

Sec. 401. Paragraph a of the Exception to Subsection 91.6201.2 of the Los Angeles Municipal Code is amended to read as follows:

a. Signs not exceeding 20 square feet (1.85 m²) in area, placed upon the surface of the ground, no part of which extends more than 6 feet 6 inches (1981.2 mm) above the underlying ground, which have no mechanical or moving parts or to which no electricity or other source of illumination or power are attached to or made a part of the sign. Signs that fit within this category shall be separated from each other a minimum distance of 15 feet (4572 mm).

Sec. 402. Subdivision 2 of Subsection 91.6201.2 of the Los Angeles Municipal Code is amended to read as follows:

2. Prior to the issuance of a building permit(s) for temporary signs on temporary construction walls, and/or solid wood fences surrounding vacant lots pursuant to LAMC Section 14.4.17, the applicant shall post with the Department a bond in the amount of \$10,000.00, guaranteeing compliance with all conditions of the permit and the provisions of this ordinance. The applicant may post a surety bond, cash bond or negotiable United States Treasury Certificates of the kind approved by law for securing deposits of public money in accordance with the requirements of LAMC Section 91.8305, *et seq.*. Only one bond shall be required of each applicant regardless of the number of locations for which the applicant has requested a building permit for a temporary sign on temporary construction fences or fences surrounding vacant lots.

For purposes of this subsection, the term "applicant" shall mean the owner of the sign company or, if there is no sign company, the owner of the property.

Sec. 403. Subdivision 2 of Subsection 91.6201.3 of the Los Angeles Municipal Code is amended to read as follows:

2. Where more than one permit has been issued and the effect of those permits when considered together results in a code violation, all permits except the permit with the earliest date and time of issuance shall be invalid.

Sec. 404. The last sentence of Subsection 91.6201.5 of the Los Angeles Municipal Code is amended to read as follows:

Any person convicted of violating any provision of this division may be required to pay restitution to the City for all costs expended to investigate and/or enforce the provisions of this division.

Sec. 405. Subsection 91.6201.6.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6201.6.2. Basis. Before granting a significant modification, the Board must find (1) that a special, individual reason makes the strict letter of the ordinance impractical and (2) that the requested modification is in conformity with the spirit and purposes of the objectives set forth in LAMC Subsection 91.6201.6.6.

Sec. 406. Subsection 91.6201.6.3.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6201.6.3.1. Requests for modifications in individual cases shall be made in accordance with the procedure established in LAMC Subsection 98.0403.2.

Sec. 407. The last sentence of Subsection 91.6201.6.3.3 of the Los Angeles Municipal Code is amended to read as follows:

Upon receipt of the application, the Board shall set the matter for hearing and give notice by mail not less than ten days before the hearing of the time, place and purpose of the hearing to the applicant, to the owners of the property involved, and to the owners of all property within or outside of the City that is within a 300 foot (91.44 m) radius of the property on which the sign is to be placed as shown on the records of the City Engineer, or in the case of property outside the City, the records of the County Assessor.

Sec. 408. Subsection 91.6201.6.4 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6201.6.4. Board Referral. The Board may refer a request for a significant modification to the Sign Advisory Committee (LAMC Subsection 91.105.4) for evaluation and recommendation before it renders a decision.

Sec. 409. Subsection 91.6201.6.5 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6201.6.5. Fees. Processing fees for significant modifications are the same as those set forth for appeals to the Board in LAMC Subsection 98.0403.2. Significant modifications may also be subject to the fees set forth in LAMC Subsection 91.105.4 and LAMC Section 19.05.

Sec. 410. Section 91.6202 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.6202. DEFINITIONS.

Section H102 of Appendix H of the CBC is adopted by reference, except that the following terms are not adopted.

CODE

DISPLAY SIGN

PORTABLE DISPLAY SURFACE

The following terms are added:

CODE. As used in Division 62, Article 1, Chapter IX of the LAMC, Code shall mean Article 4.4, Chapter I of the LAMC. This is a clarification of and not a change to existing law.

MASONRY INFILL. Masonry infill is the unreinforced or reinforced masonry wall construction within a reinforced concrete frame.

SOLID MASONRY. Solid masonry shall mean reinforced masonry properly designed in accordance with Division 21, Article 1, Chapter IX of the LAMC and shall not include an unreinforced masonry bearing wall as defined in LAMC Section 91.8803 and masonry infill as defined in this section.

Sec. 411. The first sentence of Subsection 91.6204.2 of the Los Angeles Municipal Code is amended to read as follows:

Any person who sells an identification sign, monument sign, pole sign, projecting sign or wall sign, as those terms are defined in Chapter I of the LAMC, for installation in the City, shall provide written notice of the provisions of this division to the purchaser.

Sec. 412. Subsection 91.6205.18.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6205.18.1. General. All off-site sign structures as defined in LAMC Section 14.4.2 and subject to the provisions of Chapter I of the LAMC are subject to regular inspection. Beginning February 1, 2015, the Superintendent of Building or an authorized representative shall inspect each sign a minimum of once every two years.

Sec. 413. The second sentence of Subsection 91.6205.18.2 of the Los Angeles Municipal Code is amended to read as follows:

The person or entity in control of an off-site sign structure subject to inspection shall pay a regulatory fee of \$169.87 to the Department and provide a copy of a valid permit issued by the City for each off-site sign structure or a copy of a valid permit issued by the appropriate jurisdiction if the lot was annexed to the City.

Sec. 414. The second and third sentences of the second unnumbered paragraph of Subsection 91.6205.18.2 of the Los Angeles Municipal Code are amended to read as follows:

If the fee is not paid on or before the last day of the month in which it is due, a monthly penalty equal to 5 percent of any outstanding fee, but not less than \$10.00, shall be added to the outstanding fee each month until the outstanding fee is paid. Should the person or entity in control fail to pay the required fee, the City may recover the fee, plus accrued penalties, utilizing any remedy approved by law.

Sec. 415. The third unnumbered paragraph of Subsection 91.6205.18.2 of the Los Angeles Municipal Code is amended to read as follows:

The Department shall cause all money collected pursuant to this section to be deposited into the Off-Site Sign Periodic Inspection Fee Trust Fund described in LAAC Section 5.111.17 for purposes of disbursement as that section permits.

Sec. 416. The last sentence of the last unnumbered paragraph of Subsection 91.6205.18.2 of the Los Angeles Municipal Code is amended to read as follows:

Payment of the fee shall not create a presumption that the sign is lawfully erected, as that term is defined in LAMC Subsection 91.6205.18.7.

Sec. 417. Subsection 91.6205.18.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6205.18.3. Inspection Records. The Department shall keep records of the off-site sign inspection program, showing the following information for each off-site sign structure subject to inspection pursuant to LAMC Subsection 91.6205.18: the payment of inspection fees; that inspections have been conducted; any known building permit number; size of sign as shown on any known building permit; issuance date of any known building permit; any subsequent building permits issued for that sign; any information required pursuant to this Division or obtained pursuant to inspection; and whether the off-site sign structure has been determined to be in compliance with the terms of the inspection described in LAMC Subsection 91.6205.18.2 and with all applicable regulations at the time the permit was issued.

Sec. 418. The first sentence of Subsection 91.6205.18.6 of the Los Angeles Municipal Code is amended to read as follows:

If, upon inspection, the Superintendent of Building or an authorized representative observes one or more violations of the LAMC, the Superintendent of Building shall issue an Order to Comply

Sec. 419. Subsection 91.6207.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6207.1. Use of Combustibles. Wood, approved plastic or plastic veneer panels as provided for in Division 26, Article 1, Chapter IX of the LAMC or other materials of combustible characteristics similar to wood that is used for moldings, cappings, nailing blocks, letters and latticing shall comply with Section H107 of Appendix H of the CBC and shall not be used for other ornamental features of signs, unless approved.

Sec. 420. Subsection 91.6210.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6210.1. General. Roof signs shall be constructed entirely of metal or other approved noncombustible material except as provided for in LAMC Subsections 91.6206.1.1 and 91.6207.1. Provisions shall be made for electric grounding of metallic parts. Where combustible materials are permitted in letters or other ornamental features, wiring and tubing shall be kept free and insulated from each other. Roof signs shall be so constructed as to leave a clear space of not less than 6 feet (1828.8 mm) between the roof level and the lowest part of the sign and shall have at least 5 feet (1524 mm) clearance between the vertical supports. No portion of any roof sign structure shall project beyond an exterior wall.

Sec. 421. Subsection 91.6211.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6211.1. Materials. Wall signs that have an area exceeding 40 square feet (3.72 m²) shall be constructed of metal or other approved noncombustible material, except for nailing rails and as provided for in LAMC Subsections 91.6206.1.1 and 91.6207.1.

Sec. 422. Section 91.6215 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.6215. REFERENCED STANDARDS.

ASTM D 635- 03	Test Method for Rate of Burning and/or Extent and Time of Burning of Self- Supporting Plastics in a Horizontal Position	LAMC Subsection 91.6207.1.1
NFPA 70-08	National Electrical Code	LAMC Subsections 91.6206.1, 91.6206.2
NFPA	Methods of Fire Test	LAMC

701-99	for Flame Propagation of Textiles and Films	Subsection 91.6206.1.1
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Sec. 423. Subdivision 1 of Subsection 91.6216.4.1 of the Los Angeles Municipal Code is amended to read as follows:

1. The aggregate value of the work in any one year does not exceed 10 percent of the replacement cost of both the sign and sign support structure; and

Sec. 424. The first sentence of Subsection 91.6216.4.2 of the Los Angeles Municipal Code is amended to read as follows:

Alterations, repairs or rehabilitation of existing sign and/or sign support structures in excess of 10 percent of the replacement cost of both the sign and sign support structure may be made provided:

Sec. 425. Subsection 91.6302.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6302.2. Ceiling Heights. Every room shall have a ceiling height of not less than 8 (2438.4 mm) feet between the finished floor and the finished ceiling.

EXCEPTIONS:

1. Toilet rooms may have a ceiling height of not less than 7 feet 6 inches (2286 mm).
2. Refrigerated cold storage rooms are exempted from this ceiling height requirement.

Sec. 426. The last unnumbered paragraph of Subsection 91.6302.3 of the Los Angeles Municipal Code is amended to read as follows:

Ducts penetrating a ceiling or floor shall be enclosed in a shaft enclosure conforming to the requirements of CBC Section 713. Where a shaft enclosure is not required by CBC Section 713, ducts that convey grease vapors shall be enclosed in a one-hour fire-resistive shaft. The shaft shall be separated from the duct by a minimum 6 inch (152.4 mm) air space vented to the outside air.

Sec. 427. Subdivisions 3 and 4 of Subsection 91.6302.4 of the Los Angeles Municipal Code are amended to read as follows:

3. **Privacy.** Toilet rooms shall be so arranged or equipped with view screens as to protect users of toilets and urinals from view from outside the room when the door to the toilet room is open.

EXCEPTION: View screen is not required if the toilet room is only for single accommodation, unisex and a bathroom is provided.

Entrances to the toilet rooms for different sexes shall be properly separated by a space of at least 10 feet (3048 mm) or by view screens.

4. **Dimensions.** Toilet rooms shall have dimensions and area as required in Division 11, Article 1, Chapter IX of the LAMC.

Sec. 428. Subsection 91.6302.7 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6302.7. Rat Protection. Every food establishment shall be completely surrounded by a continuous exterior foundation wall not less than 12 inches (304.8 mm) below grade.

Sec. 429. Section 91.6303 of the Los Angeles Municipal Code is amended to read as follows:

SEC. 91.6303. SERVICE STATIONS.

Every service station located within 660 feet (201.16 m) of an accessible right-of-way of any interstate or primary highway, as defined in California Business and Professions Code Sections 5215 and 5220, shall provide, during business hours, public restrooms for use by its customers. The public restroom shall not be temporary or portable but shall be permanent and shall include separate facilities for men and women, each with toilets and sinks suitable for use by disabled persons in accordance with Division 11, Article 1, Chapter IX of the LAMC and shall be maintained in a clean and sanitary manner. This section shall not apply to service stations which are fully operational prior to January 1, 1990.

Sec. 430. The first sentence of Subsection 91.6304.1 of the Los Angeles Municipal Code is amended to read as follows:

In any residential building, every interior door in a doorway through which occupants pass shall have a minimum width of 32 inches (812.8 mm).

Sec. 431. Subsection 91.6304.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6304.2. Interior Illumination. All recreation or service rooms accessory to apartment houses shall be provided with an incandescent light bulb (minimum of 60 watts) or other artificial light at a maximum height of 8 feet (2438.4 mm) and shall provide have a minimum average surface illumination of 0.2 footcandles (2.15 lx) at floor level. Where, in any specific case, different sections of the LAMC 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 LAMC.

Sec. 432. Subsection 91.6304.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6304.3. Additional Requirements for Installation of Bars, Grills, Grates or Similar Devices. In addition to the requirements of CBC Section 1029, all bars, grills, grates or similar devices shall comply with the following:

1. A permit is obtained from the Department and a fee is paid as required in LAMC Subsection 91.107.4.5. Any permit so issued shall be valid for a period of 90 days from its issuance. The Department may allow a "certified installer" to be used, in lieu of obtaining a permit, in accordance with LAMC Section 91.1712.
2. Any person who willfully or knowingly, with the intent to deceive, makes a false statement or representation, or knowingly fails to disclose a material fact in any documentation required by the Department to ascertain facts relative to this Section, LAMC Subsection 91.107.4.5 or to Section 91.1712, including any oral or written evidence presented, shall be guilty of a misdemeanor.

Sec. 433. Subsection 91.6305.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6305.1. Light. All parking garages serving dwelling units or guest rooms shall be provided with an incandescent light bulb (minimum of 60 watts) or other artificial light at a maximum height of 8 feet (2438.4 mm) and shall provide a minimum average surface illumination of 0.2 footcandles (2.15 lx) at floor level. Where, in any specific case, different sections of the LAMC specify different requirements, the most restrictive shall govern.

Sec. 434. The first unnumbered paragraph of Subsection 91.6305.2 of the Los Angeles Municipal Code is amended to read as follows:

All parking garages serving dwelling units or guest rooms shall be provided with an incandescent light bulb (minimum of 60 watts) or other artificial light at a maximum

height of 8 feet (2438.4 mm) and shall provide 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 20 minutes.

Sec. 435. The last unnumbered paragraph of Subsection 91.6305.1 of the Los Angeles Municipal Code is amended to read as follows:

Where, in any specific case, different sections of the LAMC specify different requirements, the most restrictive shall govern.

Sec. 436. Subsection 91.6307.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6307.1. Shower and Locker Facilities for Office Commercial, Business and Professional Uses. For office commercial, business and professional uses in the C and M zones, and for buildings owned by the City and used by the City for government purposes, regardless of zone, shower facilities shall be available and accessible for all employees in new buildings and in existing buildings, when additions are made thereto, as follows:

1. For new buildings and additions to existing building with at least 50,000 square feet (4645.15 m²) of floor area, one shower for each gender;
2. For new buildings and additions to existing buildings with 150,000 square feet (13 935.45 m²) to less than 250,000 square feet (23 225.76 m²) of floor area, two showers for each gender.
3. For new buildings and additions to existing buildings with 250,000 square feet (23 225.76 m²) of floor area or more, one additional shower for each gender for each increment of 100,000 square feet (9290 m²) of floor area or portion thereof.

For the uses specified above, where bicycle parking spaces are required pursuant to LAMC Section 12.21-A16, one locker facility shall be provided for each required bicycle parking space. Locker facilities required by this section shall be located to permit access by either gender.

Sec. 437. The second and third unnumbered paragraphs of Subsection 91.6307.2 of the Los Angeles Municipal Code are amended to read as follows:

For new buildings and additions to existing building with 50,000 square feet (4645.15 m²) of floor area and greater, one shower for each gender.

For the uses specified above, where bicycle parking spaces are required pursuant to LAMC Section 12.21-A16, one locker facility shall be provided for each

required bicycle parking space. Locker facilities required by this section shall be located to permit access by either gender.

Sec. 438. Subdivisions 1 and 2 of Subsection 91.6307.3 of the Los Angeles Municipal Code are amended in its entirety to read as follows:

1. For new buildings and additions to existing building with at least 100,000 square feet (9290.30 m²) to less than 300,000 square feet (27870.91 m²) of floor area, one shower for each gender;

2. For new buildings and additions to existing buildings with 300,000 square feet (27870.91 m²) of floor area or greater, one additional shower for each gender for each additional increment of 200,000 square feet (18580.60 m²) of floor area or portion thereof.

For the uses specified above, where bicycle parking spaces are required pursuant to LAMC Section 12.21-A16, one locker facility shall be provided for each required bicycle parking space. Locker facilities required by this section shall be located to permit access by either gender.

Sec. 439. The first sentence of Section 91.6703 of the Los Angeles Municipal Code is amended to read as follows:

The provisions of this division shall not be applicable to latching or locking devices on exit doors to the extent that the provisions of this division are contrary to the provisions of Division 10, Article 1, Chapter IX of the LAMC nor shall the regulations of this division be construed to waive any other provision of this Code.

Sec. 440. The definition of Security Opening of Section 91.6705 of the Los Angeles Municipal Code is amended to read as follows:

SECURITY OPENING. An opening in a wall, partition, or roof when such opening occurs in any of the following locations:

1. In an exterior wall and less than 16 feet (4876.8 mm) above the grade of any adjoining yard, court, passageway, public way, walk, breezeway, patio, planter porch or similar area.

2. In an exterior wall and less than 16 feet (4876.8 mm) above the surface of any adjoining roof, balcony, landing, stair tread, platform, or similar structure when that surface is accessible to the public or another tenant or when any portion of such surface is itself less than 16 feet (4876.8 mm) above an accessible grade.

3. In the enclosing partitions of a dwelling unit, private garage, guest room or single-tenant non-residential area.

4. In a roof when any portion of such roof is less than 16 feet (4876.8 mm) above an accessible grade or surface accessible by another tenant or the public.

Sec. 441. The last sentence of Section 91.6706 of the Los Angeles Municipal Code is amended to read as follows:

Such windows or view ports shall be constructed in compliance with the provisions of LAMC Section 91.6713.

Sec. 442. Section 91.6707 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.6707. APPURTENANT ACCESS.

Buildings located within 8 feet (2438.4 mm) of utility poles or similar structures which could otherwise be used to gain access to the building's roof, balcony or similar surfaces shall have access to such building surfaces protected by screens, barricades or fences made of materials which preclude human climbing. Such protection shall extend to where the surfaces are more than 8 feet (2438.4 mm) from the pole or access structure.

Sec. 443. Section 91.6708 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.6708. DOORS – GENERAL.

Every door in a security opening shall be constructed, installed and secured as set forth in LAMC Sections 91.6709, 91.6710, 91.6711 and 91.6712. Glazing in doors shall comply with LAMC 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 8 feet (2438.4 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 LAMC specify different requirements, the most restrictive shall govern.

Sec. 444. Subdivisions 1, 2, and 3 of Subsection 91.6709.1 of the Los Angeles Municipal Code are amended to read as follows:

1. Solid core doors not less than 1 3/8 inches (34.92 mm) in thickness.
2. Wood panel type door with panels fabricated of lumber not less than 9/16 inch (14.27 mm) thickness provided shaped portions of the panels are not less than 1/4 inch (6.35 mm) thick. Individual panels shall not exceed 300 square inches (.19 m²) in area. Stiles and rails shall be of solid lumber with

overall dimensions of not less than 1 3/8 inches (34.92 mm) in thickness and three inches in width. Mullions shall be considered a part of adjacent panels unless sized as required herein for stiles and rails, except mullions not over 18 inches (457.2 mm) long may have an overall width of not less than 2 inches (50.8 mm). Carved areas shall have a thickness of not less than 3/8 inches (9.52 mm). Dimensional tolerances published in recognized industry standards may be utilized.

3. Hollow core doors or doors less than 1 3/8 inches (34.92 mm) in thickness either of which are covered on the inside face with 16 gauge sheet metal attached with screws at 6 inches (152.4 mm) maximum centers around the perimeter. Glazing in doors shall be as set forth in LAMC Section 91.6713.

Sec. 445. Subsection 91.6709.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6709.2. A single swinging door, the active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a deadbolt and deadlocking latch. The deadbolt and latch may be activated by one lock or by individual locks. Deadbolts shall contain hardened inserts to repel cutting tools. The lock or locks shall be key-operated from the exterior side of the door and operable from the interior side by a device which does not require a key, special knowledge, or special effort to operate.

EXCEPTIONS:

1. The latch may be omitted from doors in Group B, F, M, S Occupancies.

2. In other than residential buildings, locks may be key operated on the inside when not prohibited by the provisions of Division 10, Article 1, Chapter IX of the LAMC.

3. A swinging door greater than 5 feet (1524 mm) in width may be secured as set forth in LAMC Section 91.6711.

A straight deadbolt shall have a minimum throw of 1 inch (25.4 mm) and an embedment of not less than 5/8 inch (15.87 mm) into the holding device receiving the projected bolt. A hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4 inch (19.05 mm). All deadbolts of locks which automatically activate two or more deadbolts shall embed at least 1/2 inch (12.7 mm) into the holding devices receiving the projected bolts.

