



# ORDINANCE

Ordinance Amending Title 26 -  
Building Code

SUBJECT

[ ]

BOS Template File Name

APPROVED:

INITIAL

DATE

COUNTY COUNSEL  
ATTORNEY

*CB*

*10-3-13*

ASSISTANT  
COUNTY COUNSEL

*RA*

*10/24/13*

SENIOR ASSISTANT  
COUNTY COUNSEL

RICHARD D. WEISS  
CHIEF DEPUTY  
COUNTY COUNSEL

*RDW*

*10/24/13*

WEBSITE:

YES

NO

Please initial and date above before submitting for signatures.

This Routing Sheet is to be attached to the file copy as a permanent record.

Please PDF entire document including attachments and the routing slip and rename accordingly. Email PDF document to Distribution-Non-Litigation.

*10-24-13*



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012-2713

JOHN F. KRATTLI  
County Counsel

October 24, 2013

TELEPHONE  
(213) 974-7796  
FACSIMILE  
(213) 687-7337  
TDD  
(213) 633-0901  
E-MAIL  
csuzuki@counsel.lacounty.gov

Gail Farber, Director  
Department of Public Works  
900 South Fremont Avenue  
Alhambra, California 91803-1331

Attention: Hector Bordas, Assistant Deputy Director  
Building & Safety Division

**Re: Ordinance Amending Title 26 – Building Code of the  
Los Angeles County Code**


Dear Ms. Farber:

Enclosed please find the proposed analysis and ordinance amending  
Title 26 – Building Code of the Los Angeles County Code to adopt and modify  
portions of the 2013 California Building Code.

The ordinance and its analysis may be presented to the Board of  
Supervisors for its consideration after a duly noticed public hearing.

Very truly yours,

JOHN F. KRATTLI  
County Counsel

By   
CAROLE B. SUZUKI  
Deputy County Counsel  
Public Works Division

APPROVED AND RELEASED:

  
RICHARD B. WEISS  
Chief Deputy

CBS:gjv

Enclosure

HOA.1013665.1

## ANALYSIS

This ordinance repeals those provisions of Title 26 - Building Code of the Los Angeles County Code, which had incorporated portions of the 2010 Edition of the California Building Code by reference and replaces them with provisions incorporating portions of the 2013 California Building Code, published by the California Building Standards Commission, by reference, with certain changes and modifications.

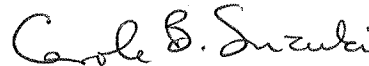
State law requires that the County's Building Code contain the same requirements as are contained in the building standards published in the most recent edition of the California Building Code. State law allows the County to change or modify these requirements only if it determines that such changes or modifications are reasonably necessary because of local climatic, geological, or topographical conditions.

The changes and modifications to requirements contained in the building standards published in the 2013 California Building Code which are contained in this ordinance are based upon express findings, contained in the ordinance, that such changes are reasonably necessary due to local climatic, geological, or topographical conditions.

This ordinance also makes certain modifications to the administrative provisions of Title 26 and to certain chapters of Title 26 that relate to subjects not covered by the California Building Code.

JOHN F. KRATTLI  
County Counsel

By



CAROLE B. SUZUKI  
Deputy County Counsel  
Public Works Division

CBS:gjv

Requested: 07/08/13  
Revised: 10/23/13

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Title 26 – Building Code of the Los Angeles County Code, by adopting the 2013 California Building Code, by reference, with certain changes and modifications, and making other revisions thereto.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Sections 119.1.2 through 119.1.14 of Chapter 1, Chapters 2 through 35, and Appendices C, I, and J, which incorporate by reference and modify portions of the 2010 California Building Code, are hereby repealed.

