed prior to entering into an agreement of sale or contracting for an exchange of a residential property, or, where an escrow agreement has been executed in connection therewith, prior to close of escrow, and that within ten days after the smoke detectors and/or impact hazard glazing is/are installed he/she will so advise the Department of Building and Safety in writing; and

(c) Water conservation devices have been installed in accordance with Los Angeles Municipal Code Section 122.03;

(d) Metal bars, grilles, grates, security roll-down shutters, and similar devices over emergency escape windows in sleeping rooms have been installed in accordance with Los Angeles Municipal Code Section 91.310.4; and
(e) Lights and locks have been installed in accordance with Section 91.8607 of the Los Angeles Municipal Code.

3. A declaration under penalty of perjury by the buyer certifying that in the residential property for which the report is sought:

(a) Smoke detectors will be installed in accordance with the Los Angeles Municipal Code Section 91.310.9; and

(b) Impact hazard glazing will be installed in accordance with the Los Angeles Municipal Code, Division 24.

The buyer shall further certify that such smoke detectors and/or impact hazard glazing will be installed within 30 days after entering into an agreement of sale or contracting for an exchange of a residential property, or, where an escrow agreement has been executed in connection therewith, within 30 days after close of escrow, and that within 10 days after the smoke detectors and/or impact hazard glazing is/are installed he/she will so advise the Department of Building and Safety in writing; and

(c) Water conservation devices have been installed in accordance with Los Angeles Municipal Code Section 122.03;

(d) Metal bars, grilles, grates, security roll-down shutters, and similar devices over emergency escape windows in sleeping rooms have been installed in accordance with Los Angeles Municipal Code Section 91.310.4; and

(e) Lights and locks have been installed in accordance with Section 91.8607 of the Los Angeles Municipal Code.

The Department of Building and Safety shall deliver to the applicant, either in person or by mail, the reports required herein within 15 calendar days after the date of the acceptance of the application.
The owner must also provide a declaration under penalty of perjury that he or she has inspected the property for the existence of oak trees and the number of oak trees, if any, located on the subject property. For the purposes of this section, the definition of "oak tree" set forth in Section 46.01 of the Los Angeles Municipal Code shall apply. The declaration shall also authorize the Department to verify such information by entry upon the subject property. No declaration need be made if the subject property is one acre or less in size. A fee, as specified in Section 98.0412 (a) of the Los Angeles Municipal Code shall be collected by the Department for any inspection required to verify the declaration.

Sec. 14. The first paragraph of Section 152.09 of the Los Angeles Municipal Code is hereby amended to read as follows:

The cost of doing the work necessary to comply with any order or citation which resulted in the acceptance of a building, or a portion thereof, into REAP by the City Council or to comply with Section 91.8607 of the Los Angeles Municipal Code shall be disallowed for any rent increase under Section 151.07 A1 of Article 1 of this Chapter.
Sec. 15. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of DEC 9 1997.

J. MICHAEL CAREY, City Clerk

Approved DEC 17 1997

By

Deputy

Mayor

Approved as to Form and Legality

JAMES K. HAHN, City Attorney

By

SANDRA MISHELL THOMAS
Deputy City Attorney

File No. C.F. 95-1088

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