Sec. 446. The first sentence of Subsection 91.6709.3 of the Los Angeles Municipal Code is amended to read as follows:

The inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a deadbolt or deadbolts as set forth in LAMC Subsection 91.6709.2.

Sec. 447. Subdivision 3 of Subsection 91.6709.3 of the Los Angeles Municipal Code is amended to read as follows:

3. Manually operated hardened bolts at the top and bottom of the leaf which embed a minimum of 1/2 inch (12.7 mm) into the receiving device may be used when not prohibited by Division 10, Article 1, Chapter IX of the LAMC.

Sec. 448. The third sentence of Subsection 91.6709.5 of the Los Angeles Municipal Code is amended to read as follows:

Jamb studs shall be not less than 1/4 inch (6.35 mm) diameter steel and shall project into the door and jamb not less than 1/4 inch (6.35 mm).

Sec. 449. The first sentence of Subsection 91.6709.7 of the Los Angeles Municipal Code is amended to read as follows:

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 (63.5 mm) in length which penetrate the wall framing.

Sec. 450. The first sentence of Section 91.6710 of the Los Angeles Municipal Code is amended to read as follows:

Sliding glass doors shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in LAMC Subsection 91.6717.1.

Sec. 451. The first sentence of Section 91.6711 of the Los Angeles Municipal Code is amended to read as follows:

Metal or wooden overhead and sliding doors shall be secured with a cylinder lock, padlock with a minimum 9/32 inch (7.13 mm) diameter hardened steel shackle bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured by an electrical power operation.

Sec. 452. The first sentence of Section 91.6712 of the Los Angeles Municipal Code is amended to read as follows:

Metal accordion-grate or grille-type doors shall be equipped with metal guides at the top and bottom and cylinder locks or padlocks having minimum 9/32 inch (7.13 mm) hardened steel shackles with hardened steel hasps, bolted in place.

Sec. 453. Section 91.6713 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.6713. GLAZED OPENING – GENERAL.

All windows, skylights, glazing in doors or other glazing in security openings shall conform to this section and to the applicable requirements of LAMC Sections 91.6714, 91.6715 and 91.6716.

Glazed openings within 40 inches (1016 mm) of the required locking device of the door, when the door is in the closed and locked position and when the door is operable from the inside without the use of a key, shall be fully tempered glass, conforming to the provisions of CBC Section 2406, or approved burglary-resistant material, or shall be protected by metal bars, screens or grilles having a pattern such that the maximum dimension of any opening does not exceed 2 inches (50.8 mm).

EXCEPTION: The provisions of this section shall not apply to sliding glass doors which conform to the provisions of LAMC Section 91.6710 or to view ports or windows which do not exceed 2 inches (50.8 mm) in their greatest dimension.

Sec. 454. Section 91.6714 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.6714. GLAZING.

In Group B, F, M, S Occupancies, panes of glazing with at least one dimension greater than 6 inches (152.4 mm), but less than 48 inches (1219.2 mm), shall be constructed of fully tempered glass or approved burglary-resistant material or shall be protected by metal bars or grilles which are constructed to preclude human entry. Such bars or grilles shall have a pattern such that at least one dimension of any opening shall be no greater than 6 inches (152.4 mm).

Sec. 455. The first sentence of Subsection 91.6715.1 of the Los Angeles Municipal Code is amended to read as follows:

Sliding glass windows shall be provided with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in LAMC Subsection 91.6717.2.

Sec. 456. The second sentence of Subsection 91.6715.2 of the Los Angeles Municipal Code is amended to read as follows:

In Group B, F, M, S Occupancies, such devices shall be glide bars, bolts, cross bars and/or padlocks with minimum 9/32 inch (7.13 mm) hardened steel shackles and bolted, hardened steel hasps.

Sec. 457. The second sentence of Subsection 91.6715.3 of the Los Angeles Municipal Code is amended to read as follows:

Such bars or grilles shall have a pattern such that no less than one dimension of any opening shall be 6 inches (152.4 mm) or less.

Sec. 458. The first sentence of Subsection 91.6715.4 of the Los Angeles Municipal Code is amended to read as follows:

Any release for metal bars, grilles, grates or similar devices constructed to preclude human entry that are installed shall be located on the inside of the adjacent room and at least 24 inches (609.6 mm) from the closest opening through such metal bars, grilles, grates or similar devices that exceed 2 inches (50.8 mm) in any dimension.

Sec. 459. Subsection 91.6716.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6716.2. Hatchway covers of less than 1 3/4 inch (44.45 mm) thick solid wood construction shall be covered on the inside with 16-gauge sheet metal attached by screws around the perimeter spaced at 6 inch (152.4 mm) maximum centers.

Sec. 460. Subsection 91.6716.5 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.6716.5. Openings within 40 inches (1016 mm) of the required locking device of the door when said door is in the closed and locked position and when said door is operable without the use of a key shall not exceed 2 inches (50.8 mm) in their greatest dimension or shall be protected by metal bars or grilles having a pattern such that the openings of which do not exceed 2 inches (50.8 mm) in the greatest dimension.

Sec. 461. The Exception to Subsection 91.6716.6 of the Los Angeles Municipal Code is amended to read as follows:

EXCEPTION: Openings which are more than 40 inches (1016 mm) from the required locking device of a door in the closed and locked position when the door is operable from the inside without the use of a key, and which do not exceed 96 square inches (.061 m²) in area, with no less than one dimension thereof being 6 inches (152.4 mm) or less.

Sec. 462. Subdivision 1 of Subsection 91.6717.1 of the Los Angeles Municipal Code is amended to read as follows:

1. **Test A.** With the panels in the normal position, a concentrated load of 300 pounds shall be applied separately to each vertical pull stile incorporating a locking device at a point on the stile within 6 inches (152.4 mm) of the locking device in the direction parallel to the plane of glass that would tend to open the door.

Sec. 463. Subdivision 1 of Subsection 91.6717.2 of the Los Angeles Municipal Code is amended to read as follows:

1. **Test A.** With the sliding sash in the normal position, a concentrated load of 150 pounds shall be applied separately to each sash member incorporating a locking device at a point on the sash member within 6 inches (152.4 mm) of the locking device in the direction parallel to the plane of glass that would tend to open the window.

Sec. 464. Subdivision 3 of Subsection 91.6717.2 of the Los Angeles Municipal Code is amended to read as follows:

3. **Test C.** Repeat Test B with the 75 pound force in the reversed direction toward the exterior side of the window.

Sec. 465. Section 91.7003 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.7003. DEFINITIONS.

For the purposes of this division the definitions listed hereunder shall be construed as specified in this section.

APPROVAL. The proposed work or completed work conforms to this division to the satisfaction of the Superintendent of Building.

AS-GRADED. The extent of surface conditions on completion of grading.

BEDROCK. In-place solid rock.

BENCH. A relatively level step excavated into earth material on which fill is to be placed.

BORROW. Earth material acquired from an on-site or off-site location for use in grading on a site.

CIVIL ENGINEER. A professional engineer registered in the state to practice in the field of civil engineering works.

CIVIL ENGINEERING. The application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil works.

COMPACTION. The densification of a fill by mechanical means.

EARTH MATERIAL. Any rock, natural soil, fill, or combination thereof.

ENGINEERING GEOLOGIST. A geologist duly licensed by the State of California and experienced and knowledgeable in engineering geology.

ENGINEERING GEOLOGY. The application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil engineering works.

EROSION. The wearing away of the ground surface as a result of the movement of wind, water or ice.

EXCAVATION. The mechanical removal of earth material.

FILL. A deposit of earth material placed by artificial means.

GEOTECHNICAL ENGINEER. See "soils engineer."

GRADE. The vertical location of the ground surface.

Existing Grade. The grade prior to grading.

Finish Grade. The final grade of the site which conforms to the approved plan.

Rough Grade. The stage at which the grade approximately conforms to the approved plan.

GRADING. Any excavating or filling or combination thereof.

HILLSIDE AREAS. Any land designated as a Hillside Area based on the latest Bureau of Engineering Basic Grid Map No. A-13372 and made part of this section.

**BASIC GRID MAP
No. A-13372
(Added by Ord. No. 129,885, Eff. 4/19/65.)**

[Editor's Note: The map referred to in this section is on file in the official City documents located in the Office of the City Clerk in Council File No. 121222 Sup. #1.]

KEY. A designed compacted fill placed in a trench excavated in earth material beneath the toe of a proposed fill slope.

PROFESSIONAL INSPECTION. The inspection required by this Code to be performed by the civil engineer, soils engineer or engineering geologist. Such inspections include that performed by persons supervised by such engineers or geologists and shall be sufficient to form an opinion relating to the conduct of the work.

ROCK. Any consolidated or coherent and relatively hard natural formed mass of mineral material.

SEEPAGE. The flow of water through earth material caused by gravitational forces.

SITE. Any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

SLOPE. An inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance. Slope greater than 10% shall be considered as a sloping surface.

SLOPE FAILURE, Class I. Involves bedrock, and a combined geologic and geotechnical report need to be submitted to address its cause and to provide recommended repair methods.

SLOPE FAILURE, Class II. Involves soil, and a geotechnical report needs to be submitted to address its cause and to provide recommended repair methods.

SLOPE FAILURE, Class III. Involves surficial problems, and unless determined as necessary by Inspection, neither a geologic nor a geotechnical report is required prior to the repair.

SOIL. Naturally occurring superficial deposits overlying bedrock.

SOILS ENGINEER (GEOTECHNICAL ENGINEER). A civil engineer duly licensed by the State of California who is experienced in the application of the principles of soil mechanics in the investigation, evaluation and design of civil works involving the use of earth materials.

SOILS ENGINEERING (GEOTECHNICAL ENGINEERING). The application of the principles of soils mechanics in the investigation, evaluation and design of civil engineering works involving the use of earth materials and the inspection or testing of the construction thereof.

TERRACE. A relatively level step constructed in the face of a graded slope surface for drainage and maintenance purposes.

Sec. 466. The second sentence of Section 91.7004 of the Los Angeles Municipal Code is amended to read as follows:

Grading involving less than 5,000 cubic yards (3825 m³) in a non-hillside area shall be designated “**regular grading**” unless the permittee chooses to have the grading performed as engineered grading, or the Superintendent of Building determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading.

Sec. 467. Subsection 91.7005.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7005.2. Building Foundations. Building foundations and temporary shoring shall be designed and constructed as specified in Division 4, Article 1.5, Chapter IX of the LAMC or in Division 18 and Division 33, Article 1, Chapter IX of the LAMC.

Sec. 468. The second sentence of Subsection 91.7005.3 of the Los Angeles Municipal Code is amended to read as follows:

Except for California native oak, bay, black walnut and sycamore trees regulated by the provisions of Article 7 of Chapter I or Article 6 of Chapter IV of the LAMC, removal of trees and shrubbery will be allowed where such work will not disturb the turf, sod or other existing vegetative ground cover.

Sec. 469. The last sentence of Subsection 91.7005.5 of the Los Angeles Municipal Code is amended to read as follows:

The Department may waive or reduce the requirements of LAMC Sections 91.7012 and 91.7013 for planting, irrigation, erosion control and drainage devices for portions of a cemetery graded or to be graded with a maximum slope of one unit vertical in three units horizontal (33.3% slope) if the applicant shows to the Department’s satisfaction that slope erosion and drainage will be controlled entirely within the boundaries of the property which is dedicated, used or to be used for cemetery purposes.

Sec. 470. Subsection 91.7005.6 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7005.6. Maintenance of Protective Devices. The owner of any property on which an excavation or fill has been made pursuant to a permit granted under Division 1, Article 1, Chapter IX of the LAMC, or any other person or agent in control of such property, shall maintain in good condition and repair all retaining walls, cribbing, drainage structures and other protective devices, on said property, as shown on the approved plans and specifications submitted with the application for a permit.

Sec. 471. Subsection 91.7005.8.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7005.8.2. Noncompliance Fee. See LAMC Section 98.0411.

Sec. 472. The last sentence of Subsection 91.7005.9 of the Los Angeles Municipal Code is amended to read as follows:

Whenever the principal building on a site is added to, altered or repaired in excess of 50 percent of its replacement value, the entire site shall be made to conform to the provisions of this division and Division 18, Article 1, Chapter IX of the LAMC.

Sec. 473. Subdivisions 7 and 8 of Subsection 91.7006.1 of the Los Angeles Municipal Code are amended to read as follows:

7. When reports are required pursuant to LAMC Subsection 91.7006.2, recommendations included in the approved soils engineering report and engineering geology report shall be incorporated into the grading plans. A copy of the soils report, geological report, and Department letter approving such reports shall be attached to the approved set of grading plans and kept at the job site.

8. When reports are required pursuant to LAMC Subsection 91.7006.2, the dates of the soils engineering and engineering geology reports together with the names, addresses and phone numbers of the firms or individuals who prepared the reports shall be incorporated in the grading plans.

Sec. 474. Subdivision 1 of Subsection 91.7006.2 of the Los Angeles Municipal Code is amended to read as follows:

1. Soils and/or geological reports are required when they are stipulated in a Grading Pre-inspection Report prepared as directed by the Department.

Sec. 475. Subdivision 3 of Subsection 91.7006.2 of the Los Angeles Municipal Code is amended to read as follows:

3. Soils reports are required when the design of the foundations does not conform to the requirements of Division 18, Article 1, Chapter IX of the LAMC.

Sec. 476. Subdivision 5 of Subsection 91.7006.2 of the Los Angeles Municipal Code is amended to read as follows:

5. Soils and/or geological reports may be required to evaluate liquefaction, slope instability and surface ground rupture resulting from earthquake motions in accordance with CBC Section 1803.

The Superintendent of Building may require a geotechnical investigation in accordance with CBC Section 1803.2 to address the potential of liquefaction when, during the course of an investigation, all of the following conditions are discovered:

1. Shallow ground water, 50 feet (1524 m) or less.
2. Unconsolidated sandy alluvium.

Sec. 477. Subsection 91.7006.3.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7006.3.1. Soils Engineering Report. The soils engineering report required by LAMC Subsection 91.7006.2 shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, including buttress fills, when necessary, and opinion on adequacy for the intended use of sites to be developed by the proposed grading as affected by soils engineering factors, including the stability of slopes.

Sec. 478. The first sentence of Subsection 91.7006.3.2 of the Los Angeles Municipal Code is amended to read as follows:

The engineering geology report required by LAMC Subsection 91.7006.2 shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors.

Sec. 479. The second and third sentences of Subsection 91.7006.4 of the Los Angeles Municipal Code are amended to read as follows:

This exploratory work shall conform to the rules and regulations for hillside exploratory work established by the Superintendent of Building. The Department may waive this requirement when it determines from the application and site conditions that the proposed grading will conform to the provisions of this Code.

Sec. 480. The first sentence of Subsection 91.7006.5.1 of the Los Angeles Municipal Code is amended to read as follows:

Before a permit is issued for excavation or fill of 250 cubic yards (191.3 m³) or more of earth in a hillside area, the owner of the property shall file with the Department a bond for the benefit of the City.

Sec. 481. The third and fourth sentences of Subsection 91.7006.5.5 of the Los Angeles Municipal Code is amended to read as follows:

The surety executing such bond, or such deposit, shall continue to be firmly bound under a continuing obligation for the payment of all necessary costs and

expenses that may be incurred or expended by the City in causing any and all of such required work to be done and that said surety or the depositor assents to any lawful extension of time within which to construct and complete such work. Such costs shall include an amount equal to the cost to the City of administering the contract and supervising the work required. In the case of a cash bond, the deposit, or any unused portion thereof, shall be refunded to the depositor upon completion of the work to the satisfaction of the Department.

Sec. 482. The second unnumbered paragraph of Subsection 91.7006.5.9 of the Los Angeles Municipal Code is amended to read as follows:

In the event of default in the performance of any terms or conditions of the permit, the surety or any person employed or engaged on his or her behalf shall have the right to go upon the premises to complete the required work, including the installation of temporary erosion control devices.

Sec. 483. The last unnumbered paragraph of Subsection 91.7006.5.9 of the Los Angeles Municipal Code is amended to read as follows:

It shall be unlawful for the owner or any other person to interfere with the ingress and egress from such premises of any authorized representative or agent of any surety company or the City engaged in the work ordered by the Department or the Board of Public Works.

Sec. 484. The second unnumbered paragraph of Subsection 91.7006.6 of the Los Angeles Municipal Code is amended to read as follows:

In the event contours on adjacent properties are permanently changed, structures or drainage devices are added or modified, and/or the work done requires a grading permit under LAMC Subsection 91.106.1.2, a separate permit shall be required for each such affected adjoining property in addition to the consent letter. Furthermore, the adjacent property owner shall acknowledge his or her consent on plans showing such work. The consent letter will not be required if the adjoining owner obtains a grading permit.

Sec. 485. Subdivision 3 of Subsection 91.7006.7.2 of the Los Angeles Municipal Code is amended to read as follows:

3. Establishing a temporary “**no parking**” area authorized by the General Manager of the Transportation Department when determined to be necessary.

Sec. 486. Subdivisions 1 and 2 of Subsection 91.7006.7.5 of the Los Angeles Municipal Code is amended to read as follows:

1. The applicant shall submit a proposed method of hauling, which shall include the location of borrow and/or dispersal sites within the hillside area, the truck staging areas, the portion of the haul route within the hillside area and

extending to or from a major or secondary highway, the maximum gross weight of haul vehicles when loaded and other information as may be required by the Departments of Building and Safety, Transportation and Public Works. In addition, the applicant shall submit a copy of the soil/geological report approval letter when reports are required pursuant to LAMC Subsection 91.7006.2, a vicinity map, and a list of affected property owners to be notified of the public hearing pursuant to Item 4 of LAMC Subsection 91.7006.4.

2. The Department shall immediately forward a copy of the hauling proposal to the Department of Public Works which shall review same to determine the effect of the proposed hauling operation on the structural integrity of the public streets, on public safety due to street alignment, width and grade, and on public health and welfare due to noise and vibration as it may affect private property situated on or adjacent to the haul route within the hillside area.

The Department of Public Works shall collect a fee and may require a bond as specified in Article 2, Chapter VI of the LAMC. The Department of Public Works may, within 21 days after receipt of the proposal, recommend conditions to be imposed on the hauling operations to protect the public health, safety and welfare in the respects hereinabove specified.

Sec. 487. Subdivisions 4, 5, 6 and 7 of Subsection 91.7006.7.5 of the Los Angeles Municipal Code are amended to read as follows:

4. The Department shall within 45 days after receipt of the proposed method of hauling, schedule a public hearing before the board provided that any environmental document required pursuant to the provisions of the California Environmental Quality Act has been completed and that the soils/geology report for the project, if required pursuant to LAMC Subsection 91.7006.2, has been reviewed and approved by the Department's Grading Division.

The Department shall give notice of the time, place and purpose of the hearing as follows:

a. by publishing a notice in at least one publication of general circulation in the City, designated for that purpose by the City Clerk, not less than ten days prior to the date of the hearing; and

b. by mailing a written notice at least ten days prior to the date of the hearing to the owner or owners of the property involved, and to the owners of all properties within 300 feet (91.44 m) of the exterior boundaries of the site for which the grading permit has been requested using, for the purpose of notification, the last known name and address of owners as are shown on the records of the City Engineer or the records of the County Assessor; and

c. by the applicant posting notice of the public hearing in a conspicuous place and in clear public view on the property involved at least five days prior to the date of the public hearing.

5. At the public hearing, the Board shall consider the views of the applicant and all other affected persons. The Board shall then grant or conditionally grant approval of export and import operations or, in the event it determines that the grading activity, including the hauling operation, will endanger the public health, safety and welfare, it shall deny the request. Where conditions of the permit are recommended by the Department of Public Works, including the condition that a bond be posted pursuant to LAMC Section 62.202, such conditions shall be made a part of any permit that may be issued. The decision of the Board shall not be effective until 10 calendar days have elapsed from the date of the Board's decision.

6. Any affected person, including the applicant, who is dissatisfied with the decision of the Board, may appeal the Board decision within ten days to the City Council by filing an appeal with the City Clerk. The City Council shall hear and make its determination on the appeal not later than the 30th day after the appeal has been filed. The decision of the City Council on the matter shall be final. If the City Council fails to act on any appeal within the time limit specified in this section, the action of the Board on the matter shall be final.

7. The provisions of this section shall not apply to applications for permits which apply to export or import operations which have been approved in accordance with LAMC Section 17.13.

Sec. 488. Subsection 91.7006.8.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7006.8.1. Subdivision Map Act. No permit shall be issued for any grading or import or export of earth materials to or from any grading site except in compliance with the zoning, private street and division of land regulations contained in Chapter I of the LAMC, the Subdivision Map Act of the State of California and the approved master plan for the area in which the grading is to be done.