**SECTION 2.** Chapter 1 is hereby amended to read as follows:

**100 ADOPTION BY REFERENCE**

Except as hereinafter changed or modified, Sections 1.2 through 1.14 of Chapter 1 of Division I of that certain building code known and designated as the ~~2010~~2013 California Building Code, as published by the California Building Standards Commission, are adopted by reference and incorporated into this Title 26 of the Los Angeles County Code as if fully set forth below, and shall be known as Sections 119.1.2 through 119.1.14, respectively of Chapter 1 of Title 26 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through 35 ~~(including Chapter 7A)~~, and Appendices C, I, and J of that certain building code known and designated as the ~~2010~~2013 California Building Code, as published by the California Building Standards Commission, are adopted by reference and incorporated into this Title 26 of the Los Angeles County Code as if fully set forth below, and shall be known

as Chapters 2 through 35, and Appendices C, I, and J of Title 26 of the Los Angeles County Code.

A copy of said California Building Code, hereinafter referred to as the CBC, including the above-designated appendices, shall be at all times maintained by the Building Official for use and examination by the public.

...

**SECTION 102      UNSAFE BUILDINGS**

...

**102.2              Notice of Unsafe Building.**

The Building Official shall examine or cause to be examined every building or structure or portion thereof reported as dangerous or damaged and, if, in the Building Official's opinion, such is found to be an unsafe building as defined in this Chapter, the Building Official shall give to the party concerned written notice stating the defects thereof. This notice may require the owner or person in charge of the building or premises, within 48 hours, to commence either the required repairs or improvements or demolition and removal of the building or structure or portions thereof and all such work shall be completed within 90 days from date of notice, unless otherwise stipulated by the Building Official. If necessary, such notice shall also require the building, structure, or portion thereof to be vacated forthwith and not reoccupied until the required repairs and improvements beare completed, inspected and approved by the Building Official.

**...102.4              Unsafe Buildings: Hearing.**

...

**102.4.5 Hearing by Building Board of Appeals.**

The Building Board of Appeals shall hold a hearing and consider all competent evidence offered by any person pertaining to the matters set forth in the report of the Building Official.

The Building Board of Appeals shall make written findings of fact as to whether or not the building or structure is an unsafe building as defined in this Chapter.

When determined by the Building Official, the Building Rehabilitation Appeals Board shall hold the hearing in lieu of the Building Board of Appeals.

...

**102.5 Unsafe Buildings; Demolition or Repair.**

...

**102.5.3 Costs.**

...

The assessment shall be collected at the same time and in the same manner as ordinary County taxes are collected and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary County taxes. All the laws applicable to the levy, collection and enforcement of County taxes shall be applicable to such special assessment.

**102.5.4 Interference Prohibited.**

A person shall not obstruct, impede, or interfere with the Building Official or any representative of the Building Official, or with any person who owns or holds any estate or interest in any unsafe building which has been ordered by the Building Board

of Appeals to be repaired, vacated and repaired, or vacated and demolished or removed, whenever the Building Official or such owner is engaged in repairing, vacating and repairing, or demolishing any such unsafe building pursuant to this Chapter, or is performing any necessary act preliminary to or incidental to such work, or authorized or directed pursuant hereto.

...

**SECTION 104 ORGANIZATION AND ENFORCEMENT**

...

**104.2 Powers and Duties of the Building Official.**

...

**104.2.8 Alternate Materials, Designs and Methods of Construction.**

The provisions of this Code are not intended to prevent the use of any material, appliance, installation, device, arrangement, design, or method of construction not specifically prescribed by this Code, ~~provided any such alternate has been approved.~~

The Building Official may approve on a case by case basis, any such alternate, provided that he or she finds that the material, appliance, installation, device, arrangement, design, or method of construction or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code in quality, strength, effectiveness, fire resistance, and other life-safety factors, durability, planning and

design, energy, material resource efficiency and conservation, environmental air quality, performance, water, and sanitation.

The bBuilding eOfficial shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.

...

## **SECTION 105      APPEALS BOARDS**

...

### **105.5              Fees.**

A fee of \$439.20 shall be paid to the bBuilding eOfficial whenever a person requests a hearing or a rehearing before the appeals boards provided for in this Section.

...

