

ORDINANCE NO. 184169

An ordinance amending Sections 91.202, 91.3401, 91.3401.1, 91.3405.2.1, 91.3405.2.2, 91.3405.2.3 and 91.3405.4 of Article I of Chapter IX of the Los Angeles Municipal Code to amend terms, definitions and standards for repair of damaged buildings after a major earthquake in the City of Los Angeles.

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

Section 1. Section 91.202 of Article I of Chapter IX of the Los Angeles Municipal Code is amended by adding the following definitions in alphabetical order to read as follows:

**CONCRETE BUILDING** is a building having concrete floors and/or roofs, either with or without beams, supported by concrete walls and/or concrete columns, with or without masonry infills, and any combination thereof.

**NON-DUCTILE CONCRETE BUILDING** is a concrete building that was built pursuant to a permit application for a new building submitted before January 13, 1977, or, if no permit can be located, is determined by the Department to have been built under building code standards enacted before January 13, 1977.

**EXCEPTION:** "Non-Ductile Concrete Building" shall not include detached single-family dwellings or duplexes.

**SUBSTANTIAL STRUCTURAL DAMAGE** is a condition in the following building types where the building is structurally weakened in the manner described below:

1. Non-ductile concrete building or unreinforced masonry bearing wall building where:
  - a. In any story, the vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 10 percent from its pre-damage condition; or
  - b. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floors and roofs has been reduced by more than 20 percent from its pre-damage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by this Code for new buildings of similar structure, purpose and location.

2. All other buildings where:

a. In any story, the vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 20 percent from its pre-damage condition; or

b. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floors and roofs has been reduced by more than 20 percent from its pre-damage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by this Code for new buildings of similar structure, purpose and location.

**UNREINFORCED MASONRY BEARING WALL BUILDING** is a building with at least one unreinforced masonry bearing wall as the term is defined in Section A103 of Appendix Chapter A1 of the 2013 California Existing Building Code, or latest subsequent revisions.

Sec. 2. Section 91.3401 of Article I of Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

**SEC. 91.3401. GENERAL.**

Chapter 34 of the California Building Code is adopted by reference, except Sections 3401.1, 3401.2, 3401.3, 3401.4.1, 3401.4.4, 3403.4, 3404.4, 3405.1, 3405.2.1, 3408.1, 3408.4, 3409.1 and 3410 are not adopted; and, in lieu, Sections 91.3401.1, 91.3401.2, 91.3401.3, 91.3401.4.1, 91.3401.4.4, 91.3403.4, 91.3404.4, 91.3405.1, 91.3405.2.1, 91.3408.1, 91.3408.4, 91.3409.1 and 91.3410 are added.

Sec. 3. Section 91.3401.1 of Article I of Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

**91.3401.1. Scope.** The provisions of this Chapter shall control the alteration, repair, addition and change of occupancy of existing buildings and structures. In addition to the requirements of Chapter 34 of the CBC, existing buildings and structures shall comply with the applicable regulations of Divisions 81, 82, 83, 84, 85, 86, 88, 89, 91 and CBC Appendix A1 and A2, and the voluntary and mandatory earthquake hazard reduction standards of Divisions 92, 93, 94, 95 and 96 of this Code.

**[DSA-AC]** For applications listed in Section 1.9.1 regulated by the Division of the State Architect - Access Compliance for accessibility requirements, See Chapter 11B, Section 11 B-202.

**EXCEPTION:** Existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300.

**[HCD I]** In addition to the requirements in this Chapter, maintenance, alteration, repair, addition or change of occupancy to existing buildings and accessory structures under the authority of the Department of Housing and Community Development, as provided in Section 1.8.2.1.1, shall comply with California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1.

**EXCEPTIONS:**

1. Alterations, repair or addition to existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300.
2. **(HCD 2)** For moved buildings and maintenance, alteration, repair, addition, or change of occupancy to existing buildings and accessory structures in mobile home parks or special occupancy parks as provided in Section 1.8.2.1.3., see California Code of Regulations, Title 25, Division 1, Chapters 2 and 2.2.
3. **(HCD 1)** Limited-density owner-built rural dwellings.