Sec. 489. Subsection 91.7006.8.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7006.8.2. Tentative Tract Map. No permit shall be issued for the import or export of earth materials to or from and no grading shall be conducted on any grading site in hillside areas having an area in excess of 60,000 square feet (5574.18 m²) unless a tentative tract map has been approved therefor by the advisory agency. The advisory agency may waive this requirement if it determines that a tract map is not required by the division of land regulations contained in Chapter I of the LAMC.

EXCEPTION: The requirements of this section shall not apply to any grading allowed under the exception to LAMC Subsection 91.7005.1.

Sec. 490. Subsection 91.7007.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7007.1. Restriction of Work During Rainy Season. The period between October 1 and April 15 is hereby determined to be the period in which heavy rainfall normally occurs in the City and is declared to be the “rainy season”. During this period no grading work in excess of 200 cubic yards (153 m³) shall be commenced on any single grading site under permit until an erosion control system has been approved and it has been demonstrated to the Department’s satisfaction that such grading work will not endanger life, limb, health, property or public welfare.

Whenever it appears that repair work to rectify substandard conditions and any grading project previously commenced pursuant to a permit issued by the Department will not be completed prior to the commencement of the rainy season, the Department may order and the permittee shall install temporary erosion control devices to protect the persons and property near such project. In addition, the Board of Public Works may direct the permittee to comply with the provisions of LAMC Section 61.02.

All hillside property owners or their agents shall submit erosion control plans to their district grading inspectors prior to October 1 for grading projects with unfinished grading work in excess of 200 cubic yards (153 m³) and sites with substandard conditions, unless specifically exempted by the grading inspectors.

Sec. 491. Subsection 91.7007.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7007.2. Duration of Work. No person shall conduct any grading excavation or filling, including the export or import of earth material, between the hours of 6:00 p.m. and 7:00 a.m. on any day nor on Sunday at any time, except in emergencies as provided in LAMC Subsection 91.7005.4.

Sec. 492. Section 91.7008 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.7008. PROFESSIONAL INSPECTION AND CERTIFICATION FOR ENGINEERED GRADING.

Grading operations, as indicated in LAMC Subsection 91.108.9, for which a permit is required shall be subject to inspection by the Department. Professional inspection of grading operations shall be provided by the civil engineer, soils engineer and the engineering geologist retained to provide such services in accordance with LAMC Subsection 91.7008.6 for engineered grading and as required by the Department for regular grading.

Sec. 493. Subdivisions 1 and 2 of Subsection 91.7008.1 of the Los Angeles Municipal Code are amended to read as follows:

1. The plan shall be no more than 1 inch equals 40 feet scale (25 mm equals 1219.2 mm scale) and shall show the locations of streets, pads, slopes, structures, pertinent elevations, original contours and finished elevations, and other pertinent information required to accurately show the as-graded condition.

2. The plan shall bear the signature of the design civil engineer or land surveyor certifying he or she has inspected the site, prepared the as-graded plans and that the work within his or her area of responsibility was done in accordance with the final approved grading plan.

Sec. 494. Subsection 91.7008.4 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7008.4. Grading Contractor. For hillside tract grading, grading work in excess of 5,000 cubic yards (3825 m³) of either cut or fill, or a combination thereof, and other grading work if deemed warranted by the Department, the grading contractor shall submit in a form prescribed by the Superintendent of Building a statement of conformance to the as-built plan and the specifications.

Sec. 495. The second sentence of Subsection 91.7008.6 of the Los Angeles Municipal Code is amended to read as follows:

The owner shall provide a Registered Deputy Grading Inspector as required by LAMC Section 91.1701.

Sec. 496. Section 91.7009 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.7009. PROFESSIONAL INSPECTION FOR REGULAR GRADING.

When soils and/or geological reports are submitted to the Department per LAMC Subsection 91.7006.2, professional inspection for regular grading work may be required by the Department and so stipulated on a Department letter approving such reports.

Sec. 497. Subsection 91.7010.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7010.1. Height. No cut slope shall exceed a vertical height of 100 feet (30.48 m) unless horizontal benches with a minimum width of 20 feet (6.096 m), as shown in Figure D of this division are installed at each 100 feet (30.48 m) of vertical height.

Sec. 498. Subsection 91.7010.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7010.2. Slope. No excavation shall be made with a cut face steeper than 1 unit vertical in 2 units horizontal (50% slope).

EXCEPTION: The Department or the Board, in case an appeal is made to it under LAMC Section 91.105, may permit the excavation to be made with a cut face steeper in slope than 1 unit vertical in 2 units horizontal (50% slope) if the applicant shows through investigation, subsurface exploration, analysis and report by both a soils engineer and an engineering geologist, to the Department's satisfaction, that the underlying bedrock and the materials to be exposed on the slope have strength characteristics sufficient to produce a stable slope with a factor of safety of not less than 1.5 for static loads.

Existing or proposed slopes shall be regraded or cut so as to be not steeper than the bedding planes in formation where the cut slope will lie on the dip side of the strike line or the bedding planes shall be supported by retaining walls or buttress fills designed pursuant to the provisions of CBC Section 1807.2 or LAMC Section 91.7015.

EXCEPTION: Where special conditions warrant, the Department may approve slopes steeper than the bedding planes if the applicant shows through investigation, subsurface exploration, analysis and report by both a soils engineer and an engineering geologist, to the Department's satisfaction, that the slopes will have a factor of safety against sliding of not less than 1.5 for static loads.

Whenever grading at the top of any natural or manufactured slope exposes soil or bedrock material that will allow the infiltration of water in a manner that would adversely affect the stability of the slope, the exposed area shall be capped with a relatively impervious compacted soil blanket seal having a minimum thickness of 2 feet (609.8 mm). The soils engineer shall certify in writing that the blanket seal is adequate to reduce water infiltration to permissible levels.

Sec. 499. Subsection 91.7010.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7010.3. Top of Cut Slope. The top of cut slopes shall not be made nearer to a site boundary line than 1/5 of the vertical height of cut with a minimum of 2 feet (609.8 mm) and a maximum horizontal distance of 10 feet (3048 mm). The setback may need to be increased for any required interceptor drains. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary. Setback dimensions shall be as shown in Figure E of this division.

Sec. 500. Subsection 91.7011.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7011.1. Height. No fill slope shall exceed a vertical height of 100 feet (30.48 m) unless horizontal benches with a minimum width of 20 feet (6.096 m), as shown in Figure D of this division are installed at each 100 feet (30.48 m) of vertical height.

Sec. 501. Subsection 91.7011.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7011.2. Slope. No fill shall be made which creates an exposed surface steeper than 1 unit vertical in 2 units horizontal (50% slope). The fill slopes abutting and above public property shall be so placed that no portion of the fill lies above a plane through a public property line extending upward at a slope of 1 unit vertical in 2 units horizontal (50% slope).

EXCEPTION: The Department or the Board in case an appeal is made to it under LAMC Section 91.105 may permit a fill to be made which creates an exposed surface steeper in slope than 1 unit vertical in 2 units horizontal (50% slope), provided:

1. The use of the steeper slope is determined to be necessary due to special design limitations on the site,
2. The gradient does not exceed 1 unit vertical in 1 1/2 units horizontal (66.7% slope) and
3. The applicant shows through investigation, subsurface exploration, analysis and report by both a soils engineer and an engineering geologist, to the Department's satisfaction, that the fill to be used and the underlying bedrock or soil supporting the fill have strength characteristics sufficient to produce a stable slope with a minimum factor of safety not less than 1.5 for static loads. The soils engineer shall verify by necessary testing and observation and shall certify attainment of the required strength characteristics in the fill materials as specified in the approved report.

Sec. 502. Subsection 91.7011.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7011.3. Compaction. All manufactured fills shall be placed on natural undisturbed material or approved compacted fill. Fills shall be compacted throughout their full extent to a minimum relative compaction of 90 percent of maximum dry density within 40 feet (12.19 m) below finish grade and 93 percent of maximum dry density deeper than 40 feet (12.19 m) below finish grade, unless a lower relative compaction (not less than 90 percent of maximum dry density) is justified by the soils engineer. The relative

compaction shall be determined by ASTM soil compaction test D1557. Every manufactured fill shall be tested for relative compaction by a soil testing agency approved by the Department. A compaction report including a Certificate of Compliance setting forth densities so determined shall be submitted to the Department for review before approval of any fill is given. For slopes to be constructed with an exposed slope surface steeper than 2 units horizontal to 1 unit vertical, compaction at the exposed surface of the slope shall be obtained either by overfilling and cutting back the slope surface until the compacted inner core is exposed, or by compacting the outer horizontal 10 feet (3,048 mm) of the slope at least 92 percent of relative compaction.

Prior to permitting building on deep fills of 40 feet (12.19 m) or more, the Department may require the determination of the settlement characteristics of the fills to establish that any movements have substantially ceased. In those cases, a system of benchmarks shall be installed at critical points on the fill and accurate measurement of both horizontal and vertical movements shall be taken for a period of time sufficient to define the settlement behavior. In no case shall the period of time be less than one year, with at least four consecutive checks made at intervals of three months.

EXCEPTIONS:

1. The Department may approve uncompacted fill in self-contained areas where the fills are not to be used to support buildings or structures and no hazard will be created.
2. Fill material placed in areas within cemeteries used or to be used for internment sites shall be compacted to a minimum of 80 percent, unless the fill is placed on a slope steeper than 3 units horizontal to 1 unit vertical, or placed on slopes adjacent to public properties or private properties in separate ownership, or is to be used to support buildings or structures, in which cases it shall be compacted to a minimum of 90 percent.
3. Compaction report is not required for gravel backfill behind retaining walls provided the following conditions are met:
 - A. The retaining wall does not exceed 10 feet (3048 mm) in height.
 - B. The maximum distance between the retaining wall and the backcut shall not exceed 24 inches (609.6 mm).
 - C. The gravel backfill shall be mechanically compacted and covered with concrete pavement or be capped with a 24 inch (609.6 mm) thick soil blanket mechanically compacted to the Department's satisfaction.

D. The gravel backfill does not provide vertical or lateral support for any structures or adverse bedding planes.

Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density.

At cut-fill transition zones, there shall be a minimum of 3 feet (914 mm) of compacted fill at the cut pad area. The depth of fill shall be measured from the bottom of the deepest footings and extend horizontally throughout the cut pad area under the building and extend a minimum of 3 feet (914 mm) beyond exterior footings.

Sec. 503. Subdivisions 1, 2, and 3 of Subsection 91.7011.4 of the Los Angeles Municipal Code are amended to read as follows:

1. The slope surface of fills may be prepared for planting by casting topsoil over the slope surface. The topsoil layer shall not exceed 3 inches (76 mm) in depth.
2. The slope surface may be scarified to a depth not to exceed 3 inches (76 mm).
3. Loose material not to exceed 3 inches (76 mm) in depth may be left on the slope.

Sec. 504. The first sentence of Subsection 91.7011.5 of the Los Angeles Municipal Code is amended to read as follows:

The toe of fill slope shall be made not nearer to a site boundary line adjoining other private properties than one half the height of the fill slope with a minimum of 2 feet (609.6 mm) and a maximum of 20 feet (6.096 m).

Sec. 505. The last sentence of Subsection 91.7011.5 of the Los Angeles Municipal Code is amended to read as follows:

Setback dimensions shall be horizontal distances measured perpendicular to the site boundary. Setback dimensions shall be as shown in Figure E of this division.

Sec. 506. The second sentence of Subsection 91.7011.8 of the Los Angeles Municipal Code is amended to read as follows:

Slopes exceeding 1 unit vertical in 5 units horizontal (20% slope) shall be benched prior to placing fill.

Sec. 507. The last sentence of Subsection 91.7012.1 of the Los Angeles Municipal Code is amended to read as follows:

Planting and irrigation shall comply with the provisions of LAMC Sections 12.40, 12.41 and 12.42.

Sec. 508. The Exception to Subsection 91.7012.2.1 of the Los Angeles Municipal Code is amended to read as follows:

EXCEPTION: Where the Department finds the slope is located in such an area as to make hand watering possible, conveniently located hose bibs will be accepted in lieu of the required irrigation system when a hose no longer than 50 feet (15.240 m) would be necessary.

Sec. 509. Subdivision 2 of Subsection 91.7012.2.2 of the Los Angeles Municipal Code is amended to read as follows:

2. In addition to grass or ground cover plants, approved shrubs having a one gallon minimum size shall be planted on the slope at 10 feet (3048 mm) on center in both directions or trees at 20 feet (6.096 m) on center in both directions. A combination of shrubs and trees may be utilized. The plants and planting pattern may be varied on the recommendation of the landscape architect.

Sec. 510. The first sentence of Subsection 91.7012.3.6 of the Los Angeles Municipal Code is amended to read as follows:

Where PVC pipes are used on slopes, they shall be a minimum of schedule 40 and embedded at least 8 inches (203.2 mm) below grade.

Sec. 511. Subsection 91.7013.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7013.1. Interceptor Terraces. Paved interceptor terraces shall have a minimum width of 8 feet (2438.4 mm) and shall be installed on the face of all cut and fill slopes at intervals not to exceed 25 feet (7.620 m) measured along a vertical plane. Where only one terrace is required, it shall be at mid-height.

The cross section of interceptor terraces shall meet the specification shown in Figure A of this division.

The longitudinal slope of interceptor terraces shall not be less than 5 percent or more than 12 percent and any change in rate of grade within these allowable slopes shall increase the grade in the direction of flow.

A single run of an interceptor terrace shall not exceed 150 feet (45.72 m) to a down drain.

Down drain shall be embedded round pipes enclosed in concrete shaped as shown in Section C-C of Figure G of this division, or an alternate design which is prepared by a civil engineer and acceptable to the Department.

Sec. 512. Subsection 91.7013.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7013.2. Diverter Terraces. Paved diverter terraces, constructed as shown in Figure B of this division, shall be installed at the top of all graded slopes where the tributary drainage area above has a slope exceeding 1 unit vertical in 10 units horizontal (10% slope) and a horizontal projection of greater than 40 feet (12.192 m).

Sec. 513. Subsection 91.7013.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7013.3. Berms. Berms conforming to the provisions of Figure C of this division shall be constructed at the top of all slopes.

Sec. 514. The second and third sentences of Subsection 91.7013.5.1 of the Los Angeles Municipal Code are amended to read as follows:

The inlet structure shall be grated or grided, or of such entry shape as to prevent entry of objects of greater than 4 inches (101.6 mm) in dimension. The inlet structure shall be placed on the bench as shown in Section Y-Y of Figure G of this division and shall be so shaped as to provide small entry losses.

Sec. 515. The last sentence of the first unnumbered paragraph of Subsection 91.7013.5.2 of the Los Angeles Municipal Code is amended to read as follows:

Pipe down drains shall conform with Section C-C of Figure G of this division and shall have a diameter of a size required by runoff calculations, but no less than 12 inches (304.8 mm).

Sec. 516. The first sentence of the last unnumbered paragraph of Subsection 91.7013.5.2 of the Los Angeles Municipal Code is amended to read as follows:

Open channel down drains shall be designed by a civil engineer and shall have a minimum capacity equal to 4 times the required pipe size.

Sec. 517. Subsection 91.7013.7 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7013.7. Drainage Dispersal Wall. A drainage dispersal wall shall be constructed as set forth in Figure F of this division whenever it is necessary to convert channel flow to sheet flow.

Sec. 518. Subsection 91.7013.8 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7013.8. Subdrains. Subdrains shall be laid under all fills placed in natural watercourses. Subdrains shall be placed along the watercourse flow line and along the flow line of any tributary branches. Additional subdrains shall be installed to collect any active or potential springs or seeps which will be covered by the fill. Subdrains shall be installed after the watercourse has been excavated to firm material in preparation for receiving the fill. Individual design shall be shown on each plan for City approval, based on recommendations of the soils engineer and geologist to the satisfaction of the Department.

Sec. 519. Subsection 91.7013.9 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7013.9. Gutters. Eave or ground gutters shall be provided to receive all roof water and deliver it through a non-erosive device via gravity to a street or watercourse, or approved drainage facility, if the slope of the underlying natural ground exceeds 3 percent or if more than 3 feet (914.4 mm) of compacted fill or more than 1 foot (304.8 mm) of uncompacted fill is placed on the ground.

Sec. 520. The Exception to Subsection 91.7013.10 of the Los Angeles Municipal Code is amended to read as follows:

EXCEPTION: Where the slope of the underlying natural ground does not exceed 3 percent and the compacted fill is less than 3 feet (914.4 mm) in depth, the slope of the pad may be reduced to 1 percent.

Sec. 521. The first sentence of Subsection 91.7013.11 of the Los Angeles Municipal Code is amended to read as follows:

On all building sites, acceptable drainage devices shall be installed to conduct storm water around buildings whenever the distance from the building to the top of any slope is less than 5 feet (1524 mm).

Sec. 522. The first unnumbered paragraph of Subsection 91.7014.1 of the Los Angeles Municipal Code is amended to read as follows:

No structure shall be constructed upon a slope steeper than 1 unit vertical in 2 units horizontal (50% slope). For building location and setback requirements, see Division 18, Article 1, Chapter IX of the LAMC.

Sec. 523. Subsection 91.7014.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7014.2. Slough Wall. If potential sloughing hazards affecting buildings or structures are present on natural, cut or fill slopes in excess of 20 feet (6.096 m) in vertical height, slough protection devices may be required by the Department.

Sec. 524. Subdivision 1 of Subsection 91.7014.3 of the Los Angeles Municipal Code is amended to read as follows:

1. A channel flow capacity of 10 cubic feet per second (0.28 m³/s) per acre (ha) of tributary drainage area; or

Sec. 525. Subsection 91.7015.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7015.1. General. A buttress fill is a designed compacted earth fill used for providing lateral support to an unstabilized rock mass. All buttress fills shall comply with the more restrictive of the requirements of this section or LAMC Section 91.7006.

Sec. 526. Subsection 91.7015.4 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7015.4. Slope. The exposed surface of a buttress fill shall not exceed a slope of 1 unit vertical in 2 units horizontal (50% slope).

EXCEPTION: The Department or the Board, in case an appeal is made to it under LAMC Section 91.105, may permit a buttress fill to be made which creates an exposed surface steeper in slope than 1 unit vertical in 2 units horizontal (50% slope), provided:

1. The use of the steeper slope is determined to be necessary due to special design limitations on the site;
2. The gradient does not exceed 1 unit vertical in 1 1/2 units horizontal (66.7% slope); and
3. The applicant shows through investigation, subsurface exploration, analysis and report by both a soils engineer and an engineering geologist to the Department's satisfaction, that the buttress fill to be used and the underlying earth material supporting the fill will have strength characteristics sufficient to produce a stable slope with a minimum factor of safety of not less than 1.5 for static loads.

Sec. 527. Subsection 91.7015.6 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7015.6. Blanket Seals. Blanket seals of relatively impervious material shall be required on cut pads above buttress fill where grading exposes the strata to infiltration of water. The blanket shall be of 2 foot (609.6 mm) minimum thickness or of such greater dimension as specified by the soils engineer.

Sec. 528. The first sentence of Subsection 91.7015.7 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

For design purposes, a maximum value of 75 pound per square feet (3.6 kN/m²) cohesion and an angle of internal friction of 6 degrees may be used to determine the resistance of the bedding plane.

Sec. 529. Subsection 91.7016.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7016.3. Definitions. The following definitions shall apply for the purpose of this section:

ACTIVE LANDSLIDE. A landslide that has been active since January 1, 1952.

HISTORICAL LANDSLIDE. A landslide that was active in historical time prior to 1952 as determined from photographs, maps and written records.

LANDSLIDE. The falling, slipping or flowing of a mass of land from a higher to a lower level.

POSSIBLE PREHISTORIC LANDSLIDE. Areas where there is no record of a historic landslide, but where topographic expression or geological evidence suggests the possibility of past land movement.

PREHISTORIC LANDSLIDE. Conditions where there is no record of historical landslide, but where geological evidence or topographic expression indicates modification of the terrain by land movement.

Sec. 530. Subsection 91.7016.4.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7016.4.1. Active Landslide or Historic Landslide Area. No building or grading permits shall be issued for development in active or historic landslide areas until, and unless, stabilization of the entire slide or soil mass that may have an adverse effect on the proposed development or access thereto can be satisfactorily demonstrated to the Department.

Sec. 531. The second sentence of Subsection 91.7016.4.2 of the Los Angeles Municipal Code is amended to read as follows:

For these areas, the affidavit required in Exception 2 of LAMC Subsection 91.106.4.1 shall be filed unless it has been determined that, as a result of satisfactory reports by soils engineers and engineering geologists, the development is not located in an area subject to slides or unstable soil, which may have an adverse effect on the proposed development or access to the proposed development.

Sec. 532. The first sentence of Subsection 91.7016.4.3 of the Los Angeles Municipal Code is amended to read as follows:

If, in the opinion of the Superintendent of Building, there is evidence of potentially hazardous conditions other than those covered by LAMC Subsections 91.7016.4.1 and 91.7016.4.2, the Department may require satisfactory reports from soils engineers and engineering geologists and, after reviewing those reports, may issue a permit when the reports demonstrate the stability and safety of the development.