## **SECTION 106      PERMITS**

### **106.1              Permits Required.**

No person shall erect, construct, enlarge, alter, repair, move, improve, remove, connect, convert, demolish, or equip any building, structure, or portion thereof, or automatic fire protection system regulated by Chapter 9, perform any grading, or perform landscaping as regulated by Chapter 2.7 of Division 2 of Title 23 of the California Code of Regulations (Model Water Efficient Landscape Ordinance) or perform landscaping on slopes requiring planting in conformance with Section J110, or cause the same to be done, without first obtaining a separate permit for each such building,



structure, automatic fire protection system, grading, or landscaping from the Building Official.

No person shall install, connect, move, remove, or equip any mobilehome, manufactured home, commercial modular, recreational vehicle or multifamily manufactured home subject to Sections 18300(f) or 18551 of the Health and Safety Code without first obtaining a separate permit.

~~**EXCEPTION:** A single permit may be issued for a dwelling and one accessory building of one-story construction, not over 600 square feet in area and on the same property.~~

...

### **106.3 Work Exempted.**

A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the gross floor area does not exceed 120 square feet (11.15 m<sup>2</sup>), the plate height does not exceed 12 feet (3.69 m) in height above the grade plane at any point, and the maximum roof projection does not exceed 24 inches (610 mm).

2. Fences not over 6 feet (~~1829 mm~~ 1.8 m) in height which are not used as a barrier to private swimming pools, spas or hot tubs.

...

12. Sheds, office or storage buildings, and other structures that are less than 1,500 square feet (139 m<sup>2</sup>) and incidental to and work authorized by a valid grading or

building permit. Such structures must be removed upon expiration of the permit or completion of the work covered by the permit.

...

13.3 It bears the Department of Motor Vehicles, State of California insignia of approval for movement on any highway.

...

16. Prefabricated swimming pools and other bodies of water accessory to a Group R-3 Occupancy that are less than 18 inches (0.46 m) deep, or do not exceed 5,000 gallons (18,927 L); and are installed entirely above adjacent grade.

17. Playground equipment accessory to Group R-3 occupancy.

18. One-story buildings or structures used as dog kennels, chicken coops, animal pens, or shade structures provided the gross floor area does not exceed 120 square feet (11.15m<sup>2</sup>) and the height does not exceed 6 feet (1.8 m).

...

#### **106.4 Application for Permits.**

##### **106.4.1 Application.**

To obtain a permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every such application shall:

...

4. Be accompanied by plans and specifications as required in ~~Subs~~Section 406.3.2106.4.2;

...

#### **106.4.1.1 Expiration of Application.**

When no permit is issued within one year following the date of the application therefor, the application shall automatically expire. Plans and specifications previously submitted may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may grant up to two extensions not exceeding 180 days per extension, beyond the initial one-year limit upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken and upon the payment of an extension fee as determined by the Building Official, not to exceed 25 percent of the plan check fee.

Once an application, ~~including and~~ any extension(s) thereof ~~have~~has expired, the applicant shall file a new application, resubmit plans and specifications and pay a new plan checking or review fee.

#### **106.4.2 Plans and sSpecifications.**

Within each application for a building permit, and when required by the Building Official for enforcement of any provisions of this Code, two sets of plans and specifications shall be submitted. The Building Official may require plans and specifications to be prepared and designed by an engineer, architect or landscape architect licensed or registered by the state to practice as such. Submittals shall include construction inspection requirements as defined in Section 106.4.5.

**Exception:** When authorized by the Building Official, complete plans and specifications need not be submitted for the following when drawings and data sufficient to determine the nature and scope of the work are submitted for review:

1. One-story buildings of ~~Type V~~ conventional wood stud light-frame construction with a gross floor area not exceeding 600 square feet (55.74 m<sup>2</sup>);
2. Small and/or minor work.

...

#### **106.4.3 Information on pPlans and sSpecifications.**

~~Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.~~ Construction documents shall be dimensioned and drawn to scale upon suitable material. Electronic media documents are permitted to be submitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this Code and relevant laws, ordinances, rules, and regulations, as determined by the Building Official. The first sheet of each set of plans shall give the house and street address of the work and the name and address of the owner and persons who prepare them. Plans shall include a plot plan showing the location of the proposed building and of every existing building on the property. In lieu of detailed specifications, the Building Official may approve references on the plans to a specific section or part of this Code or other ordinances or laws.

