

ORDINANCE NO. 184081

An ordinance amending Subsections 91.9305.2, 91.9309.2 and 91.9309.3 of Article I of Chapter IX of the Los Angeles Municipal Code to adjust time limits to comply with mandatory seismic retrofitting of existing wood-frame buildings with soft, weak or open-front walls; and clarify engineering analysis terms and specifications.

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

Section 1. Subsection 91.9305.2 of Section 91.9305 of Article 1, Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

91.9305.2. Time Limits for Compliance. The owner of a building within the scope of this division shall comply with its requirements within the following time limits:

1. Within two (2) years after service of the order described in Section 91.9306, submit to the Department for review and approval:
 - a. A structural analysis and plans which shall demonstrate the building, as is, meets or exceeds the requirements set forth in Section 91.9309; or
 - b. A structural analysis and plans which shall demonstrate that the proposed structural alteration of the building meets or exceeds the requirements set forth in Section 91.9309; or
 - c. Plans for the demolition of the building.
2. Within three and a half (3.5) years after service of the order, obtain all necessary permits for rehabilitation or demolition.
3. Within seven (7) years after service of the order, complete construction or demolition work under all necessary permits.

Time limits for compliance shall be based on the service date of the original order from the Department. Transfer of title shall not change compliance dates.

Sec. 2. Subsection 91.9309.1 of Section 91.9309 of Article 1, Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

91.9309.2. Design Base Shear and Design Parameters. The design force in a given direction shall be 75% of the design base shear specified in the seismic provision of ASCE 7. The value of response modification coefficient, R, need not be less than 3.5, provided the strengthening systems are not cantilevered column systems and the

strengthened structure will not have vertical structural irregularities of either type 1a, 1b, 5a or 5b listed in ASCE 7, "Vertical Structural Irregularities" Table.

Sec. 3. Subsection 91.9309.1 of Section 91. 9309 of Article 1, Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

91.9309.3. Lateral Vertical Systems. Strengthening systems with concrete walls or masonry walls, or steel braced frames shall not be permitted.

Sec. 4. **Urgency Clause.** The City Council finds that the inevitable occurrence of a major earthquake in the City of Los Angeles poses a current and immediate threat to the public peace, health, and safety. Pre-1978 wood-frame, soft first-story buildings are among the most susceptible to collapse in a major earthquake due to their structural deficiencies. According to a report, *Resilience by Design*, that Dr. Lucy Jones presented to City Council on January 14, 2015, these buildings, if left in their current condition, will very likely suffer extensive property damage and cause substantial physical harm if a major earthquake were to strike. Moreover, damage to these buildings would result in a significant loss of affordable housing units in a rental market where such units are already extremely scarce. This ordinance shall therefore take effect upon publication so that the seismic retrofit of the City's most vulnerable buildings may commence as soon as possible in order to protect building inhabitants and the public at large.

Sec. 5. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths of all of its** members, at its meeting of FEB 10 2016.

HOLLY L. WOLCOTT, City Clerk

By  Deputy

Approved 12 FEB 2016


Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
MONICA D. CASTILLO
Deputy City Attorney

Date 1/28/16

File No. CF 14-1697-S2