Sec. 533. Subsection 91.7016.5 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7016.5. Affidavits Required. When an affidavit required in this section has been filed, upon notice of correction of the unstable conditions due to landslide or unstable soil, the Superintendent of Building shall file with the Office of the County Recorder a certificate specifying that the property is no longer considered hazardous due to landslide or unstable soil.

Sec. 534. Section 91.7102 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.7102. DEFINITIONS.

For the purpose of this division, certain words and phrases are defined as follows:

ALARM SYSTEM. A group of interacting elements consisting of components and circuits arranged to monitor and annunciate the status of gas concentration levels or supervisory signal-initiating devices and to initiate the appropriate response to those signals.

BUILDINGS WITH RAISED FLOOR CONSTRUCTION. A building with the bottom of the floor system raised above grade where the clearance for each of the following items shall be at least: 12 inches (304.8 mm) for the girder, 18 inches (457.2 mm) for the floor joist and 24 inches (609.6 mm) for the structural floors.

CABLE OR CONDUIT SEAL FITTING. An approved fitting provided in a cable or conduit system to prevent the passage of gases, vapors, or flames through electrical cable or conduit.

DESIGN METHANE CONCENTRATION. The highest concentration of methane gas found during site testing.

DESIGN METHANE PRESSURE. The highest pressure of methane gas found during site testing.

DE-WATERING SYSTEM. A permanent water removal system, consisting of perforated pipes, gravel, sump pumps and pits, designed to permanently maintain the ground water level 1 foot below the sub-slab vent system.

GAS DETECTION SYSTEM. One or more electrical devices that measure the methane gas concentration and communicate the information to the occupants, building management, central station or alarm company with audible or visual signals.

GRAVEL BLANKET. A layer of gravel, sand, or approved material designed to transmit gas to the vent riser without obstructing the venting system.

IMPERVIOUS MEMBRANE. A continuous gas barrier made of material approved by the Department and installed beneath a building for the purpose of impeding methane migration to the interior of the building.

MECHANICAL EXTRACTION SYSTEM. A system operated by a machine which is designed to remove methane gas from below the impervious membrane through the use of fans, blowers, or other powered devices.

MECHANICAL VENTILATION. A fan, blower or other similar group of interacting elements operated by a machine within the building, which introduce and/or remove air from an enclosed space.

NARROW BUILDING. A building that has a width less than 50 feet (15.24 m), a footprint of less than 50,000 square feet (4,645.15 m²) and having a minimum 2 foot (609.6 mm) wide landscaped area immediately adjacent to the exterior wall for at least 50 percent of the perimeter of the building.

OIL WELL. A deep hole or shaft sunk into the earth for the exploration of oil or gas; or which is on lands producing or reasonably presumed to contain oil or gas; or which is drilled for the purpose of injecting fluids or gas for stimulating oil recovery, re-pressurizing or pressure maintenance of oil or gas, or disposing of waste fluids from an oil or gas field.

PERFORATED HORIZONTAL PIPE. An approved pipe which contains a series of small holes or narrow openings placed equidistant along the length of the approved

pipe, which is placed horizontally beneath the foundation of a building, for the purpose of venting accumulated methane gas and preventing the development of elevated gas pressures, or for drainage of ground water to an approved location.

PPMV. Parts per Million by Volume.

PRESSURE SENSOR (Deleted by Ord. No. 180,619, Eff. 5/12/09.)

SINGLE STATION GAS DETECTOR. A device consisting of electrical components capable of measuring methane gas concentration and initiating an alarm.

TRENCH DAM. An approved subsurface barrier installed within a furrow or ditch adjacent to the foundation of a building, for the purpose of preventing the migration of methane gas beneath that foundation.

UNOBSTRUCTED OPENING. A permanent clearing or gap in the walls, floors or roof-ceiling assemblies without windows, doors, skylights or other solid barriers that may restrict the flow of air.

VENT RISER. An approved pipe which is placed vertically with joints and fittings connected to Perforated Horizontal Pipes to convey and discharge the gas to the atmosphere.

Sec. 535. The second unnumbered paragraph of Section 91.7103 of the Los Angeles Municipal Code is amended to read as follows:

Boundaries of the Methane Zones and Methane Buffer Zones are shown on the "Methane and Methane Buffer Zones Map" designated as Map number A-20960, dated September 21, 2003, which is attached to Council File No. 01-1305 or the most recent version of the described map.

Sec. 536. Subsection 91.7104.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7104.1. Site Testing. Site testing of subsurface geological formations shall be conducted in accordance with the Methane Mitigation Standards. The site testing shall be conducted under the supervision of a licensed Architect or registered Engineer or Geologist and shall be performed by a Department approved testing agency.

The licensed Architect, registered Engineer or Geologist shall indicate in a report to the Department, the testing procedure, the testing instruments used to measure the concentration and pressure of the methane gas. The measurements of the concentration and pressure of the methane gas shall be used to determine the Design Methane Concentration and the Design Methane Pressure. The Design Methane Concentration and the Design Methane Pressure shall determine the Site Design Level of LAMC Table 71.

EXCEPTION: Site testing is not required for buildings designed to the requirements of Site Design Level V as described in LAMC Table 71, or for buildings designed using the exceptions set forth in LAMC Subsections 91.7104.3.2 or 91.7104.3.3.

Sec. 537. Subsection 91.7104.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7104.2. Methane Mitigation Systems. All buildings located in the Methane Zone and Methane Buffer Zone shall provide a methane mitigation system as required by LAMC Table 71 based on the appropriate Site Design Level. The Superintendent of Building may approve an equivalent methane mitigation system designed by an Architect, Engineer or Geologist.

LAMC Table 71 prescribes the minimum methane mitigation systems, such as, the passive, active and miscellaneous systems, depending on the concentration and pressure of the methane present at the site. Each component of the passive, active and miscellaneous systems shall be constructed of an approved material and shall be installed in accordance with the Methane Mitigation Standards.

Sec. 538. Subsection 91.7104.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7104.3. Exceptions to LAMC Table 71. The provisions of this section are exceptions to the construction requirements of LAMC Table 71.

Sec. 539. Subdivision A of Subsection 91.7104.3.2 of the Los Angeles Municipal Code is amended to read as follows:

A. The top of the openings shall be located not more than 12 inches (304.8 mm) below the bottom of the floor joists.

Sec. 540. Subdivisions C and D of Subsection 91.7104.3.2 of the Los Angeles Municipal Code are amended to read as follows:

C. The openings shall be the larger of:

1. Openings of not less than 1.5 square feet (.0929 m²) for each 25 linear feet (7.62 m) or fraction of exterior wall; or

2. Openings shall be equal to 1 percent of underfloor area.

D. The openings may be covered with corrosion-resistant wire mesh with mesh openings of greater than 1/4 inch (6.35 mm) and less than 1/2 inch (12.7 mm) in dimension.

Sec. 541. The last unnumbered paragraph of Subsection 91.7104.3.3 of the Los Angeles Municipal Code is amended to read as follows:

Buildings with natural ventilation that are constructed as described above shall have the utilities constructed with Trench Dams and Cable or Conduit Seal Fittings. If there is an enclosed room or space less than 150 square feet (13.93 m²) within the building, then the enclosed room or space shall be constructed with vent openings that comply with the requirements of LAMC Subsection 91.7104.3.4.

Sec. 542. The first unnumbered paragraph of Subsection 91.7104.3.4 of the Los Angeles Municipal Code is amended to read as follows:

Individual enclosed rooms or enclosed spaces with floor area less than 2,000 square feet (185.80 m²) may be exempt from providing the Active System as required by LAMC Table 71, provided the vent openings comply with all of the following:

Sec. 543. Subdivision 2 of Subsection 91.7104.3.4 of the Los Angeles Municipal Code is amended to read as follows:

2. The aggregate size of vent openings shall be the larger of either 5 percent of the total floor area of the room or the area of enclosed space, or 10 percent of the area of walls on the perimeter of the room or enclosed space.

Sec. 544. Subdivision 4 of Subsection 91.7104.3.4 of the Los Angeles Municipal Code is amended to read as follows:

4. The top of the vent opening shall be located not more than 12 inches (304.8 mm) below roof joists or ceiling joists if located in a wall of a building.

Sec. 545. Subdivision 6 of Subsection 91.7104.3.4 of the Los Angeles Municipal Code is amended to read as follows:

6. The vent openings shall be located no more than 50 feet (15.24 m) from any point within the room or enclosed space.

Sec. 546. Subdivision 8 of Subsection 91.7104.3.4 of the Los Angeles Municipal Code is amended to read as follows:

8. When the vent opening is located in a wall of an adjoining room, then the adjoining room shall be constructed of either an Active System, or have Natural Ventilation as described in LAMC Subsection 91.7104.3.3.

Sec. 547. The first unnumbered paragraph of Subsection 91.7104.3.5 of the Los Angeles Municipal Code is amended to read as follows:

Single Family Dwellings and buildings accessory to single family dwellings shall comply with all the Methane Mitigation requirements of LAMC Table 71, except that the following mitigation system may be substituted:

Sec. 548. Subdivision C of Subsection 91.7104.3.5 of the Los Angeles Municipal Code is amended to read as follows:

C. Additional Vent Risers or Mechanical Ventilation may be omitted for buildings with width less than 50 feet (15.24 m) and footprint less than 6,000 square feet (557.41 m²) in area; or

Sec. 549. The first sentence of Subsection 91.7104.3.6 of the Los Angeles Municipal Code is amended to read as follows:

A building, located entirely or partially in the Methane Buffer Zone, shall be designed to the requirements of the Methane Buffer Zone. Buildings located in the Methane Buffer Zone shall not be required to provide any methane mitigation system, if the Design Methane Pressure is less than or equal to 2 inches (50.8 mm) of water pressure and is either of the following:

Sec. 550. Subdivisions A and B of Subsection 91.7104.3.7 of the Los Angeles Municipal Code are amended to read as follows:

A. If during the site testing, the groundwater level is deeper than 10 feet (3048 mm) below the Perforated Horizontal Pipes, or

B. If the soil investigation or analysis, as approved by the Department, reveals the groundwater level is more than 12 inches (304.8 mm) below the bottom of the Perforated Horizontal Pipes.

Sec. 551. The first sentence of Subsection 91.7104.4 of the Los Angeles Municipal Code is amended to read as follows:

Paved areas that are over 5,000 square feet (464.5 m²) in area and within 15 feet (4572 mm) of the exterior wall of a commercial, industrial, institutional or residential building shall be vented in accordance with the Methane Mitigation Standards.

Sec. 552. Section 91.7105 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.7105. EXISTING BUILDINGS.

Additions, alterations, repairs, changes of use or changes of occupancy to existing buildings shall comply with the methane mitigation requirements of LAMC Subsections 91.7104.1 and 91.7104.2, when required by Divisions 34, 81 or 82, Article 1, Chapter IX of the LAMC.

Approved methane mitigation systems in existing buildings shall be maintained in accordance with LAMC Section 91.7106.

Sec. 553. The first unnumbered paragraph and Subdivision A of Section 91.7106 of the Los Angeles Municipal Code are amended to read as follows:

The installation instructions for the gas detection and mechanical ventilation systems, which are required by LAMC Table 71, shall be approved and enforced by the Fire Department. All gas detection and mechanical ventilation systems shall be maintained and serviced in proper working condition and meet all requirements of the State of California and City Electrical and Mechanical Codes.

A. Fire Department. The Fire Department shall enforce the following:

1. The maintenance and service procedures for each gas detection and mechanical ventilation systems, which are required in LAMC Table 71, shall be performed by the building owner in accordance with the manufacturers written instructions.

2. The annual and maintenance testing shall be performed as set forth by the Fire Department in accordance with the Fire Prevention Bureau (F.P.B.) Requirement No. 71 and Fire Chief's Regulation 4, Section 4J.

3. The testing of the gas detection and mechanical ventilation systems shall be performed by a person with a valid Certificate of Fitness for Gas Detection Systems as set forth in LAMC Section 57.117.

Sec. 554. Section 91.7108 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.7108. APPLICATION OF METHANE SEEPAGE REGULATIONS TO LOCATIONS OR AREAS OUTSIDE THE METHANE ZONE AND METHANE BUFFER ZONE BOUNDARIES.

Upon a determination by the Department that a hazard may exist from methane intrusion at a geographical location or in an area outside the boundaries established in LAMC Section 91.7103, the Department and the Fire Department may enforce any or all of the requirements of Division 71, Article 1, Chapter IX of the LAMC as required to preclude potential fire or explosion from methane concentration.

Sec. 555. Subsection 91.7109.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7109.2. Abandoned Oil Well. Any abandoned oil well encountered during construction shall be evaluated by the Fire Department and may be required to be re-abandoned in accordance with applicable rules and regulations of the Division of Oil, Gas and Geothermal Resources of the State of California. Buildings shall comply with these provisions and the requirements of LAMC Section 91.6105, whichever is more restrictive.

Sec. 556. Footnote 1 of Table 71 following Subsection 91.7109.2 of the Los Angeles Municipal Code is amended to read as follows:

1. See LAMC Subsection 91.7104.3.7 for exception.

Sec. 557. Footnote 4 of Table 71 following Subsection 91.7109.2 of the Los Angeles Municipal Code is amended to read as follows:

4. Vent opening complying with LAMC Subsection 91.7104.3.4 may be used in lieu of mechanical ventilation.

Sec. 558. Paragraph 14 of Subdivision 11 of Subsection 91.7201.1 of the Los Angeles Municipal Code is amended to read as follows:

14. All of the territory within 100 feet of Sunset Boulevard between Hillhurst Avenue and the city boundary line 190 feet west of Havenhurst Drive.

Sec. 559. Paragraph 3 of Subdivision VI of Subsection 91.7201.1 of the Los Angeles Municipal Code is amended to read as follows:

3. Olympic Boulevard from the westerly boundary of the City of Beverly Hills to Century Park West; and

Sec. 560. Paragraph 10 of Subdivision VII of Subsection 91.7201.1 of the Los Angeles Municipal Code is amended to read as follows:

10. All of the territory within 100 feet of Wilshire Boulevard between Veteran Avenue and the westerly limits of the City of Beverly Hills; and

Sec. 561. The second sentence of Subsection 91.7201.2 of the Los Angeles Municipal Code is amended to read as follows:

The Very High Fire Hazard Severity Zone shall be all of the territory so designated by the boundaries shown on the Very High Fire Hazard Severity Zone Map as established in LAMC Subsection 57.4908 and adopted by the City Council.

Sec. 562. Subsection 91.7203.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7203.1 General. In addition to the general requirements of this Code every building located in a fire district shall conform to the requirements of this division.

Sec. 563. The first sentence of Subsection 91.7203.2 of the Los Angeles Municipal Code is amended to read as follows:

Alterations and repairs to a nonconforming building in a fire district shall conform to the provisions of Divisions 81 and 86, Article 1, Chapter IX of the LAMC.

Sec. 564. Subsection 91.7203.4 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7203.4. Projections from Buildings. Projections from buildings conforming to the regulations of Division 32, Article 1, Chapter IX of the LAMC may be constructed in any fire district.

Sec. 565. The second and third sentences of Subsection 91.7203.6 of the Los Angeles Municipal Code are amended to read as follows:

Loading platforms having no roof and not over 48 inches (1219.2 mm) above the ground may be of wood.

Loading platforms shall be enclosed and shall be firestopped into areas not exceeding 2,500 square feet (232.25 m²).

Sec. 566. The second sentence of Subsection 91.7204.1 of the Los Angeles Municipal Code is amended to read as follows:

Type I; Type II; Type III; or provisional structures as provided in LAMC Section 91.7205.

Sec. 567. Subsection 91.7204.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7204.2. Type IIB Buildings. Every building of Type IIB construction in Fire District No. 1, except provisional structures allowed by this section, shall have at least two hour fire-resistive construction for exterior walls within 10 feet (3048 mm) of and facing a property line and shall have at least one hour fire-resistive construction for exterior walls facing a property line and less than 30 feet (9.14 m) distance from the property line.

EXCEPTION: These walls may be one hour less fire-resistive than specified here if the building is not more than one story in height or more than 2500 square feet (232.25 m²) in area.

Sec. 568. Subsection 91.7204.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7204.3. Openings in Exterior Walls. In the following cases, all openings in the exterior walls of buildings in Fire District No. 1, other than provisional structures, shall be protected by a fire assembly having a three-fourths-hour fire-resistive rating when the exterior wall is within 10 feet (3048 mm) of a fire separation distance.

Sec. 569. Paragraph 4 of the Exceptions to Subsection 91.7204.5 of the Los Angeles Municipal Code is amended to read as follows:

4. Partitions complying with CBC Section 603.1.2 Exception 11.

Sec. 570. Subsection 91.7205.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7205.2. Size Limit. A Type V provisional structure shall not exceed 12 feet (3657.6 mm) in its longest dimension, 12 feet (3657.6 mm) in height, or 100 square feet (9.29 m²) in overall area, including any roof projection.

A Type IIB provisional structure shall not exceed 400 square feet (47.16 m²) in building area and shall not exceed 12 feet (3657.6 mm) in height.

Sec. 571. The Exception to Subsection 91.7205.3 of the Los Angeles Municipal Code is amended to read as follows:

EXCEPTION: The exterior walls of a Type V provisional structure, which is located on an automobile parking station lot, are not required to have a time period of fire resistance if the structure does not exceed 12 feet (3657.6 mm) in its longest dimension and 50 square feet (4.645 m²) in overall area, including any roof projection and, provided further, that the structure shall be used in conjunction with the business of operating an automobile parking lot and shall maintain a setback from every street front not less than one third of the lot depth.

Sec. 572. Subsection 91.7205.4 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7205.4. Location. A provisional structure shall be located not less than 40 feet (12.19 m) from any building of Type IIB or Type V construction.

Sec. 573. The first sentence of Subsection 91.7205.5 of the Los Angeles Municipal Code is amended to read as follows:

In lieu of a permanent foundation, a provisional structure used as an automobile parking lot office may be anchored to an asphalt slab by 4 or more 1/2 inch by 12 inch (12.7 mm x 304.8 mm) metal pins or equivalent anchorage.

Sec. 574. Subsection 91.7207.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.7207.3. Attic Openings. All exterior attic openings shall be protected with a maximum 1/4 inch (6.35 mm) noncombustible and corrosion-resistant screen.

Sec. 575. Section 91.7208 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.7208. PROHIBITED VEHICLES.

No vehicle in Fire District No. 1 shall be used except as permitted for a mobilehome, travel trailer or camp car in a park designed for that use or for an industrial catering truck as defined in LAMC Section 91.202. However, no person shall park an industrial catering truck continuously at any location on private property for the purpose of dispensing food or drink for a period of time exceeding one hour, and regardless of the length of time parked at any location, no person after departure from that location shall again park an industrial catering truck at that location, or at any location on private property within 500 feet (152.4 mm) of that location or private property, for the purpose of dispensing food or drink within a period of four hours after departure.

Sec. 576. Subsection 91.8101.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8101.2. Scope. The provisions of this division shall apply to all or portions of existing buildings, structures or premises.

EXCEPTIONS:

1. Historical buildings may comply with LAMC Section 91.8119.

2. Existing commercial or industrial buildings, for which a building permit was issued prior to April 1, 1994, may be converted to "joint living and work quarters" provided the existing building complies with Division 85, Article 1, Chapter IX of the LAMC and any other applicable section of the LAMC.

Sec. 577. The first sentence of Subsection 91.8102.3 of the Los Angeles Municipal Code is amended to read as follows:

Any person convicted of a misdemeanor due to violation of any provision or requirement of this division is subject to penalties as prescribed by LAMC Section 11.00(m), which is quoted in part as follows:

Sec. 578. The last sentence of Subsection 91.8102.3 of the Los Angeles Municipal Code is amended to read as follows:

Nothing in this division or Code shall prohibit the payment of investigative costs by any person so convicted of any provision of this division, to the Department to reimburse said agency for all costs expended to investigate and/or enforce the provisions of this Code.

Sec. 579. Subsection 91.8103.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8103.2. Repair, Rehabilitation, Alteration, and Addition. Repair, rehabilitation, alteration, and addition shall comply to Division 34, Article 1, Chapter IX of the LAMC .

Sec. 580. Subsection 91.8103.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8103.3. Group I Occupancy. Buildings classed in Group I Occupancy because of the use or character of the occupancy that are not more than 3 stories in height, that were established prior to March 4, 1972, and that have been continuously operated as that use or character since that time shall comply with CBC Section 3415.

Sec. 581. The last sentence of Subsection 91.8104.5.1 of the Los Angeles Municipal Code is amended to read as follows:

Torn, worn or broken screens shall be repaired, replaced or removed, unless removal is otherwise prohibited by Code.

Sec. 582. The first sentence of Subsection 91.8106.1 of the Los Angeles Municipal Code is amended to read as follows:

In an existing building in Fire District No. 1, every story or basement which has a floor surface elevation more than 4 feet (1219.2 mm) lower than the highest elevation of the floor landing or tread of any required exit from that story shall be sprinklered.