Computations, stress diagrams and other data sufficient to show the correctness of the plans, shall be submitted when required by the Building Official. ~~Plans for~~

~~buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required structural and fire-resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing and communications conduits, pipes and similar systems.~~

...

**106.4.4 Architect or Engineer of Record.**

...

**106.4.4.2 Deferred submittals.**

For the purposes of this Section, "deferred submittals" are defined as those portions of the design which are not submitted at the time of the application and which are to be submitted to the ~~Building Official within a specified period~~ within a period specified by the Building Official.

...

**106.4.5 ~~Construction i~~nspection Program.**

When special inspection is required by Chapter 17, the architect or engineer of record shall prepare an inspection program which shall be submitted to the Building Official for approval prior to issuance of the building permit. The inspection program shall designate the portions of the work that require special inspection and ~~the name or names of the individuals or firms who are to perform the special inspections,~~ and indicate the duties of the special inspectors.

...

**106.5 Permits.**

...

**106.5.4 Expiration.**

Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned for a period of 180 days, or the permittee fails to obtain inspection as required by the provisions of Section 108 of this Code ~~at any time after the work is commenced~~ for a period of 180 days. ~~Before such work can be commenced or recommenced, a new permit shall be first obtained, and the fee therefor shall be equal to 50 percent of the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided, further, that the duration of such failure to commence, suspension or abandonment has not exceeded one year.~~

**Exception:** Permits issued to abate violation(s) in conjunction with a code enforcement action shall expire and become null and void at a date determined by the Building Official.

~~Any permittee holding an unexpired permit may apply for an extension of time within which work may commence under that permit. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days~~ from the date of expiration upon written request from the permittee and payment of a fee in an amount

determined by the Building Official, not to exceed 25 percent of the permit fee. No permit shall be extended more than twice.

~~In order to renew action on a permit after expiration, except as provided for above,~~Once a permit, including any extension(s) thereof, has expired, the permittee shall pay a new full permit feefile a new application as specified in Section 106.4.

...

## **SECTION 107      FEES**

### **107.1              Building Permit Fees.**

In addition to a permit issuance fee of \$28.30, a fee for each building permit shall be paid to the bBuilding eOfficial as set forth in Table 1-A.

The determination of value or valuation under any of the provisions of this code shall be made by the bBuilding eOfficial. The valuation to be used in computing the permit and plan check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire protection systems and any other permanent work or permanent equipment.

...

### **107.2              Plan Checking or Review Fees for Buildings or Structures.**

When an application for a building permit is submitted for review, whether or not plans and specifications are required by Section 106.4.2, a fee shall be paid to the

bBuilding oOfficial. Said fee shall be equal to 85 percent of the building permit fee as set forth in Table 1-A, provided, however, the minimum fee shall be \$83.70.

In addition to the aforementioned fees, the bBuilding oOfficial may require additional charges for review required by changes, additions or revisions of approved plans or reports, and for services beyond the first and second check due to changes, omissions or errors on the part of the applicant. The payment of said fees shall not exempt any person from compliance with other provisions of this eCode.

The fees specified in this sSection are separate fees from the permit fees specified in Section 107.1.

**107.3 Standard Plans.**

The bBuilding oOfficial may approve a set of plans for a building or structure as a "standard plan," provided that the applicant has made proper application, submitted complete sets of plans as required by this sSection, and paid the plan checking fee required by Section 107.2, or \$153.70, whichever is greater.

...

**107.5 Grading Permit Fees.**

In addition to a permit issuance fee of \$28.30, a fee for each grading permit shall be paid to the bBuilding oOfficial as set forth in Table 1-B.

...

**107.12 Refunds.**

In the event that any person shall have obtained a permit and no portion of the work or construction covered by such permit shall have been commenced, and such



permit shall have been canceled either as provided for in ~~Subs~~Section 106.5.4 or ~~Subs~~Section 107.11, the permittee, upon presentation to said Building Official of a request therefor, in writing ~~on a special form~~, shall be entitled to a refund in an amount equal to 80 percent of the fee actually paid for such permit.