Sec. 4. Section 91.3405.2.1 of Article I of Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

**91.3405.2.1. Evaluation.** The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the building official. The evaluation shall establish whether the damaged building, if repaired to its pre-damage state, would comply with the provisions of this Code for wind loads, earthquake loads and drift.

Wind loads for this evaluation shall be those prescribed in Section 91.1609. Earthquake loads for this evaluation, if required, shall be permitted to be 75 percent of those prescribed in Section 91.1613 for buildings built before January 1, 2011. Earthquake loads for this evaluation, shall be those prescribed in Section 91.1613 for buildings designed in accordance with the 2011 Los Angeles Building Code or later edition.

Sec. 5. Section 91.3405.2.2 of Article I of Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

**91.3405.2.2. Extent of Repair for Compliant Buildings.** For buildings originally constructed according to the Code in effect before January 1, 2011, if the evaluation establishes compliance of the pre-damage building in accordance with Section 91.3405.2.1, then repairs shall be permitted to restore the building to its pre-damage state, based on material properties and design strengths applicable at the time of

original construction. For buildings originally constructed according to the Code in effect on or after January 1, 2011, if the evaluation establishes compliance of the pre-damage building in accordance with Section 91.3405.2.1, then repairs shall be as required by this Code for new buildings of similar structure, purpose and location.

Sec. 6. Section 91.3405.2.3 of Article I of Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

**91.3405.2.3. Extent of Repair for Noncompliant Buildings.** If the evaluation does not establish compliance of the pre-damage building in accordance with Section 91.3405.2.1, then the building shall be rehabilitated to comply with applicable provisions of this Code for load combinations that include wind loads, seismic loads, or drift. The wind loads for the repair shall be as required by the Code in effect at the time of original construction, unless the damage was caused by wind, in which case the wind loads shall be as required by this Code. Earthquake loads for this rehabilitation design shall be those required for the design of the pre-damage building, which may not be less than 75 percent of the loads prescribed in Section 91.1613. Any replaced or new structural members and connections required by this rehabilitation design shall comply with the detailing provisions of this Code for new buildings of similar structure, purpose and location.

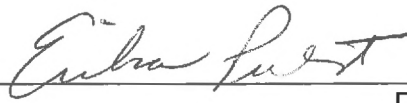
Sec. 7. Section 91.3405.4 of Article I of Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

**91.3405.4. Less Than Substantial Structural Damage.** For damage less than substantial structural damage, repairs shall be allowed that restore the building to its pre-damage state, based on material properties and design strengths applicable at the time of original construction. Any replaced or new structural members and connections used for this repair shall comply with the detailing provisions of this Code for new buildings of similar structure, purpose and location.


Sec. 8. 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, at its meeting of MAR 29 2016.

HOLLY L. WOLCOTT, City Clerk


By  Deputy

Approved 3/31/16

 Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
MONICA D. CASTILLO  
Deputy City Attorney

Date 1/21/14

File No. CF 14-1697

## DECLARATION OF POSTING ORDINANCE

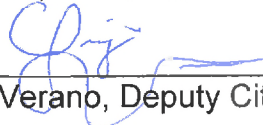
I, JUAN VERANO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

**Ordinance No.184169 – Amending Sections 91.202, 91.3401, 91.3401.1,91.3405.2.1, 91.3405.2.2, 91.3405.2.3 and 91.3405.4 of Article I of Chapter IX of the Los Angeles Municipal Code to amend terms, definitions and standards for repair of damaged buildings after a major earthquake in the City of Los Angeles-** a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **March 29, 2016**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **April 1, 2016** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **April 1, 2016** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **1st** day of **April 2016** at Los Angeles, California.

  
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Juan Verano, Deputy City Clerk

**Ordinance Effective Date: May 11, 2016**

**Council File No. 14-1697**