Sec. 583. The first sentence of Subsection 91.8108 of the Los Angeles Municipal Code is amended to read as follows:

Existing buildings which have been determined to be nuisances, hazardous buildings or substandard residential buildings under Division 89, Article 1, Chapter IX of the LAMC are subject to compliance with all the requirements of this Code for a new building.

Sec. 584. The last sentence of Subsection 91.8108.1 of the Los Angeles Municipal Code is amended to read as follows:

If the Department determines to impose additional requirements, the owner shall be notified that a hearing has been scheduled before the Board to determine if additional requirements should be imposed.

Sec. 585. Subsection 91.8108.2 of the Los Angeles Municipal Code is amended to read as follows:

The notice of intent to impose additional requirements and the notice to hold a public hearing before the Board 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.

Sec. 586. The second sentence of Subsection 91.8108.3 of the Los Angeles Municipal Code is amended to read as follows:

The Board shall proceed to determine whether the additional requirements specified in the notice of intent should be imposed.

Sec. 587. Section 91.8109 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.8109. RELOCATED BUILDINGS.

Any building or structure moved into, out of or within the City shall comply with the requirements of Division 83, Article 1, Chapter IX of the LAMC.

Sec. 588. Section 91.8110 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.8110. UNREINFORCED MASONRY BEARING WALL BUILDINGS.

Existing unreinforced masonry bearing wall buildings constructed or under construction prior to October 6, 1933, shall conform to the requirements of Division 88, Article 1, Chapter IX of the LAMC. For other than full compliance to Division 88, Article 1, Chapter IX of the LAMC all alterations, repairs, additions, Change of Occupancy, change in Class Rating per LAMC Table 88A, change in Occupancy Category, and increase in occupant load shall comply with the requirements of Division 34, Article 1, Chapter IX of the LAMC.

Sec. 589. The first sentence of Section 91.8114 of the Los Angeles Municipal Code is amended to read as follows:

No building shall have any parapet or appendage attached to or supported by an exterior wall of the building and located adjacent to a public way or to a way set apart for exit from a building or passage of pedestrians, if such parapet or appendage is not so adequately constructed, anchored or braced as to remain wholly in its original position in event of an earthquake having the effect designated by Division 16, Article 1, Chapter IX of the LAMC.

Sec. 590. The last sentence of Subsection 91.8114 of the Los Angeles Municipal Code is amended to read as follows:

Any person receiving a notice as set out in this subsection may appeal from the notice of the Department in the manner provided by LAMC Section 98.0403.

Sec. 591. Subsection 91.8116.2.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8116.2.1. Light-housekeeping rooms shall contain not less than 150 square feet (13.93 m²) in area and shall be occupied by not more than two people. The cooking appliance therein, if any, shall be used solely for the cooking or preparation of meals for consumption by the occupants of the room.

EXCEPTION: A room having a superficial floor area of not less than 120 square feet (11.14 m²) may be used for light-housekeeping if it is occupied by only one person.

Sec. 592. The first, second and third sentences of Subsection 91.8116.2.4.2 of the Los Angeles Municipal Code are amended to read as follows:

The walls behind and adjacent to said cooking appliance shall be lined or back-flashed with noncombustible material equivalent to 1/4 inch (6.35 mm) asbestos mill board. The back-flashing shall extend from 12 inches (304.8 mm) below to 24 inches (609.6 mm) above the base of the appliance. There shall be clear and unobstructed space of 36 inches (914.4 mm) above the surface of the cooking appliance.

Sec. 593. Section 91.8118 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.8118. POOL WATER CLARITY.

The recirculation and purification system of any swimming pool, fish pond, or any other body of water which is required to be fenced by LAMC Subsection 91.6109, shall be operated and maintained so as to keep the water in such pool or other body of water clean and of reasonable clarity.

In order to define reasonable clarity of the water in such pool, pond or body of water, the following standard shall be applied:

A painted black disk, 6 inches in diameter on a 12 inch by 12 inch (304.8 mm x 304.8 mm) white tile, placed at the bottom of the pool at its deepest point, shall be clearly visible from the sidewalks around the pool from all distances up to 10 yards (9.14 m) from such disk, or the water is determined to not be of reasonable clarity.

Sec. 594. Subsection 91.8119.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8119.1. Additions, Alterations and Repairs. Additions, alterations and repairs shall be made in accordance with the nonconforming rights of LAMC Subsections 91.8101.2 and 91.8103.

Sec. 595. Subsection 91.8119.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8119.2. Change of Use or Occupancy. Change of use or occupancy shall comply with LAMC Subsections 91.8203 and 91.8204.

Sec. 596. Subsection 91.8119.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8119.3. Earthquake Hazard Buildings. Where the requirements of Division 88, Article 1, Chapter IX of the LAMC are more restrictive than the requirements of this division, the requirements of Division 88, Article 1, Chapter IX of the LAMC shall apply.

Sec. 597. The third sentence of Subsection 91.8119.4.2 of the Los Angeles Municipal Code is amended to read as follows:

Where the work is accomplished by other than City forces, the cost shall be paid from the "Repair and Demolition Fund" as established in LAMC Section 91.8906.

Sec. 598. Subsection 91.8119.4.4 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8119.4.4. If the Department determines that the building, structure, or premises or portion thereof is not in danger of imminent deterioration or vandalism, then the Department may, in lieu of the above, require the building, structure or premises or any portion thereof to be secured, repaired or protected pursuant to the provisions of Division 89, Article 1, Chapter IX of the LAMC.

Sec. 599. Subdivision 1 of Subsection 91.8119.5.1 of the Los Angeles Municipal Code is amended to read as follows:

1. The installation of the maximum allowed height under this Code of chain-link perimeter fencing with top mounted horizontal pipe and razor wire, and at least one securely-locked pedestrian gate and the posting of "**NO TRESPASSING**" signs, pursuant to LAMC Section 41.24, at 25 foot (7.62 m) intervals.

Sec. 600. The last sentence of the first unnumbered paragraph of Subsection 91.8119.5.2 of the Los Angeles Municipal Code is amended to read as follows:

If the work to be performed includes substantial alteration, the procedures set forth in LAAC Section 171.12 shall be utilized for review by the Cultural Affairs Department.

Sec. 601. The last sentence of the second unnumbered paragraph of Subsection 91.8119.5.1 of the Los Angeles Municipal Code is amended to read as follows:

Work ordered to be performed immediately pursuant to an Order to Comply, as determined by the Department, may be commenced and completed without prior review by the Cultural Affairs Department.

Sec. 602. Subsection 91.8119.5.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8119.5.3. It shall be unlawful for any property owner to fail to comply with any Order to Comply issued by the Department under this provision and every failure shall be punishable as a misdemeanor.

Sec. 603. Subsection 91.8119.5.4 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8119.5.4. Additional Remedies – Notice Of Intention. In addition to the remedies provided by this Code, should an owner fail to comply with an Order to Comply, the Department may take the necessary measures, including those authorized under LAMC Sections 91.8903, 91.8904, and 91.8905, to immediately secure the property against vandalism or prevent it from becoming a public nuisance. Prior to taking these measures, the Department shall send a Notice of Intention to the owner pursuant to the provisions set forth in LAMC Subsections 91.8903.3.3 and 91.8903.3.4.

Except for measures taken pursuant to LAMC Section 91.8905, when a Notice of Intention is issued under this section, the provisions of LAMC Subsection 91.8903.3.5 through and including Subsection 91.8903.4.3 shall also apply.

This provision is in addition to the remedies provided in LAMC Sections 91.8903, 91.8904, and 91.8905.

All costs incurred pursuant to this section shall be a personal obligation against the owner of the property, recoverable by the City in an action before any court of competent jurisdiction. These costs shall include an amount equal to 40 percent of the cost to perform the actual work, but not less than the sum of \$100.00, to cover the City's costs for administering any contract and supervising the work required. In addition to this personal obligation and all other remedies provided by law, the City may collect any judgment, fee, cost, or charge, including any permit fees, fines, late charges, or interest, incurred in relation to the provisions of this section as provided in LAAC Sections 7.35.1 through 7.35.8.

Sec. 604. Section 91.8201 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.8201. GENERAL.

Every change of occupancy, use and rating classification in any existing building or structure shall conform to the construction requirements for the group occupancy to be housed in the building or structure or for the use to which the building or structure is to be put, as set forth in CBC Chapter 34, and Divisions 34 and 82, Article 1, Chapter IX of the LAMC.

Sec. 605. Section 91.8202 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.8202. CHANGE OF RATING CLASSIFICATION.

An existing building within the scope of Division 88, Article 1, Chapter IX of the LAMC shall not be changed from one rating classification, as described in LAMC Section 91.8804, to another higher risk rating classification unless the building meets or is altered to meet the requirements of CBC Appendix Chapter A1 for the proposed rating classification and the building meets or is altered to meet the other requirements of this Code for the use or occupancy change.

EXCEPTION: An existing building within the scope of Division 88, Article 1, Chapter IX of the LAMC shall not be changed from one risk category as defined in CBC Section 1604.5 to another higher risk category unless the building meets or is altered to meet the other requirements of this Code.

Sec. 606. The first sentence of Section 91.8203 of the Los Angeles Municipal Code is amended to read as follows:

Every change of occupancy to one classified in a different group or a different division of the same group, as described in Division 3, Article 1, Chapter IX of the LAMC, shall require a new Certificate of Occupancy whether or not any alterations to the building are required by this Code.

Sec. 607. The first and second sentences of Section 91.8204 of the Los Angeles Municipal Code are amended to read as follows:

No change shall be made in the character of occupancies or use of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of this Code for such division or group of occupancy.

Any assembly occupancy in a building constructed prior to October 6, 1933, shall not be expanded or arranged to accommodate a larger number of occupants than that for which it was previously authorized by the Department unless the entire building conforms to the provisions of Division 16, Article 1, Chapter IX of the LAMC.

Sec. 608. Subsection 91.8205.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8205.1. General. If the owner of an existing building desires to determine whether the building is in compliance with applicable sections of Chapter IX of the LAMC for existing buildings, the owner may make application to the Department for a Certificate of Building Compliance.

Sec. 609. The second sentence of Subsection 91.8205.2 of the Los Angeles Municipal Code is amended to read as follows:

The amount of the fee shall be as shown in LAMC Table No. 82–A.

Sec. 610. The second and third sentences of Subsection 91.8205.3 of the Los Angeles Municipal Code are amended to read as follows:

If, after taking into account nonconforming rights, the inspection report indicates that any building or portion thereof does not conform to the requirements of Chapter IX of the LAMC, that portion shall be made to conform.

When compliance has been secured, or if no corrections are required as a result of the inspection report, the Department will issue to the owner a Certificate of Building Compliance stating that the building is now in substantial compliance with the applicable provisions of Chapter IX of the LAMC for existing buildings.

Sec. 611. Subsection 91.8301.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8301.1. No person shall relocate or cause to be relocated any building or structure into or within the City without complying with the provisions of Chapters I and IX of the LAMC.

Sec. 612. Subsection 91.8301.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8301.2. Where a building or structure is to be relocated to a site outside the City, only the provisions of LAMC Subsections 91.8302.1, 91.8302.3, 91.8303.3 and 91.8302.2.4 shall apply.

Sec. 613. Subsection 91.8301.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8301.3. The provisions of LAMC Section 93.0110 (Electrical Code), LAMC Subsection 94.103.1.1.2 (Plumbing Code) and LAMC Subsection 95.102.5 (Mechanical Code) shall apply to all buildings moved into or within the City.

Sec. 614. The second sentence of Subsection 91.8302.1 of the Los Angeles Municipal Code is amended to read as follows:

Such permit may be referred to as a “**House Mover’s Permit**” and shall be issued under the provisions of LAMC Sections 62.83.1 and 62.84.

Sec. 615. Subsection 91.8302.2.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8302.2.1. No House Mover's Permit shall be issued until the Department has first received a security deposit as required pursuant to LAMC Section 91.8305.

Sec. 616. The first sentence of Subsection 91.8302.2.2 of the Los Angeles Municipal Code is amended to read as follows:

If the building or structure is to be moved to a permanent site within City limits, no House Mover's Permit shall be issued until the Department has first issued to the owner or person having legal control of the premises to which the building is to be moved, a permit to relocate the particular building upon those premises.

Sec. 617. Subsection 91.8302.2.3 of the Los Angeles Municipal Code is amended to read as follows:

91.8302.2.3. If the building or structure is to be moved to a temporary storage site within the City limits, no House Mover's Permit shall be issued until the applicant furnishes evidence to the Department that the storage site is within the proper zone pursuant to the provisions of Article 2, Chapter I of the LAMC (Zoning Code) and that a Certificate of Occupancy for land use has been issued pursuant to the requirements of LAMC Section 12.26 E 2.

Sec. 618. Subsection 91.8302.2.4 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8302.2.4. If the building or structure is to be moved to a site outside City limits, no House Mover's Permit shall be issued until the applicant furnishes evidence to the Department that the proposed location meets the requirements of the jurisdiction.

Sec. 619. The last sentence of Subsection 91.8302.2.5 of the Los Angeles Municipal Code is amended to read as follows:

Fees for such inspection shall be paid by the applicant as specified in LAMC Section 91.8308.

Sec. 620. Subsection 91.8302.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8302.3. Department of Building and Safety - Sewer-capping Permit Required. Where a building or structure is to be removed from a lot within the City, no House Mover's Permit shall be issued until the Department has first issued to the owner of such premises a permit to provide a watertight cap to the house connection sewer at the property or sewer easement line.

Sec. 621. Subsection 91.8302.4.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8302.4.2. The Department may, in granting any relocation permit, impose such terms and conditions it deems reasonable and proper, including, but not limited to, the requirements of maintenance corrections, alterations or repairs to be made to the building or structure so that the relocation thereof will not be materially detrimental or injurious to public safety or to public welfare or to the property and improvements within a radius of 1,000 feet (304.8 m) from the site to which it is be relocated.

Sec. 622. Subsection 91.8303.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8303.1. Every application to the Department for a relocation permit shall be in writing upon a form furnished by the Department and shall set forth such information as the Department may reasonably require in order to carry out the purposes of this division.

Sec. 623. The third and fourth sentences of Subsection 91.8303.2 of the Los Angeles Municipal Code are amended to read as follows:

Such plans shall also include floor plans, elevations and necessary construction details so as to show conformity with the intent of this section. Such drawings, plans and specifications shall, in addition to the requirements of LAMC Subsection 91.106.3.3, show all site preparation, grading and improvements.

Sec. 624. Subdivisions 1 and 2 of Section 91.8304 of the Los Angeles Municipal Code are amended to read as follows:

1. It is unfit for human habitation or is so dilapidated, defective or in such condition of deterioration or disrepair that its relocation to the proposed site would cause appreciable harm or be materially detrimental to the property or improvements in the neighborhood within a radius of 1,000 feet (304.8 m) from the proposed site.

2. Because of age, size, design, architectural treatment or proposed location on the lot, the building does not substantially conform to the general design, plan, location on the lot and construction of the buildings located in the neighborhood within a radius of 1,000 feet (304.8 m) from the proposed site so that its relocation would be materially detrimental to the property or improvements in said neighborhood.

Sec. 625. The first sentence of Subsection 91.8305.1 of the Los Angeles Municipal Code is amended to read as follows:

No relocation permit shall be issued unless the applicant therefore shall first post with the Department a bond in an amount equal to the cost of the work required to be done, plus an additional 25 percent, guaranteeing compliance with all conditions of the permit and completion of all work described in the plans and specifications therefor, as estimated by the Department.

Sec. 626. The second sentence of the second unnumbered paragraph of Subsection 91.8305.1 of the Los Angeles Municipal Code is amended to read as follows:

The bond shall be a joint and several obligation and shall be conditioned upon the faithful performance of all terms and conditions of the permit and of all work described in the plans and specifications therefor to the satisfaction of the Department.

Sec. 627. The fifth unnumbered paragraph of Subsection 91.8305.1 of the Los Angeles Municipal Code is amended to read as follows:

Whenever the City elects to cause the work to be done because of the applicant's default, the amount of the deposit or certificates in excess of all cost of the work completed by or on behalf of the City shall be returned to the applicant after the work has been so approved.

Sec. 628. The first unnumbered paragraph of Subsection 91.8305.2 of the Los Angeles Municipal Code is amended to read as follows:

No House Mover's Permit shall be issued to any house mover pursuant to the terms of the LAMC Sections 62.62 to 62.93, inclusive, until the applicant therefor shall have deposited with the Department a security deposit of \$2.00 per square foot of total floor area of all buildings, as stated in the application provided for in Subsection A of LAMC Section 62.84.

Sec. 629. The third and fourth unnumbered paragraphs of Subsection 91.8305.2 of the Los Angeles Municipal Code are amended to read as follows:

If, for any reason, the move as authorized by the House Mover's Permit is not completed within 30 days of the date of issuance and it becomes necessary for the Department to either remove or demolish the building or structure, the cost of so doing plus an administrative fee of 40 percent shall be deducted from the aforementioned deposit. The remainder of such deposit, if any, shall be refunded to the person making such deposit, or to his or her assigns.

In case the deposit shall not be sufficient to pay the cost of removal or demolition, or the costs of repairs, if any, the person making such deposit shall, upon

demand, pay to the Department a sufficient sum to cover all such cost. Upon failure to pay such sum, it may be recovered by the City in any court of competent jurisdiction.

Sec. 630. Section 91.8306 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.8306. TERMS OF PERMIT.

Every relocation permit issued under the provisions of this section shall contain each and every term and condition imposed by the Department; shall be valid for a period not to exceed 120 days, unless extended by said Department or by the Board, unless an appeal is made to it under LAMC Subsection 98.0403.2, and shall become null and void without further notice or order upon the expiration of such time or any extension thereof, or upon any default in the performance of any of the aforesaid terms or conditions.

Sec. 631. The first sentence of Subsection 91.8307.1 of the Los Angeles Municipal Code is amended to read as follows:

Whenever the Department finds that:

Sec. 632. The fifth sentence of Subsection 91.8307.2 of the Los Angeles Municipal Code is amended to read as follows:

If the Department uses any money in the Repair and Demolition Fund for the completion or demolition of any building under the provisions of this section, the Department shall notify the surety, and the surety shall immediately thereafter reimburse the City therefor under the surety bond.

Sec. 633. The first unnumbered paragraph of Subsection 91.8308.1 of the Los Angeles Municipal Code is amended to read as follows:

Before any application for a Relocation Permit is accepted, a fee shall be paid by the applicant of the cost to the City for the investigation of the condition of the building to be moved and the inspection of the proposed new location. The amount of the fee shall be as shown in LAMC Table 83-A for each main building or for the first accessory building where no main building is to be relocated.

Sec. 634. Subsection 91.8308.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8308.2. In the case of a building located outside the City limits of the City, an additional fee of \$525.00 shall be paid for each application. In addition to the fee, a mileage charge of 65 cents per mile (1609 m) shall be paid for any inspection which is made 10 miles (16093 m) or more beyond City limits. Mileage shall be measured in a straight line from the point 10 miles (16093 m) beyond the City limits which is nearest to

the location of the building to be inspected, to the location of the building, and return to said point of departure.

Sec. 635. Subsection 91.8308.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8308.3. The application fees required by LAMC Subsections 91.8308.1 and 91.8308.2 shall be in addition to the regular building permit fee required by LAMC Subsection 91.107.2.

Sec. 636. The title of Table No. 83-A following Subsection 91.8309.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

**TABLE 83-A
BASIC RELOCATION APPLICATION FEE SCHEDULE**

Sec. 637. The last sentence of Subsection 91.8501.1 of the Los Angeles Municipal Code is amended to read as follows:

The alternative standards are designed to provide a reasonable level of safety to the building occupants, and are in conformance with the provisions of California Health and Safety Code Section 17958.11.

Sec. 638. Subdivisions A and B of Section 91.8501.2 of the Los Angeles Municipal Code are amended to read as follows:

A. General Fire and Life Safety Requirements for All Existing Buildings. All Existing Buildings that are converted to Joint Living and Work Quarters shall comply or be made to comply with all of the building area, height, number of stories, type of construction, occupancy, means of egress and other fire and life safety requirements of this Code for a new building of the same use or occupancy, except as provided in this division.

B. Structural Requirements for all Existing Buildings. For all existing buildings, the change of occupancy or use of any portion of an Existing Building to a Joint Living and Work Quarters may be permitted provided the entire building complies or is made to comply with all the structural requirements in LAMC Subsection 91.8502.12.

Sec. 639. Subsection 91.8501.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8501.3. Definition. For the purpose of this division, certain terms are defined as follows:

ARTIST-IN-RESIDENCE. An artist or artists using a space within a building for combined living and artistic working purposes.

EXISTING BUILDING. A building for which a building permit was issued prior to April 1, 1994.

FEMA 352, "RECOMMENDED POST-EARTHQUAKE EVALUATION AND REPAIR CRITERIA FOR WELDED STEEL MOMENT-FRAME BUILDINGS". The June 2000 edition prepared by the partnership of the Structural Engineers Association of California, the Applied Technology Council, and the California Universities for Research in Earthquake Engineering (SAC) Joint Venture for the Federal Emergency Management Agency, Washington, DC.