~~Upon verification of eligibility, the Building Official shall refund the applicable amount, provided the request has been submitted no later than one year after the expiration of the permit.~~

When approved by the Building Official and upon verification of eligibility, a refund may be processed provided the request has been submitted no later than one year after the expiration date of the permit.

No portion of the plan checking fee shall be refunded, unless ~~no checking review~~ has been performed on a set of plans, in which case 80 percent of the plan checking fee shall be refunded.

### **107.13 Investigation Fee for Work without Permit.**

Whenever any work has been commenced without a permit as required by the provisions of Section 106.1 of this ~~e~~Code, a special investigation shall be made prior to the issuance of the permit. An investigation fee shall be collected for each permit so investigated. The investigation fee shall be equal to and in addition to the permit fees specified in Sections 107.1, 107.5, and 107.7, but in no event shall the investigation fee be less than \$344.00.

**Exception:** The investigation fee shall be \$171.90 when the ~~b~~Building ~~e~~Official has determined that the owner-builder of a one- or two-family dwelling, accessory

building or accessory structure had no knowledge that a permit was necessary and had not previously applied for a permit from the Building and Safety Division of the County of Los Angeles.

...

**107.14 Noncompliance Fee.**

If the bBuilding eOfficial or duly authorized board, in the course of enforcing the provisions of this eCode or any state law, issues an order to stop work, vacate, or otherwise to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, then the bBuilding eOfficial shall have the authority to collect a noncompliance fee.

...

**107.16 Plan Maintenance Fee.**

Before issuing a building permit, the bBuilding eOfficial shall collect a plan maintenance fee for all building plans which are required to be retained by Section 19850 of the Health and Safety Code.

The amount of the plan maintenance fee shall be 2 percent of the building permit fee as set forth in Table 1-A provided, however, that the minimum fee shall be \$10.00 and the maximum fee shall be \$430.30. A plan maintenance fee shall be collected for each separate plan to be retained by the bBuilding eOfficial.

...

**107.17 Annual Review of Fees.**

The fees in this Code shall be reviewed annually by the Director of Public Works. Beginning on July 1, 1992, and thereafter on each succeeding July 1, the amount of each fee in this Code shall be adjusted as follows: Calculate the percentage movement between March of the previous year and March of the current year in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim and Riverside areas, as published by the United States Government Bureau of Labor Statistics. Adjust each fee by said percentage amount and round off to the nearest 10 cents, provided, however, that no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services. When it is determined that the amount reasonably necessary to recover the cost of providing services is in excess of this adjustment, the Building Official may present fee proposals to the Board of Supervisors for approval.

...

**107.19 Fee Exemption—Affordable Housing.**

...

**BUILDING FEE** shall include plan check, permit and inspection fees required by Titles 26, 27, 28, ~~and 29~~, 30 and 31 of the Los Angeles County Code.

...

**SECTION 108      INSPECTIONS**

**108.1              General.**

...

A site inspection may be required prior to plan check of building plans for lots or parcels in areas having slopes of 5 horizontal to 1 vertical (5:1) or steeper when the Building Official finds that a visual inspection of the site is necessary to establish drainage requirements for the protection of property, existing buildings or the proposed construction. The fee for such inspection shall be as set forth in Section 107.9. Such a preinspection shall not be required for a building pad graded under the provisions of Appendix J.

...

**108.4              Required Inspections.**

**108.4.1            General.**

Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the Building Official.

Protection of joints and penetrations in fire-resistive assemblies shall not be concealed from view until inspected and approved.

Upon notification from the permit holder or the permit holder's agent, the Building Official shall make the following inspections.

...

