ORDINANCE NO. _________________

An ordinance amending Subsections 91.108.12 and 91.108.12.1 and adding Subsection 91.108.12.1.1 to Section 91.108, Division 1, Article 1, Chapter IX of the Los Angeles Municipal Code, to expand the work that may be installed, inspected and certified by certified licensed contractors.

WHEREAS, the Los Angeles Department of Building and Safety (DBS) is charged with issuing building permits and providing inspections for construction in the City pursuant to Los Angeles Municipal Code (LAMC) Sections 91.106, et seq. (permits) and 91.107, et seq. (fees);

WHEREAS, on June 13, 1994, Ordinance No. 169867 became effective, allowing Certified Licensed Contractors (CLCs) to perform specified maintenance and replacement work without obtaining a separate permit or requiring an inspection by DBS employees;

WHEREAS, Ordinance No. 169867 has resulted in a more streamlined and cost effective construction process while improving resiliency of existing residential building stock through much needed maintenance work without involving DBS resources;

WHEREAS, the success of Ordinance No. 169867 shows that expansion of the CLC Program to include additional areas of maintenance and replacement work performed by CLCs would be efficient for both the property owner and DBS; and

WHEREAS, in support of the following modifications and changes, the City of Los Angeles hereby expressly finds that the following amendments to Subsections 91.108.12 and 91.108.12.1 and the addition of Subsection 91.108.12.1.1 to Section 91.108, Division 1, Article 1, Chapter IX of the LAMC are reasonably necessary for public safety and welfare because expanding the list of replacements and installations that can be performed by certified licensed contractors will reduce the quantity of work that might otherwise be performed by unlicensed and or unqualified individuals.

NOW, THEREFORE,

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

Section 1. Subsection 91.108.12 of Section 91.108, Division 1, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.108.12. Inspections by Certified Licensed Contractors of Work Performed on Detached Single-family Dwellings and Multi-family Dwelling Units.
Sec. 2. Subsection 91.108.12.1 of Section 91.108, Division 1, Article 1, Chapter IX of the LAMC is amended in its entirety to read as follows:

91.108.12.1. In lieu of the inspections made by employees of the Department, as specified in LAMC Section 91.108, a certified licensed contractor, employed by the owner, upon notification to the Department prior to the commencement of work, may install, inspect, and certify any of the following as being performed in compliance with the provisions of the LAMC for a detached single-family dwelling:

1. The replacement of defective water heaters with one of the equivalent gallonage, Btu rating and vent capacity when the vent does not require relocation or replacement.

2. The replacement of defective forced-air units with one of equivalent size, Btu rating and vent capacity when the vent does not require relocation or replacement.

3. The replacement of defective air-conditioning units with one of equivalent size and Btu rating.

4. The replacement of plumbing fixtures and solar panels with equal kind and quality.

5. The replacement of defective domestic water piping within a dwelling, with piping of equivalent size and quality when the installation does not exceed 50 feet in length.

6. The replacement of defective metallic water service piping with piping of equivalent size, quality, and conductivity.

7. The removal of existing roofing and the replacement of roofing materials that are in compliance with CBC Section 1510 and that do not require any alteration to the roof support system.

8. The replacement of defective smoke detectors.

9. The replacement of shower pans with the same size and capacity.

10. The installation or replacement of masonry and concrete fences not exceeding 6 feet in height.

11. The installation or replacement of seismic gas shut-off valves for low-pressure systems.
Sec. 3. A new Subsection 91.108.12.1.1 is added to Section 91.108, Division 1, Article 1, Chapter IX of the LAMC to read as follows:

91.108.12.1.1. In lieu of the inspections made by employees of the Department, as specified in LAMC Section 91.108, a certified licensed contractor, employed by the owner, upon notification to the Department prior to the commencement of work, may install, inspect, and certify any of the following as being performed in compliance with the provisions of the LAMC for multi-family dwelling units:

1. The replacement of water closets, dishwashers, and garbage disposals.

2. The installation or replacement of seismic gas shut-off valves for low-pressure systems.
Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By

CHARLES D. SEWELL
Deputy City Attorney

Date FEB 21 2020

File No. 19-1324

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

CITY CLERK

MAYOR

Ordinance Passed

Approved