GUIDELINES FOR SEISMIC RETROFIT OF EXISTING BUILDINGS. The July 2001 edition of the Guidelines for Seismic Retrofit of Existing Buildings, published by the International Conference of Building Officials, 5360 Workman Mill Road, Whittier, California 90601-2298.

JOINT LIVING AND WORK QUARTERS. A residential occupancy of one or more rooms or floors used as a dwelling unit with adequate work space reserved for, and regularly used by, one or more persons residing there pursuant to Health and Safety Code (H&S) Section 17958.11(a).

QUALIFIED HISTORICAL BUILDING. Any building deemed of importance to the history, architecture or culture of any area by an appropriate local, state or federal governmental jurisdiction. This shall include designated buildings on, or determined eligible for, official national, state or local historical registers or official inventories, such as the National Register of Historic Places, California Register of Historical Resources, State Historical Landmarks, State Points of Historical Interest, and officially adopted city or county registers, inventories, or surveys of historical or architecturally significant sites, places or landmarks.

STATE HISTORICAL BUILDING CODE. A set of code standards known as Part 8, Title 24 of the California Code of Regulations and published as the California Historical Building Code.

Sec. 640. The last sentence of Subsection 91.8501.4 of the Los Angeles Municipal Code is amended to read as follows:

If any portion of an Existing Building is converted to a Joint Living and Work Quarters, then the entire building, including any portion not being converted, shall comply with all code requirements for a new building of the same use and type of construction except as provided in this division.

Sec. 641. Subsection 91.8502.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8502.1. Use or Occupancy. When applying this division, Joint Living and Work Quarters shall be classified as Group R-2 occupancy and comply with all Group R-2 occupancy requirements of this Code, except as provided in this division.

Sec. 642. Subsection 91.8502.1.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8502.1.1. Ceiling Height. Existing ceiling height within a Joint Living and Work Quarters may be maintained, provided the ceiling height is not less than 7 feet (2133.6 mm), except that the ceiling height above a mezzanine may be 6 feet 6 inches (2011.68 mm) to any structural projections from the ceiling.

Sec. 643. Subdivision A of the Exception to Subsection 91.8502.3 of the Los Angeles Municipal Code is amended to read as follows:

A. New or existing rooms less than 50 square feet (4.64 m²) in area.

Sec. 644. Subdivision C of the Exception to Subsection 91.8502.3 of the Los Angeles Municipal Code is amended to read as follows:

C. Floor levels with operable windows or breakable tempered glass panels in the exterior walls. The area of the operable windows or breakable tempered glass panels shall be a minimum of 20 square feet (1.86 m²) in area. The operable windows or breakable tempered glass panels shall be located in the exterior walls around the perimeter of the floor no more than 50 linear feet (15.24 m)

Sec. 645. The first sentence of Subsection 91.8502.3.2 of the Los Angeles Municipal Code is amended to read as follows:

If a smoke-control system serves more than one floor, then smoke dampers shall be installed in the main exhaust air ducts and the main supply air ducts serving each floor and shall comply with the activation requirements of CBC Section 717.3.3.

Sec. 646. The third sentence of Subsection 91.8502.3.2 of the Los Angeles Municipal Code is amended to read as follows:

The vertical risers of the main exhaust air duct shall be installed in metal ducts complying with the requirements for product-conveying ducts in Divisions 5 and 6, Article 5, Chapter IX of the LAMC.

Sec. 647. The first sentence of Subsection 91.8502.4 of the Los Angeles Municipal Code is amended to read as follows:

Fire sprinkler system, standpipe system, and water storage tank shall be provided as required for a new building of the same height, type of construction and occupancy, except that a high-rise building for which a building permit was issued prior to July 1, 1974 may comply with the fire safety standards of LAMC Section 91.8604.

Sec. 648. The last sentence of Subsection 91.8502.5 of the Los Angeles Municipal Code is amended to read as follows:

High-rise buildings shall be provided with a central control station (fire control room) that complies with all the requirements of CBC Section 403.4.5 and LAMC Section 57.508 including the minimum room dimensions of 10 feet (3048 mm).

Sec. 649. Subsection 91.8502.6 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8502.6. Fire Pumps and Generator (Combustion Engines and Gas Turbines) Rooms. In high-rise buildings, diesel or/and electric fire pumps shall be provided as required for a new building, except that a high-rise building for which a building permit was issued prior to July 1, 1974 may comply with LAMC Subsection 91.8604.6.5.

Fire pump and generator (combustion engines and gas turbines) rooms shall be separated with a minimum one hour occupancy separation from adjoining rooms and from each other.

Combustion air and room ventilation air shall be required by the Building and Mechanical Codes, except that the room ventilation exhaust may be considered as environmental air.

In rooms containing diesel fire pumps and generators, a flue venting system shall be provided which complies with the requirements of Division 8, Article 5, Chapter IX of the LAMC, except that:

A. Clearance from the flue venting system to any combustible material may be reduced to 6 inches (152.4 mm) if the vent is wrapped with an approved insulation equivalent to two hour fire-rated assembly for high-rise buildings and one hour fire-rated assembly for all other types of buildings, and

B. The flue venting system may terminate at the exterior wall of the building provided the exhaust outlet is located at least: 10 feet (3048 mm) above adjacent grade, 10 feet (3048 mm) from the property line or center line of a public way, 10 feet (3048 mm) from any opening into the building, and extending out at least 3 feet (914.4 mm) from the exterior wall of the building, or

C. The flue venting system may terminate under the roof overhang, provided the exhaust outlet is located lower than the overhang by a distance equal to the projection of the overhang.

Sec. 650. The first sentence of Subsection 91.8502.7 of the Los Angeles Municipal Code is amended to read as follows:

The portion of the building converted to a Joint Living and Work Quarters shall be provided with means of egress as required by Division 10, Article 1, Chapter IX of the LAMC for a new building, except that the alternative requirements of LAMC Subsections 91.8502.7.1 through 91.8502.7.5 may be used in lieu of the requirements in Division 10, Article 1, Chapter IX of the LAMC.

Sec. 651. Subdivision 2 of Subsection 91.8502.7.1 of the Los Angeles Municipal Code is amended to read as follows:

2. Existing doors between the corridor and the Joint Living and Work Quarters that are part of the historic fabric of a Qualified Historical Building may be allowed to remain provided approved smoke gaskets and self-closing and latching devices to prevent smoke penetration are installed on the door, or the existing door shall be replaced with a door conforming to the requirements of CBC Section 716.5.3.

Sec. 652. Subsection 91.8502.7.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8502.7.2. Dead-end Corridors. An existing dead-end corridor which exceeds 20 feet (6.09 m) in length and serves the occupants of a Joint Living and Work Quarters may remain, provided the dead-end corridor complies with all of the following:

A. The dead-end corridor shall be constructed as described above in LAMC Subsection 91.8502.7.1 for the full length of the dead-end corridor.

B. The dead-end corridor shall not exceed 40 feet (12.192 m) in length.

C. A door with a magnetic hold-open device shall be placed across the corridor to create a vestibule located furthest from the open end of the dead-end corridor. The placement of the door shall be located not more than 20 feet (6.09 m) from the open end of the dead-end corridor and the occupant load of the vestibule shall be less than 10 occupants.

Sec. 653. The second sentence of Subsection 91.8502.7.5 of the Los Angeles Municipal Code is amended to read as follows:

The mechanical ventilation system shall provide a uniform air velocity of not less than 50 feet (15.24 m) per minute while maintaining a positive pressure (not exceeding 25 pounds force on an interior door) relative to the adjacent areas and discharging this air to the outside of the building.

Sec. 654. The last sentence of Subsection 91.8502.9.2 of the Los Angeles Municipal Code is amended to read as follows:

An adequate ventilation system for the public corridors shall mean either an operable exterior window or a permanent exterior opening having a minimum area of 5 square feet (.046 m²), or a mechanical ventilation system that complies with the requirements of LAMC Subsection 91.8502.14 and CBC Section 1203.1.

Sec. 655. The first and second sentences of Subsection 91.8502.9.3 of the Los Angeles Municipal Code are amended to read as follows:

A window may open into an existing court for light and ventilation, provided, the court has adequate access at the bottom of the court for cleaning purposes. Every court more than two stories in height shall be provided with a horizontal air intake at the bottom of the court from the court to the exterior of the building, unless the court opens to a yard or public way.

The horizontal air intake shall not be less than 10 square feet (.929 m²) in cross-sectional area and shall lead to the exterior of the building.

Sec. 656. The second and third unnumbered paragraphs of Subsection 91.8502.12 of the Los Angeles Municipal Code are amended to read as follows:

Performance-based engineering analysis and design procedures may be used to evaluate the existing structure and the design of strengthening elements when approved by the Superintendent of Building. All structural elements of the building shall be strengthened to meet the minimum design analysis as specified in LAMC Subsections 91.8502.12.1 through 91.8502.12.3 or new structural elements shall be added when required. All new structural elements shall meet current detailing requirements of CBC Section 1604.

Other types of buildings not mentioned in this section, such as Steel Frame Buildings with Semi-Rigid Beam-Column Connections, Dual Systems with Steel Moment Frames and Concrete Shear Walls, or Steel Frame Buildings with Steel Bracing, shall comply with the standards developed by the Department.

Sec. 657. The first sentence of Subsection 91.8502.12.1 of the Los Angeles Municipal Code is amended to read as follows:

Reinforced concrete buildings or concrete frame buildings with or without masonry infill walls and that are within the scope of LAMC Section 91.9502, shall comply with all the provisions of Division 95, Article 1, Chapter IX of the LAMC.

Sec. 658. Subsection 91.8502.12.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8502.12.2. Steel Frame Buildings with Masonry Infill Walls. Steel frame buildings with masonry infill walls shall be made to comply with the standards as developed by the Department and all the provisions of Division 95, Article 1, Chapter IX of the LAMC except for the following: Subdivision A of LAMC Subsection 91.9509.6, Subdivisions 1 and 2 of LAMC Subsection 91.9509.7.2, and LAMC Subsections 91.9509.9 and 91.9511.5.1.

Sec. 659. The first sentence of Subsection 91.8502.15 of the Los Angeles Municipal Code is amended to read as follows:

Existing elevators need not comply with the requirements of Division 30, Article 1, Chapter IX of the LAMC, except when required to comply with the State Elevator Safety Order of Sub-chapter 6, of Chapter 4, Division 1 of Title 8 of the California Code of Regulations.

Sec. 660. Section 91.8601 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.8601. GENERAL.

In addition to the general requirements of Division 81, Article 1, Chapter IX of the LAMC, every building housing occupancy classifications specified in a section of this division shall conform to the section requirements.

Sec. 661. Subsection 91.8602.2.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8602.2.2. Issuance. A new Certificate of Occupancy shall be issued for any lawfully existing Group E Occupancy housed in a building constructed prior to July 1, 1961, if such building is either made to comply with all of the requirements of this division, or is made to comply with the requirements of LAMC Subsections 91.8602.6 or 91.8602.7 and 91.8602.8.

Sec. 662. Subsection 91.8602.4.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8602.4.1. After a Certificate of Occupancy has been revoked in accordance with the provisions of LAMC Subsection 91.8602.2 after July 1, 1961;

Sec. 663. Subsection 91.8602.6 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8602.6. One-story Buildings. One-story buildings shall conform to the requirements of this section and CBC Section 305.

Sec. 664. Subdivision 3 of the Exceptions to Subsection 91.8602.7.2 of the Los Angeles Municipal Code is deleted.

Sec. 665. Subdivision 5 of the Exceptions to Subsection 91.8602.8.1 of the Los Angeles Municipal Code is amended to read as follows:

5. Any fire-warning system required to be installed by the Los Angeles Fire Department pursuant to the provisions of Article 7, Chapter V of the LAMC shall meet the requirements of Article 760 of the California Electrical Code adopted by the City.

Sec. 666. The first sentence of Subsection 91.8603.1.1 of the Los Angeles Municipal Code is amended to read as follows:

Except as otherwise provided in LAMC Subsection 91.8603.1.2, the provisions of CBC Section 907.2.11 shall apply to every dwelling unit, efficiency dwelling unit, guest room and suite in any building where the original building permit was issued prior to May 18, 1980.

Sec. 667. The first and second sentences of the last unnumbered paragraph of Subsection 91.8603.1.1 of the Los Angeles Municipal Code are amended to read as follows:

Every permanently wired smoke detector installed in a corridor or area giving access to the sleeping rooms shall be located within 12 feet 6 inches (3810 mm) of the sleeping room. Where the location of the detector is less than 12 feet 6 inches (3810 mm) of an appliance, which produces products of combustion other than a forced-air heating unit, a photoelectric type detector shall be required.

Sec. 668. The first sentence of Subsection 91.8603.1.2 of the Los Angeles Municipal Code is amended to read as follows:

Every existing apartment hotel more than 75 feet (22.86 m) in height and containing no more than nine dwelling units and every existing hotel more than 75 feet

(22.86 m) in height, where the original building permit for the building was issued prior to May 18, 1980, shall comply with the provisions of CBC Section 907.2.11 not later than August 1, 1981.

Sec. 669. The last unnumbered paragraph of Subsection 91.8603.1.2 of the Los Angeles Municipal Code is amended to read as follows:

Notwithstanding any other provision here to the contrary, every guest room in any apartment hotel or hotel described in this Section when used as a light-housekeeping room, as that term is described in LAMC Subsection 91.8116.1, shall be provided with smoke detectors in compliance with the provisions of CBC Section 907.2.11 and the provisions of LAMC Subsection 91.8603.2 pertaining to photoelectric type smoke detectors located in corridors or areas giving access to sleeping rooms. Smoke detectors may be battery operated until August 1, 1982, at which time the smoke detectors shall be located and permanently wired as required by CBC Section 907.2.11.

Sec. 670. Subdivision 2 of Subsection 91.8603.2.1 of the Los Angeles Municipal Code is amended to read as follows:

2. Alterations, repairs or additions requiring a permit are made or reroofing or shower pan replacement is performed by a Certified Licensed Contractor pursuant to LAMC Subsection 91.108.12 with a valuation in excess of \$1,000.00; or

Sec. 671. The first sentence of Subsection 91.8603.2.2 of the Los Angeles Municipal Code is amended to read as follows:

Every building containing two dwelling units and not more than five guest rooms, where the original building permit was issued prior to May 18, 1980, shall comply with the provisions of CBC Section 907.2.11 and the provisions of LAMC Subsection 91.8603.2.1 pertaining to photoelectric-type smoke detectors located in corridors or areas giving access to sleeping rooms.

Sec. 672. Subsection 91.8604.1.1.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8604.1.1.1. Whenever the Department determines by inspection that a building does not conform to the minimum requirements of either LAMC Subsections 91.8604.2, 91.8604.3, 91.8604.4 or 91.8604.5, the Department shall prepare a written Fire Safety Standards Repair Order directing the owner to repair and modify the building so as to conform to those minimum requirements. The Department shall serve the order either personally or by certified or registered mail, upon the owner as shown on the last equalized assessment roll and may serve the order upon the person, if any, in real or apparent charge or control of the building.

The order shall specify the manner in which the building fails to meet the minimum requirements of LAMC Subsections 91.8604.2, 91.8604.3, 91.8604.4 or 91.8604.5. The order shall direct the owner of the building to submit plans, obtain the necessary permits and complete the necessary corrections.

Sec. 673. Subsection 91.8604.1.1.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8604.1.1.2. Whenever, pursuant to LAMC Section 57.106.5, the Fire Department determines by inspection that a building does not conform to the minimum requirements of LAMC Subsection 91.8604.6, it shall prepare a written Fire/Life Safety Order directing the owner to repair and modify the building so as to conform to the minimum requirements of LAMC Subsection 91.8604.6.

The order shall specify the manner in which the building fails to meet the minimum requirements of LAMC Subsection 91.8604.6. The order shall direct the owner of the building to submit plans, obtain necessary permits and complete the necessary corrections.

The order shall be transmitted to the Department for service, recordation and enforcement purposes. The Department shall serve the order, either personally or by certified or registered mail, upon the owner as shown on the last equalized assessment roll and may serve the person, if any, in real or apparent charge or control of the building. The provisions of this subparagraph are not intended to prevent the Department from also making a determination or issuing an order regarding failure to comply with LAMC Subsection 91.8604.6.

Sec. 674. Subsection 91.8604.1.2.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8604.1.2.1. Whenever the Department serves a Fire Safety Standards Repair Order pursuant to LAMC Subsection 91.8604.1.1.1, the owner of a building shall submit plans and obtain necessary permits as required in that order not later than 90 days after service of the order and shall complete necessary corrections not later than one year after service of the order for work under LAMC Subsections 91.8604.2, 91.8604.3, 91.8604.4 or 91.8604.5. No extension of time, either to submit plans, obtain permits or complete the necessary corrections shall be granted except by the Board upon a finding of unusual circumstances which warrant an extension.

Sec. 675. Subsection 91.8604.1.2.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8604.1.2.2. Whenever the Department serves a Fire/Life Safety Order pursuant to LAMC Subsection 91.8604.1.1.2, the owner of a building shall:

(1) submit main system plans, which include Plans for any required water storage tank, fire pump(s), Fire Department connection(s) and all sprinkler riser valves for sprinkler connections of each floor;

(2) obtain necessary main system permits as required in that order not later than one year after service of the order; and

(3) complete necessary corrections required by the Fire/Life Safety Order not later than three years after service of the order for work required under LAMC Subsection 91.8604.6.

EXCEPTIONS TO THE TIME FOR WORK REQUIRED UNDER LAMC SUBSECTION 91.8604.6:

1. **VACANT BUILDING.** If a building is vacant and secured from unauthorized entry, then the owner of the building may apply to the Department for an extension of time to comply with the requirements of LAMC Subsection 91.8604.6. An extension of time may be granted for a two year period and may be renewed for two year time periods, unless to do so poses a threat of health or safety. This extension of time expires and the building is subject to enforcement procedures if it is no longer adequately secured from unauthorized entry.

2. **BUILDINGS ONLY OCCUPIED BELOW THE SECOND FLOOR.** If a building is only occupied below the second floor and all floors from the second floor and above are vacant and secured from unauthorized entry, then, the owner(s) of that building may apply to the Department for an extension of time to comply with the requirements of LAMC Subsection 91.8604.6, provided sprinklers are installed on the occupied floors(s) and a two hour fire-rated separation is provided between the vacant and occupied floors. Such an extension of time may be granted for a two year period and may be renewed for additional two year time periods, unless to do so poses a threat to health or safety. No vacant portion of the building may be reoccupied until the requirements of LAMC Subsection 91.8604.1.2.2 **EXCEPTION 3** are satisfied. This extension of time expires and the building is subject to enforcement procedures if it is no longer adequately secured above the first floor from unauthorized entry.

3. BUILDINGS WITH OCCUPANCY ABOVE THE FIRST FLOOR. The owner of a building cited for a violation of LAMC Subsection 91.8604.6 may request an extension of time to comply with those requirements. Extensions of time may be granted for a period of one year from the date of application and may be renewed for two additional one year periods. The owner shall submit to the Department a plan of action to:

(a) Install fire sprinklers including the base system, fire alarm, emergency power and stairwell ventilation from the ground floor up to the floor above the highest occupied floor; and

(b) Bring elevator lobby vestibules on all required floors up to the highest occupied floor into compliance.

An additional three year extension of time to comply with the requirements of LAMC Subsection 91.8604.6 on the remaining unoccupied floors of the building may be granted subject to the owner completing all requirements in the occupied portions of the building within the time guidelines of their plan of action, unless to do so poses a threat of health or safety.

4. ASBESTOS. If an owner of a building commits to a program of abatement of asbestos, then the Department may grant an extension of time to complete the work required under LAMC Subsection 91.8604.6 provided that all necessary permits are obtained and the required water storage tank, fire pumps, riser and all sprinkler riser valves for sprinkler connections on each floor are installed and operational prior to the grant of any extension.

Subsequent extension approvals beyond the initial approval shall also be conditioned on progress of work in conformance with the plan of work submitted with the approved extension of time.

Request for an extension of time under **EXCEPTIONS 1-4** above shall be filed on an application form provided by the Department and signed by the owner of the building. Applications are subject to review and action by the Department with concurrence by the Fire Department. An extension of time may be granted only where a good faith effort to comply can be demonstrated by the applicant. Applications shall be processed according to the guidelines set forth in LAMC Subsection 98.0403.2.

Sec. 676. Subsection 91.8604.1.2.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8604.1.2.3. Recordation. At the time that the Department serves a Fire/Life Safety Order or Fire Safety Repair Order, the Department shall file with the Office of the County Recorder a certificate stating that the building does not meet the minimum fire

safety requirements of LAMC Subsections 91.8604.2, 91.8604.3, 91.8604.4, 91.8604.5 or 91.8604.6 and that the owner of the building has been so notified.