**108.6 Special Inspector.**

**108.6.1**

Before commencing duties, the special inspector shall be examined and shall obtain a certificate of registration from the Building Official. As to the written portion of the required examination, the Building Official may administer a written examination or the Building Official may require that a special inspector applicant successfully complete an examination administered by the International Code Council (ICC). Applications shall be made in writing and shall be accompanied by a fee of \$249.60. When the Building Official requires the ICC Certificate in lieu of administering a written examination, the application shall be accompanied by proof of the required Certificate and a fee of \$155.10. A separate application and a separate fee shall be required for each type of work. Applicants failing to pass an examination shall be ineligible for re-examination for a period of 30 days. A new application and fee shall accompany each request for re-examination. Unless sooner revoked, certificates of registration for special inspectors shall expire biennially on June 30, and must be renewed by payment of biennial renewal fee of \$103.30.

Upon evidence, satisfactory to the Building Official, of the failure of a special inspector to perform properly and effectively the duties of said office, the Building Official may revoke, suspend or refuse to renew any certificate of registration. Prior to such action, the holder shall be given an opportunity to appear before the Building Official and be heard.

**108.6.2** For special inspections, see Chapter 17.

...

**SECTION 109 USE AND OCCUPANCY**

**109.1 General.**

No building or structure or portion thereof shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has approved the building or structure or portion thereof for such use or occupancy as evidenced by the issuance of a certificate of occupancy or a temporary certificate of occupancy. A building of Group R-1, R-2, R-2.1, R-3, R-3.1, or R-4 Occupancy, if erected on a site where grading has been performed pursuant to a grading permit issued under provisions of this Code, shall not be occupied, nor shall gas or electric utilities be connected thereto, unless the grading has been completed in accordance with Appendix J or the Building Official has found, should the grading not be so completed, that the site conditions will pose no hazard to health, safety, or welfare of occupants and/or occupants of adjacent properties, and that a temporary certificate of occupancy has been issued.

...

**SECTION 110 PROHIBITED USES OF BUILDING SITES**

**110.1 Flood Hazard.**

**110.1.1** Buildings are not permitted in an area determined by the Building Official to be subject to flood hazard by reason of inundation, overflow or erosion.

The placement of the building and other structures (including walls and fences) on the building site shall be such that water or mud flow will not be a hazard to the building or adjacent property. Subject to the conditions of Section 110.1.2, this prohibition shall not apply when provision is made to eliminate such hazard to the satisfaction of the ~~Department of Public Works~~ Building Official by providing adequate drainage facilities by protective walls, suitable fill, raising the floor level of the building, a combination of these methods, or by other means. The ~~Department of Public Works~~ Building Official, in the application of this Section for buildings, structures, and grading located in whole or in part in flood hazard areas, shall enforce, as a minimum, the current Federal Flood Plain Management Regulations defined in Title 44, Code of Federal Regulations, Section 60.3, and may require the applicant or property owner to provide the following information and/or comply with the following provisions:

1. Delineation of flood hazard areas, floodway boundaries and flood zones, and the design flood elevation, as appropriate;
2. The elevation of the proposed lowest floor, including basement, in flood hazard ~~areas of shallow flooding (AO Zones)~~, and the height of the proposed lowest floor, including basement, above the highest adjacent grade;

...

**110.2 Geotechnical Hazards.**

...

#### **110.2.3.4**

When the proposed work involves an addition or additions to an existing structure but is not a change in use or occupancy and such work does not increase the gross floor area of the structure by more than 25 percent of the area of the structure as it existed on July 6, 1968, and the bBuilding eOfficial determines that the proposed work will not impact a historically active landslide. Before a permit may be issued pursuant to this sSection, the owner shall do all of the following:

1. Submit an engineering geology and/or soils engineering report or reports that contain(s), at a minimum, a qualitative and/or a conditional finding that the proposed work complies with the provisions of Section 444110.2.1.

...

#### **110.2.3.7**

When the proposed work involves a one-story, detached, light-frame accessory structure not intended or used for human occupancy and not exceeding 400 square feet in gross floor area nor 12 feet in height. Before a permit may be issued pursuant to this sSection, the owner shall do all of the following:

1. When required by the Building Official, submit an engineering geology and/or soils engineering report or reports that contain, at a minimum, a qualitative and/or conditional finding that the proposed work complies with the provisions of Section 110.2.1.

- 4.2. Record in the office of the Department of Registrar-Recorder a statement by the owner acknowledging that the owner is aware that the records of the Building