After all necessary corrective work has been performed, the Department shall file with the Office of the County Recorder a certificate terminating the status of the building as nonconforming to the minimum fire safety requirements of LAMC Subsections 91.8604.2, 91.8604.3, 91.8604.4, 91.8604.5 or 91.8604.6.

Sec. 677. The first and second sentence of Subsection 91.8604.1.2.4 of the Los Angeles Municipal Code are amended to read as follows:

Notwithstanding any other provisions of this Code to the contrary, it shall be unlawful for any person, firm or corporation to maintain, use or occupy any building within the scope of this section which does not meet the minimum standards specified in LAMC Subsection 91.8604.6.

Any person who fails to comply with an order issued pursuant to this section, within each of the time periods set forth in LAMC Subsection 91.8604.1.2.2, or who causes or permits another person to fail to comply with such an order, is guilty of a misdemeanor which is punishable by a fine of not more than \$1,000.00 and/or six months imprisonment.

Sec. 678. The last unnumbered paragraph of Subsection 91.8604.1.2.4 of the Los Angeles Municipal Code is amended to read as follows:

In addition to any other remedy available at law, if the owner or other person in charge and control of the building fails to comply with an aforementioned order within the time periods set forth in LAMC Subsection 91.8604.1, the Department may order that the building be vacated and that the building remain vacated until all required corrective work has been completed. Whenever compliance with an order issued pursuant to the provision of this section has not been accomplished within 90 days after the date the building has been ordered vacated, or such additional time as may have been granted by the Board, the Department may order demolition of the building, in accordance with the provisions of Division 89, Article 1, Chapter IX of the LAMC.

Sec. 679. The first sentence of Subsection 91.8604.2.2 of the Los Angeles Municipal Code is amended to read as follows:

The provisions of this section shall apply to all existing commercial and industrial buildings more than two stories in height which do not conform to the minimum shaft enclosure and exit requirements of this Code and which are not required to comply with Chapter 34 of Part 2, Title 24, of the California Building Code for existing buildings over 75 feet (22.86 m) in height.

Sec. 680. The second sentence of Subsection 91.8604.2.3 of the Los Angeles Municipal Code is amended to read as follows:

Corridor exits, which are interrupted by stairwell enclosures required by this subsection, shall be provided with exit door fire assemblies, which will close automatically when activated by an approved smoke detector.

Sec. 681. The last sentence of Subsection 91.8604.2.4 of the Los Angeles Municipal Code is amended to read as follows:

Exit signals with letters at least 6 inches (152.4 mm) high shall be installed in conspicuous locations at each exit from the floor and whenever otherwise required to clearly indicate the direction of egress from area served.

Sec. 682. The first sentence of Subsection 91.8604.3.1 of the Los Angeles Municipal Code is amended to read as follows:

The purpose of this section is to provide a reasonable degree of fire safety for persons living and sleeping in apartment houses, hotels, apartment hotels, and in buildings housing Group R-4 or I-1 occupancy.

Sec. 683. The first sentence of Subsection 91.8604.3.2 of the Los Angeles Municipal Code is amended to read as follows:

The provisions of this section shall apply to all existing buildings more than two stories in height, which contain Group R-1, R-2, R-4 or I-1 Occupancy.

Sec. 684. The Exception to Subsection 91.8604.3.4 of the Los Angeles Municipal Code is amended to read as follows:

EXCEPTION: In buildings erected prior to January 1, 1943, stair shaft enclosures may be omitted if the building is sprinklered throughout and the sprinkler system is interconnected to the alarm system required under LAMC Subsection 91.8604.5.

Sec. 685. Subsection 91.8604.3.5.4 of the Los Angeles Municipal Code is amended to read as follows:

91.8604.3.5.4. Dead-end corridors not over 20 feet (6.096 m) in length may have access to a second exit through a stair shaft enclosure.

Sec. 686. The last sentence of Subsection 91.8604.4 of the Los Angeles Municipal Code is amended to read as follows:

When these buildings do not conform to the minimum shaft and corridor protection requirements of this Code, they shall be made to conform to the minimum requirements as specified in LAMC Subsection 91.8604.3.

Sec. 687. Subsection 91.8604.5.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8604.5.2. Closure of Doors. All required stair shaft, cut-off and area separation doors shall be equipped with approved self-closing devices and electrically operated hold-open devices designed to release the door by the activation of smoke detectors located on each side of the doorway and within 12 inches (304.8 mm) of the ceiling.

Sec. 688. Subsection 91.8604.5.5 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8604.5.5. State Fire Code. Where the Group R-1 or R-2 Occupancy regulated by this section has floors used for human occupancy more than 75 feet (22.86 m) above the lowest floor level having building access, the provisions of Part 2 of Title 24 of the California Building Code relating to those occupancy shall apply in lieu of any less restrictive provisions set forth in this section.

Sec. 689. Subsection 91.8604.6.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8604.6.3. Definition. For the purposes of this section, a high-rise building is a building of any type of construction having floors (as measured from the top of the floor surface) that may be used for human occupancy located more than 75 feet (22.86 m) above the lowest floor level having building access.

Sec. 690. Subsection 91.8604.6.4 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8604.6.4. Requirements. Every building within the scope of this section shall be provided with an automatic fire sprinkler system complying with all applicable sections of the LAMC. The sprinkler system shall cover all areas of the building.

EXCEPTIONS:

1. Sprinklers need not be installed in locations expressly excepted in the Los Angeles Plumbing Code provided other approved fire protection equipment is installed.

2. The Department may review, on a case by case basis, buildings within the scope of this section and may approve alternative fire protection systems which meet the intent of the high-rise sprinkler requirements.

3. The Department may, with the concurrence of the Fire Department, grant exceptions from the requirements of Chapter IX, Article 4, Division 7 of the LAMC as specified in LAMC Subsection 91.8604.6.5.

Sec. 691. Subsection 91.8604.6.5 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8604.6.5. Conditional Exceptions. The following exceptions from the requirements set forth in LAMC Section 94.2001 are available upon application to the Department provided all the stated conditions are met for each category of building.

Sec. 692. The first Condition to Subsection 91.8604.6.5.1 of the Los Angeles Municipal Code is amended to read as follows:

1. A 3 inch (76.2 mm) test drain shall be provided in each stair shaft where pressure- regulator valves are used. Valves, equipment and devices shall conform to Los Angeles Plumbing Code requirements.

Sec. 693. The first Condition to Subsection 91.8604.6.5.2 of the Los Angeles Municipal Code is amended to read as follows:

1. A 3 inch (176.2 mm) test drain shall he provided in each stair shaft where pressure-regulator valves are used. Valves, equipment and devices shall conform to Los Angeles Plumbing Code requirements.

Sec. 694. The first Condition to Subsection 91.8604.6.5.3 of the Los Angeles Municipal Code is amended to read as follows:

1. A 3 inch (176.2 mm) test drain shall be provided in each stair shaft where pressure-reduction valves are used. Valves, equipment and devices shall conform to Los Angeles Plumbing Code requirements.

Sec. 695. Subsection 91.8604.6.7 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8604.6.7. Stair Shaft Ventilation. Each stair shaft which extends to the roof shall be provided with a minimum ventilation opening of 20 square feet (1.85 m²) at the roof level.

Sec. 696. Subsection 91.8605.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8605.1. Applicability of Standards. The provisions and standards set forth in LAMC Subsection 91.8605.2 shall be applicable to any emergency shelter for the homeless which complies with and is approved pursuant to LAMC Section 12.80 or 12.81.

Sec. 697. Subdivisions 1 and 2 of Subsection 91.8605.2 of the Los Angeles Municipal Code are amended to read as follows:

1. The maximum occupant load allowed in these facilities shall be the number determined appropriate by the professional service provider operating the facility and/or the Housing and Community Investment Department of the City of Los Angeles, but in no event resulting in less than 50 square feet (4.64 m²) of usable area per occupant.

2. Fire Safety Requirements.

A. All exits shall comply with Division 10, Article 7, Chapter V of the LAMC.

B. Smoke detection devices shall be provided in all sleeping areas and shall be installed in accordance with Article 7, Chapter V of the LAMC and CBC Section 907.2.11.

C. A fire alarm system capable of arousing occupants shall be installed in accordance with Article 7, Chapter V of the LAMC and CBC Section 907.1.

D. The use of any open flames and the possession or storage of any combustibles shall not be permitted.

EXCEPTION: The Superintendent of Building may approve the use of open flames and storage of combustibles in these buildings with concurrence of the Fire Department.

E. Sleeping quarters shall be limited to the ground floor only.

Sec. 698. Subsection 91.8605.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8605.3. Zoning. Every facility used to shelter homeless persons pursuant to this section shall comply with LAMC Section 12.80 or 12.81.

Sec. 699. The first sentence of Subsection 91.8606.1 of the Los Angeles Municipal Code is amended to read as follows:

The provisions of this section apply to all existing buildings, which contain five or more dwelling units with an enclosed exit corridor or pathway that is 50 feet (1524 m) in length or greater on any single floor, or which has an enclosed stairway.

Sec. 700. The first and second sentences of Subsection 91.8606.3.2 of the Los Angeles Municipal Code are amended to read as follows:

Plans for the emergency exit corridor and exit sign lighting systems shall be submitted to the Department for review and approval prior to obtaining a permit. Plans shall provide the information specified in LAMC Section 93.0207.

Sec. 701. Subsection 91.8606.3.4 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8606.3.4. Lighted exit signs shall meet the requirements of CBC Section 1011.1 and where emergency power is required for Group R-1 and R-2 Occupancies as specified in CBC Section 1011.6.2.

Sec. 702. Subsection 91.8606.4.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8606.4.1. Notification. Whenever the Department or the Fire Department determines by inspection or review of City records that a Group R-1 or R-2 Occupancy multi-family residential building containing five or more dwelling units does not conform to the minimum requirements of this section, either Department shall prepare a written order directing the owner to repair and modify the building so as to conform to the minimum requirements of this section.

The order shall specify the manner in which the building fails to meet the minimum requirements of this section. The order shall direct the owner of the building to submit plans, if required, to the Department, obtain necessary permits and complete the work specified in the order.

Service of the order shall be accomplished in the following manner:

1. The Department and/or the Fire Department may personally serve the order upon the owner; or,
2. The Department and/or the Fire Department may serve the order by certified or registered mail upon the owner.

In addition, the person in real or apparent charge or control of the building or unit of the building may be served in the manner prescribed by this subsection.

Sec. 703. Subsection 91.8606.4.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8606.4.2. Time for Compliance. Whenever an order is served pursuant to LAMC Subsection 91.8606.4.1 above, the owner shall:

1. Submit all building plans required by the order to the Department within two years of the effective date of the order; and,
2. Obtain permits required by the order from the Department as a result of the order within three years of the effective date of the order; and,
3. Complete the work required by the order within five years of the effective date of the order.

Sec. 704. Subsection 91.8606.4.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8606.4.3. Penalties. Any person who fails to comply with an order issued pursuant to this section, within each of the time periods set forth in LAMC Subsection 91.8606.4.2 above, or who causes or permits another person to fail to comply with such an order, is guilty of a misdemeanor which is punishable by a fine of not more than \$1,000.00 and/or six months imprisonment in the County Jail. For purposes of penalties, the phrase “**any person**” includes an owner, lessor, sublessor, manager, or any person in charge or control of a building subject to this section.

In addition to any other remedy available by law, if the owner or other person in charge or control of the subject building fails to comply with an order issued pursuant to this section within the time periods set forth in LAMC Subsection 91.8606.4.2, the Department or the Fire Department may refer the violation to the State Franchise Tax Board as a substandard residential building and/or refer the building to the Rent Escrow Account Program (REAP).

Sec. 705. Section 91.8607 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

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. Owners of all lots developed with an apartment house shall provide lights and locks or metal bars or grilles that comply with the provisions of LAMC Subsections 12.21 A.5.(k), 91.6304.2, 91.6305 and Division 67, Article 1, Chapter IX of the LAMC 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 LAMC Subsection 91.8108.3.

No costs incurred as a result of this section may be charged to the tenant or tenants of any properties subject to the Rent Escrow Account Program provisions commencing at LAMC Section 162.00.

Sec. 706. Subsection 91.8901.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8901.1. Purpose of Division. It is the purpose of this division to provide a just, equitable and practicable method, to be cumulated with and in addition to any other remedy available by law, whereby buildings, structures, premises and portions thereof which are within the scope of this division may be vacated, secured, cleaned, repaired, demolished or removed.

Sec. 707. The second and third sentences of Subsection 91.8901.2 of the Los Angeles Municipal Code are amended to read as follows:

All sections of Chapter IX of the LAMC are applicable to those buildings determined to be “**substandard residential buildings**” as defined herein.

The Department may approve certain deviations from the requirements of Chapter IX of the LAMC concerning substandard residential buildings, provided the items concerned were built in compliance with code or ordinance provisions in effect at the time of construction, and provided, further, that such additional corrections as may be required by the Department are made so as to ensure that the building complies with the intent of the Code.

Sec. 708. Subsection 91.8901.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8901.3. Interference Prohibited. It shall be unlawful for any person to obstruct, impede or interfere with any representative or inspector of the Department, including contractors hired by the Department or with the inspector of any department of the City, or with any person who owns or holds any estate or interest in any building or structure which has been ordered to be vacated, secured, cleaned, repaired, demolished or removed. It shall be unlawful for any person to obstruct, impede or interfere with any person to whom any building or structure has been lawfully sold pursuant to the provisions of this division whenever any representative of the Department, inspector, purchaser or person having an interest or estate in such building or structure is engaged

in inspecting, securing, cleaning, vacating, repairing, demolishing or removing any such building or structure pursuant to the provisions of this division, or in performing any necessary act preliminary to or incidental to such work, or authorized or directed pursuant hereto.

Sec. 709. Subsection 91.8901.4.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8901.4.1. City Employees Not Personally Liable. No officer, agent, or employee of the City shall be personally liable for any damage incurred or alleged to be incurred as a result of any act required, permitted or authorized to be done or performed in the discharge of his or her duties pursuant to this division.

Sec. 710. Subsection 91.8901.4.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8901.4.2. Suits to be Defended by City Attorney. Any suit brought against any officer, agent or employee of the City as a result of any act required, permitted or authorized in the discharge of his or her duties under this division shall be deemed an action against the City and shall be defended by the City Attorney.

Sec. 711. Subsection 91.8901.5 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8901.5. Other Provisions of the Municipal Code Unaffected Hereby. The provisions of this division shall not be deemed to repeal by implication any other provision of the LAMC and the adoption hereof shall not be deemed to affect or diminish the power or authority of an officer or employee of the City to condemn any building or structure erected or maintained in violation of any other provisions of the LAMC.

Sec. 712. The second sentence of Subsection 91.8901.7 of the Los Angeles Municipal Code is amended to read as follows:

The provisions set forth in Article 8, Chapter IX of the LAMC shall not apply to proceedings conducted pursuant to this division.

Sec. 713. Subsection 91.8901.8 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8901.8. Wherever service is required in this division, that service may be accomplished by personal service as authorized in California Code of Civil Procedure Sections 415.10, 415.20, and 415.21.

Sec. 714. Section 91.8902 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.8902. DEFINITIONS.

For the purpose of this division, certain terms are defined as follows:

DEPARTMENT. Refer to Division 2, Article 1, Chapter IX of the LAMC.

HAZARDOUS BUILDING. Any building, structure or portion thereof which has any or all of the following described defects:

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit, in case of fire or panic, for all persons housed or assembled therein who would be required to, or might, use such door, aisle, passageway, stairway or other means of exit.

2. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than 1 1/2 times the working stress or stresses allowed in Article 1, Chapter IX of the LAMC.

3. Whenever any portion of a building or structure has been damaged by earthquake, wind, flood, or by any other event, in such a manner that the structural strength or stability thereof is appreciably less than it was before such event and is less than the minimum requirements of this Code for a new building of similar structure, purpose or location.

4. Whenever any portion of any member or appurtenance thereof is likely to fall, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

5. Whenever any portion of a building or any member or appurtenance thereof or ornamentation on the exterior thereof is not of sufficient strength or stability or is not so anchored, attached or fastened in place so as to be capable of resisting one half the wind pressure that specified in this Code without exceeding the working stresses permitted in this Code.

6. Whenever any portion thereof has settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of new construction.

7. Whenever the building or structure, or any portion thereof, because of dilapidation, deterioration, decay, faulty construction, or because of the removal or movement of some portion of the ground necessary for the purpose of supporting such building, or portion thereof, or some other cause, is likely to

partially or completely collapse, or some portion of the foundation or underpinning is likely to fall or give way.

8. Whenever, for any reason whatsoever, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is used.

9. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle third of the base.

10. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration to the member or members, or 50 percent damage or deterioration to a nonsupporting enclosing or outside wall or covering.

11. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood or has become so dilapidated or deteriorated as to become an attractive nuisance to children who might play therein to their danger, or as to afford a harbor for vagrants, criminals or immoral persons or as to enable persons to resort thereto for the purpose of committing nuisance or unlawful or immoral acts.

12. Any building or structure constructed, or which now exists or is maintained in violation of any specific requirements or prohibition of the building regulations of this City, as set forth in Article 1, Chapter IX of the LAMC or of any provisions of Article 7, Chapter V of the LAMC, or of Article 1 of Chapter III of the LAMC, or of any law or ordinance of this state or City relating to the condition, location or structure of buildings.

13. Any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion, less than 50 percent, or in any supporting member less than 66 percent, of the strength, fire-resisting qualities or characteristics or weather-resisting qualities or characteristics required by law or ordinance in the case of a newly constructed building of like area, height and occupancy in the same location.

14. Whenever a building or structure, used or intended to be used for dwelling purposes, because of dilapidation, decay, damage or faulty construction or arrangement, or otherwise, is insanitary or unfit for human habitation or is in a condition that is likely to cause sickness or disease, when so determined by the health officer, or is likely to work injury to the health, safety or general welfare of those living within.

15. Whenever the building or structure, used or intended to be used for dwelling purposes, has light, air and sanitation facilities inadequate to protect the health, safety or general welfare of persons living within.

16. Whenever any building or structure by reason of obsolescence, dilapidated condition, deterioration, damage, electric wiring, gas connections, heating apparatus or other cause, is in such condition as to be a fire hazard and is so situated as to endanger life or other buildings or property in the vicinity or provide a ready fuel supply to augment the spread and intensity of fire arising from any cause.

17. Whenever any fire-protective construction or safety device does not provide the degree of security to life and property required by the Los Angeles Municipal Code.

18. Whenever a building or structure is classified as a "Substandard Building."

19. Whenever a building or structure has become vacant and vandalized.

20. Whenever a building or structure has become a nuisance.

NUISANCE. Any premises, building, structure or portion thereof containing multiple code violations or one or more imminent life hazards.

SUBSTANDARD BUILDING. Any building, or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof:

Sec. 715. Subsection 91.8902.9 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8902.9. Faulty Materials of Construction. All construction materials except those which are specifically allowed or approved by this Code and which have been adequately maintained in a good and safe condition.

Sec. 716. Subsection 91.8902.11 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8902.11. Inadequate Maintenance. Any building or portion thereof which is determined to be an unsafe building in accordance with the standards set forth in LAMC Section 91.8104.

Sec. 717. The last sentence of Subsection 91.8902.12 of the Los Angeles Municipal Code is amended to read as follows:

When an unsafe condition exists through lack of, or improper location of an exit, additional exits may be required to be installed.

Sec. 718. The second sentence of Subsection 91.8903.1.1 of the Los Angeles Municipal Code is amended to read as follows:

The order shall specify the conditions which cause the building or premises to be within the scope of this division of this Code; whereupon the owner or owner's agent shall obtain the necessary permits and abate the deficiencies in accordance with LAMC Subsection 91.8903.1.2.

Sec. 719. The last sentence of Subsection 91.8903.1.1 of the Los Angeles Municipal Code is amended to read as follows:

The requirements of this division shall also apply to any building, structure, attached or detached appurtenances, or premises as determined by the Department.

Sec. 720. Subsection 91.8903.1.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8903.1.2. Time for Compliance. Within 30 days after notice is served, the owner or the owner's agents shall obtain the necessary permits and shall commence work to abate the deficiencies. All necessary work shall be completed within 90 days after notice is served.

Sec. 721. Subsection 91.8903.1.4 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8903.1.4. Vacated Buildings. No person shall reoccupy any building within the scope of this division which is found to be vacant or is ordered vacated in accordance with LAMC Subsection 91.8903.1.3, until the deficiencies have been abated and a new Certificate of Occupancy or clearance is obtained from the Department. Subsequent to issuance of an Order to Vacate any Certificate of Occupancy previously issued for such building shall be void.

Sec. 722. The third sentence of Subsection 91.8903.1.5 of the Los Angeles Municipal Code is amended to read as follows:

A warning placard or sign posted pursuant to this division shall not be defaced, covered, removed or hidden from view in any manner.

Sec. 723. Subsection 91.8903.1.6 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8903.1.6. Removal of Utilities. Utility connections of electricity and gas shall be removed from buildings within the scope of LAMC Subsection 91.8903.1.4 by the appropriate utility agency and shall not be reconnected until clearance is obtained from the Department.

Sec. 724. The first sentence of Subsection 91.8903.1.7 of the Los Angeles Municipal Code is amended to read as follows:

At the time that the Department serves the order described in LAMC Subsection 91.8903.1, the Department shall file with the Office of the County Recorder a certificate stating that the subject building has been determined to be either a hazardous building, a substandard residential building, or a nuisance, that it has been ordered repaired or demolished, and that the owner thereof has been so notified.

Sec. 725. Subsection 91.8903.3.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8903.3.1. General. Whenever compliance with an order issued pursuant to the provisions of this division for vacated or occupied buildings has not been accomplished within the time set or any additional time as may have been granted under the appellate provisions of this division, the Department may institute appropriate action to secure compliance as provided by law for misdemeanor violation or may cause, by whatever means the Department determines appropriate, the correction of the deficiencies, whether the building is vacated or occupied, including but not limited to vacation and demolition of the building or structure and the monitoring and removal of asbestos.

Sec. 726. The second sentence of Subsection 91.8903.3.3 of the Los Angeles Municipal Code is amended to read as follows:

The Notice of Intention shall describe the land and notify the owner of the intention of the City to cause the correction of the deficiencies or the demolition of the building or structure located on the land, and shall specify a date certain upon or after which the Department shall solicit bids or execute a work order, and shall have the authority to advise that any time thereafter the Department may execute an agreement to do such work.

Sec. 727. The first sentence of the third unnumbered paragraph of Subsection 91.8903.3.3 of the Los Angeles Municipal Code is amended to read as follows:

The date for solicitation of bids or execution of the work order shall not be sooner than 10 days following the mailing of the notices by certified mail as described in LAMC Subsection 91.8903.3.4.

Sec. 728. The first sentence of Subsection 91.8903.3.4 of the Los Angeles Municipal Code is amended to read as follows:

The notice required by this section shall be sent to each required person by certified mail, postage prepaid, return receipt requested, at the address or addresses of such persons as it appears on the last equalized assessment roll of the County Recorder or as known to the City Engineer.

Sec. 729. Subsection 91.8903.3.5 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8903.3.5. Affidavit of Service. The employee of the Department, upon serving the notice as required in this section, shall create an affidavit certifying to the date and manner in which such notice was served. Any receipt card which may have been returned to the employee in acknowledgment of the receipt of such notice by certified mail shall be maintained with the affidavit.

Sec. 730. The first sentence of Subsection 91.8903.4.2 of the Los Angeles Municipal Code is amended to read as follows:

In the event that the owner or other person having charge or control of such building or structure proceeds to perform the corrective work or demolish said building or structure, with or without the permission of the Department or Board, after bids have been solicited or a work order executed, but prior to the award of the contract or the acceptance of the work order by the contractor, a charge shall be imposed upon such person as partial reimbursement to the City for any expenses incurred by it in the proceeding.

Sec. 731. Subsection 91.8903.4.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8903.4.3. Penalty for Performing Work After Contract Is Awarded. If the owner or other person having charge or control of the building or structure proceeds to perform the corrective work or demolish the building or structure after the award of the demolition or repair contract or after the acceptance of the work order by the contractor, but before the contractor has commenced performance, a charge shall be imposed upon such person in an amount which shall be the sum of a charge computed as in LAMC Subsection 91.8903.4.2 plus the amount of the contractor's claim filed with the City Clerk and approved by the Department pursuant to the provisions of LAMC Subsection 91.8903.5.

Sec. 732. Subsection 91.8903.5.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8903.5.3. Source of Contractor Reimbursement Funds. Claims submitted pursuant to LAMC Subsection 91.8903.5.2 and to the extent approved by the Department shall be paid by the Department out of the Repair and Demolition Fund. Where the amount of the claim has been made a charge against the owner or other party of interest pursuant to LAMC Subsection 91.8903.4.3, or where the demolition or repair contract or work order was canceled by the Department at the request of the owner or other party of interest, such party shall reimburse the City for the amount of the claim filed with the City Clerk and approved by the Department or paid from the repair and demolition fund.

Sec. 733. Subsection 91.8903.6 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8903.6. Failure to Pay Charges. Should the owner or other party of interest fail to pay, within 30 days after billing thereof, any charge imposed upon such party pursuant to LAMC Subsections 91.8903.5.2 or 91.8903.5.3, the Department shall transmit any unpaid claim to the Office of the City Attorney for collection and/or appropriate legal remedy as determined by the Office of the City Attorney.

Sec. 734. Subsection 91.8903.7.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8903.7.1. Appeals. Upon written application by an interested party within 30 days from the service of the initial order as provided for in LAMC Subsection 91.8903.1, for good cause shown and where no imminent risk of life or property is present, the Department or the Board, in case an appeal is made to it pursuant to LAMC Subsection 98.403.2, may grant a reasonable extension of time, not to exceed 120 days after expiration of the 30 day period provided for in the initial order, within which the work required must be commenced.

Nothing in this subsection precludes the Board from establishing a policy of granting less than the maximum time to comply with Department orders.

Sec. 735. The first sentence of Subdivision A of Subsection 91.8903.7.2 of the Los Angeles Municipal Code is amended to read as follows:

Upon the issuance of a Notice of Intention, as provided for in LAMC Subsection 91.8903.3, any owner or party of interest may appeal in writing to the Board for a hearing to determine the condition of the property, whether it falls within the scope of this division; whether it should be repaired or demolished and how much time should be given to complete the required work.

Sec. 736. The second sentence of Subdivision B of Subsection 91.8903.7.2 of the Los Angeles Municipal Code is amended to read as follows:

The evidence shall consist of, but need not be limited to, the inspection report originally issued by the Department pursuant to LAMC Subsection 91.8903.1, recent pictures and testimony by a representative of the Department.

Sec. 737. Subsection 91.8903.7.4 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8903.7.4. Notification. Only those persons who request a hearing need to be notified of the date and time of the hearing. Notification shall be made by certified mail, postage prepaid, return receipt requested, to the address as shown on the hearing request application. The employee of the Department, upon giving notice as provided in this division, shall create an affidavit thereof certifying to the date and manner in which such notice was served. Any receipt card which may have been returned to the employee in acknowledgment of the receipt of such notice by certified mail shall be maintained with the affidavit.

Sec. 738. Subsection 91.8904.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8904.1. Duties of the Owner of Vacant Property. It shall be unlawful for the owner or person in control of a parcel of land to permit the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar nuisance conditions on a parcel or in and around any building or structure located on a parcel. The Department may order the fencing of such a parcel in the manner described below.

It shall be unlawful for the owner or person in control of a parcel of land, to allow a vacant building or structure to be open to unauthorized entry on that land. The entire building or structure shall be securely maintained. The owner or person in control of a vacant building, structure, or lot which is open to unauthorized entry shall secure all openings, accessible for entry from the exterior of the building or structure, and where appropriate, the entire lot itself, with one of the following methods:

1. Minimum 3/4 inch (19.05 mm) exterior grade plywood. The plywood shall have a positive connection to the building or structure using minimum 1/2 inch (12.7 mm) bolts which shall not be removable from the outside.
2. Minimum 16-gauge steel mesh attached to a minimum 1 inch by 1/8 inch (25 mm x 3.175 mm) angle iron frame. The frame shall have a positive connection to the building or structure using minimum 1/2 inch (12.7 mm) bolts which shall not be removable from the outside.
3. Other means of barricading as directed or approved by the Department including wrought iron fencing of the lot. The Department may,

working in cooperation with the Police Department, develop standards for alternative fencing.

Unless directed otherwise by the Department, the owner or person in control of a parcel of land also shall erect a 10 foot (3048 mm) high, unobstructed, chain link fence complete with lockable gates. The fence, once constructed, shall become the property of the owner of the property upon which it is constructed and, all structures on the property, including the fence shall be maintained in good repair. In the event that the fence or other barriers cannot be maintained in good repair, the Department may order an alternative method of barricading. The property so fenced shall be conspicuously posted with a "No Trespassing" sign pursuant to LAMC Section 41.24.

It shall also be unlawful for the owner or person in control of a parcel of land to allow to exist any graffiti on any walls, temporary or permanent structures, places, or other surfaces when that graffiti, as defined in LAMC Section 49.84.2, is visible from a public street or other public or private property.

Owners or the person in control of a parcel of land, whose property displays graffiti, shall completely remove the graffiti by washing, sandblasting or chemical treatment or shall completely and uniformly cover or otherwise obscure the graffiti with paint or other approved materials.

It is unlawful to maintain a swimming pool in violation of LAMC Sections 91.3109 and 91.6109. The 10 foot (3048 mm) high chain link fence described above may be used to comply with LAMC Section 91.3109. The swimming pool water shall be removed if the property is vacant.

Sec. 739. The third and fourth unnumbered paragraphs of Subsection 91.8904.1.2 of the Los Angeles Municipal Code are amended to read as follows:

If abatement is performed by a City department other than the Department, that department shall bill the owner for the cost of removal, or other elimination or abatement of the nuisance, including administrative costs. An itemized written report showing the date and cost of abatement work done by the City or its contractor shall be submitted to the Department. Payment for the cost of abatement and recovery of the cost from the property owner shall be pursuant to LAMC Section 91.8906.

If a building again becomes open to unauthorized entry, or graffiti is again visible from a public street or alley, or the building's premises or vacant parcel again contain debris, rubbish, excessive vegetation or other similar nuisance conditions, the Department may, upon 3 days' notice to the owner, execute a contract or work order to have the required work performed by one of the methods provided by this section. The cost of performing the work may be paid from the "**Repair and Demolition Fund**" as established in LAMC Section 91.8906. Further, the provisions of LAMC Subsections 91.8903.4, 91.8903.5 and 91.8903.6 shall apply to this section.

Sec. 740. The sixth unnumbered paragraph of Subsection 91.8904.1.2 of the Los Angeles Municipal Code is amended to read as follows:

This section may also be used to abate graffiti that is observable from a public road, public right-of-way, or other property that is freely open to the public, as defined in LAMC Section 49.84.2.

Sec. 741. The first sentence of Subsection 91.8904.2.1 of the Los Angeles Municipal Code is amended to read as follows:

Any vacant buildings open to unauthorized entry, which become fire damaged or used repeatedly by vagrants and gang members or for other illegal purposes, constitute a public nuisance.

Sec. 742. Subdivision 1 of Subsection 91.8904.2.2 of the Los Angeles Municipal Code is amended to read as follows:

1. The vacant building has been secured pursuant to LAMC Subsection 91.8904.1;

Sec. 743. The second unnumbered paragraph of Subsection 91.8904.2.2 of the Los Angeles Municipal Code is amended to read as follows:

If the Department determines that a vacant building is a public nuisance building as defined in this section, then the Department may proceed to abate the public nuisance building utilizing the procedures set forth in LAMC Subsections 91.8907.2, 91.8907.3 and 91.8907.4. The cost of any work done by the City or its contractor to abate the nuisance may be collected from the property owner in accordance with the procedures set forth in LAMC Section 91.8906.

Sec. 744. Subsection 91.8904.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8904.3. Inspection Fee for Periodic Inspection of Property and Buildings.

Whenever the Department determines after notice and hearing that a property or building requires a monthly inspection in order to abate a public nuisance and encourage future maintenance in compliance with applicable codes, the Department may inspect monthly and assess fees pursuant to LAMC Section 98.0412. These fees shall be imposed annually when the nuisance condition is abated by the City pursuant to this division but not more than once during any twelve month period.

The notice of hearing and intent to monthly inspect and impose the fees annually shall be mailed to the owner as listed on the last equalized assessment roll or supplemental roll. The matter shall be scheduled for hearing before the Board on the date specified on the notice. The Board shall determine whether the conditions and

previous record of public nuisance conditions and failure to comply with the Code justify the imposition of the fees and monthly inspection.

The monthly inspection may be accomplished by contract or work order and may be performed by a private contractor submitting a sealed bid or by means of an Annual Awarded Monitoring Contract. An Annual Awarded Monitoring Contract shall mean one or more 12-month contracts awarded by the Department after competitive bidding. Payment for the cost of monthly inspections shall be made from the Repair and Demolition Fund. Any payments received as a result of the fees imposed pursuant to this subsection shall be deposited into the Repair and Demolition Fund. The property owner's failure to pay this fee may result in a lien against the property pursuant to LAMC Subsection 91.8906.2.

Sec. 745. Subsection 91.8905.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8905.1. Notwithstanding anything to the contrary, whenever the Department determines that any building, structure, premises or portion thereof falling within the scope of this division is a present, imminent, extreme and immediate hazard or danger to life or limb, health or safety, so as to necessitate the immediate elimination thereof without prior notice to the owner, the Department may, without an order or notice of any kind whatsoever and without a hearing, cause the building, structure or premises or any portion thereof to be immediately vacated, barricaded, removed or demolished by such means as the Department may deem advisable, including the use of the Department's annually awarded demolition contractor.

Sec. 746. The third sentence of Subsection 91.8905.3 of the Los Angeles Municipal Code is amended to read as follows:

Where the work is accomplished either by contract or City forces, the cost shall be paid from the "Repair and Demolition Fund" as established in LAMC Section 91.8906.

Sec. 747. Subsection 91.8906.1.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8906.1.1. Established by City Council. The City Council has set up a special revolving fund designated as the Repair and Demolition Fund. Payments shall be made out of said fund upon the demand of the Department to defray the costs and expenses which may be incurred by the Department in causing the necessary work of repair, securing, cleaning or demolition of buildings, structures and portions thereof or premises which fall within the scope of this division.

Sec. 748. Subsection 91.8906.1.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8906.1.2. Transfer of Funds. The City Council may at any time transfer to the Repair and demolition Fund, out of any money in the General Fund of the City, sums as it may deem necessary in order to ensure the performance of the work of repair, securing, cleaning or demolition, and the sums so transferred shall be deemed a loan to a special fund and shall be repaid out of the proceeds of the collection of costs provided for in this division. All funds collected under the proceedings provided for below, either upon voluntary payments or as the result of the involuntary sale of the property, shall be paid when collected to the City Treasurer, who shall place the funds in the Repair and Demolition Fund.

Sec. 749. Subsection 91.8906.1.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8906.1.3. Maximum Amount in Fund. At the close of each fiscal year, with the exception of money deposited from the Community Development Trust Fund in connection with the Rental Housing Rehabilitation Program, all monies in said repair and demolition fund in excess of \$250,000.00, over and above the amount of outstanding liabilities payable out of such fund, shall be transferred to the salary account of the Department for use in building conservation work.

Sec. 750. The third and fourth unnumbered paragraphs of Subsection 91.8907.1 of the Los Angeles Municipal Code are amended to read as follows:

The terms “**nuisance**” and “**hazardous buildings**” are defined in LAMC Section 91.8902. As used in this section, the term “**debris**” includes burned or partially burned building materials, members, or portions thereof, ash, damaged appliances, broken concrete, loose bricks, glass, metal and downed trees.

This procedure is in addition to any other procedure that is currently authorized for abatement of such public nuisances. Notwithstanding any provision of this section, the Department may at any time exercise its lawful authority to summarily and immediately abate public nuisances pursuant to LAMC Section 91.8905.

Sec. 751. The second unnumbered paragraph of Subsection 91.8907.4 of the Los Angeles Municipal Code is amended to read as follows:

Where the work is accomplished by other than City forces, the cost may be paid from the Repair and Demolition Fund as established in LAMC Section 91.8906. All costs incurred pursuant to this section shall be a personal obligation against the owner of the property upon which the nuisance is located, recoverable by the City in an action before any court of competent jurisdiction. These costs shall include an amount equal to 40 percent of the cost to perform the actual work, but not less than the sum of \$100.00, to cover the City’s costs for administering any contract and supervising the

work required, unless the work is necessitated by an event or course of events that prompts the declaration of a state of emergency, local emergency, war emergency or major disaster by the Mayor, the Governor of the State, or by the President of the United States. In addition to this personal obligation and all other remedies provided by law, the City may collect any judgment, fee, cost, or charge, including any permit fees, fines, late charges, or interest, incurred in relation to the provisions of this section as provided in Los Angeles Administrative Code Sections 7.35.1 through 7.35.8.

Sec. 752. Subsection 91.8908.4 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8908.4. If an owner fails to comply with an order issued pursuant to this section within the time set forth in the order or such additional time as may be granted by the Department, then the Department may secure compliance utilizing the procedures set forth in LAMC Section 91.8903. However, if the Department utilizes LAMC Section 91.8903, then the order described in LAMC Subsection 91.8903.1.1 shall indicate that the building is within the scope of Division 89, Article 1, Chapter IX of the LAMC because of the owner's failure to comply with the requirements of this section. Further the time for compliance set forth in LAMC Subsection 91.8903.1.2 may be reduced to 10 days, and the order to vacate described in LAMC Subsection 91.8903.1.3 may be issued whenever the Department deems appropriate.

Sec. 753. Subsection 91.9001.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.9001.1. Purpose of Division. The provisions of this division are intended to provide a just, equitable and practical method, in conjunction with any other remedy available by law, to vacate and secure property whose land use or discretionary zoning approval has been discontinued or revoked by the Director of Planning or City Council pursuant to LAMC Section 12.27.1 (Administrative Nuisance Abatement Proceedings).

Sec. 754. Subsection 91.9001.2 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.9001.2. Scope. This division shall apply to property whose land use or discretionary zoning approval has been discontinued or revoked by the Director of Planning or City Council pursuant to LAMC Section 12.27.1.

Sec. 755. Subsection 91.9003.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.9003.1. Vacate Order. The Department shall issue an order to vacate the property whose land use or discretionary zoning approval has been discontinued or revoked by the Director of Planning or City Council pursuant to LAMC Section. Notwithstanding the provisions of LAMC Sections 12.26 K. and 98.0403 to the contrary, there shall be no appeal from this order. The order shall specify that the order applies only to that portion

of the property whose land use or discretionary zoning approval has been discontinued or revoked.

Sec. 756. Subsection 91.9003.2.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.9003.2.1. Time for Compliance. Within 15 days of the effective date of the order, the business operator, property owner or persons in control shall vacate and secure the property against unauthorized entry or the Department shall institute an enforcement action as provided in LAMC Subsection 91.9003.3.

EXCEPTION: The Department shall give the business operator, property owner or person in control of a residential use no less than a 30-day notice and no more than a 60-day notice to vacate and secure the property. If the property is subject to the Rent Stabilization Ordinance (RSO) (LAMC Sections 151.00, et seq.), the business operator, property owner or person in control may apply for an extension of time in which to comply. Nothing in this section is intended to supersede or abrogate the rights of tenants provided by State statute or by the Los Angeles Housing Code and RSO, or by any other provision of LAMC.

Sec. 757. The first sentence of Subsection 91.9003.2.2 of the Los Angeles Municipal Code is amended to read as follows:

If the business operator, property owner or person in control fails to maintain the property vacant and secured, the Department shall cause the property to be vacated and secured by whatever means the Department determines as reasonable and necessary pursuant to LAMC Subsection 91.9003.3.

Sec. 758. Subsection 91.9003.2.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.9003.2.3. Relocation Assistance. Whenever the land use or discretionary zoning approval that is revoked is a residential use, the relocation assistance procedure of LAMC Section 12.27.1 D.2. shall apply. The Housing and Community Investment Department shall identify each tenant eligible for relocation assistance, and shall issue an order requiring the landlord to pay relocation benefits in the amounts specified in LAMC Section 151.09 G. No tenant who has caused or substantially contributed to the nuisance activity giving rise to the order to vacate, as determined by the Director of Planning pursuant to LAMC Section 12.27.1 D.2., shall be eligible for relocation benefits.

Sec. 759. Subsection 91.9003.2.6 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.9003.2.6. Recordation. When the Department serves an order to vacate the property as described in LAMC Subsection 91.9003.1 of this division, the Department shall record with the Office of the County Recorder a document stating that the property has been determined to be a nuisance, its present use has been vacated and the property owner, business operator, person in control, and occupants have been notified.

After a new land use or discretionary zoning approval has been established in compliance with all the provisions of the LAMC, the Department shall record with the Office of the County Recorder a document terminating the above-recorded document.

Sec. 760. Subsection 91.9003.3.1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.9003.3.1. Failure to Comply. The business operator, property owner or person in control of the property who fails to comply with any vacate order pursuant to this division and to LAMC Section 12.27.1 within the time limits established in this division shall be guilty of a misdemeanor.

Sec. 761. The second sentence of Subsection 91.9003.3.3 of the Los Angeles Municipal Code is amended to read as follows:

Notwithstanding any other provision of LAMC to the contrary, a police officer with the Los Angeles Police Department shall have the authority to enter any building posted by the Department pursuant to this division, and arrest anyone violating the vacate order.

Sec. 762. The first sentence of Subsection 91.9003.4.2 of the Los Angeles Municipal Code is amended to read as follows:

The Department shall obtain a title report listing all persons shown by the County Recorder as having an ownership interest or liens or encumbrances or other interests in the real property.