



ORDINANCE

Ordinance Amending Title 30 - Residential Code

SUBJECT

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APPROVED:

INITIAL

DATE

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ATTORNEY

CBG

8/28/13

ASSISTANT
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10/2/13

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10/29/13

WEBSITE:

YES

NO

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October 22, 2013

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

Re: Ordinance Amending Title 30 – Residential Code

Dear Ms. Farber:

As requested, we have prepared the proposed analysis and ordinance amending Title 30 - Residential Code of the Los Angeles County Code to account for the recent changes in the State's Residential Code as required by law.

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*
CAROLE B. SUZUKI
Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:

[Signature]
RICHARD D. WEISS
Chief Deputy

CBS:gjv
Enclosure

ANALYSIS


This ordinance amends Title 30 - Residential Code to the Los Angeles County Code. Title 30 incorporates by reference portions of the 2013 California Residential Code, published by the California Building Standards Commission, with certain changes and modifications.

State law requires that the County adopt ordinances that contain the same requirements as are contained in the building standards published in the California Residential 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 Residential 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.

Title 30 also incorporates by reference certain administrative provisions contained in Title 26 - Building Code.

JOHN F. KRATTLI
County Counsel

By 
CAROLE B. SUZUKI
Deputy County Counsel
Public Works Division

CBS:gjv

Requested: 07/10/13
Revised: 09/26/13

HOA.1009141.1

ORDINANCE NO. _____

An ordinance amending Title 30 – Residential Code of the Los Angeles County Code, by adopting the 2013 California Residential Code by reference, with certain changes and modifications.

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

SECTION 1. Chapters 2 through 10, Chapter 44, and Appendix H, which incorporate by reference and modify portions of the 2010 California Residential Code, are hereby repealed.

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

R100 ADOPTION BY REFERENCE

Except as hereinafter changed or modified, Sections 102 through 119 of Chapter 1, Section 1207 of Chapter 12, Chapters 34, 67, 69, 98, 99, and Appendix J of Title 26 of the Los Angeles County Code are adopted by reference and incorporated into this Title 30 as if fully set forth below, and shall be known as Sections 102 through 119 of Chapter 1, Section 1207 of Chapter 12, Chapters 34, 67, 69, 98, 99, and Appendix J of Title 30 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through 10, Chapter 44, and Appendix H of that certain code known and designated as the ~~2010~~2013 California Residential Code as published by the California Building Standards Commission are adopted by reference and incorporated into this Title 30 as if fully set forth below, and

shall be known as Chapters 2 through 10, Chapter 44, and Appendix H of Title 30 of the Los Angeles County Code.

A copy of the ~~2010~~2013 California Residential Code shall be at all times maintained by the Building Official for use and examination by the public.

SECTION 3. Section R301.1.3.2 is hereby amended to read as follows:

R301.1.3.2 ~~Woodframe structures greater than two stories.~~

The Building Official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than two stories and basement in height located in Seismic Design Category A, B, or C. Notwithstanding other sections, the law establishing these provisions is found in Business and Professions Code sections 5537 and 6737.1.

The Building Official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than one story in height or with a basement located in Seismic Design Category D₀, D₁, or D₂.

SECTION 4. Section R301.1.4 is hereby added to read as follows:

R301.1.4 **Seismic design provisions for buildings constructed on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent slope).**

The design and construction of new buildings and additions to existing buildings when constructed on or into slopes steeper than one unit vertical in three units

horizontal (33.3 percent slope) shall comply with Section 1613.7 of the Los Angeles County Building Code.

SECTION 5. Section R301.2 is hereby amended to read as follows:

R301.2 Climatic and geographic design criteria.

Buildings shall be constructed in accordance with the provisions of this eCode as limited by the provisions of this sSection. ~~Additional criteria shall be established by the local jurisdiction and set forth~~ Consult with the Building Official regarding additional criteria in Table R301.2(1).

SECTION 6. Section R301.2.2.2.5 is hereby amended to read as follows:

R301.2.2.2.5 Irregular buildings.

...

1. When exterior shear wall lines or braced wall panels are not in one plane vertically from the foundation to the uppermost story in which they are required.

~~**Exception:** For wood light-frame construction, floors with cantilevers or setbacks not exceeding four times the nominal depth of the wood floor joists are permitted to support braced wall panels that are out of plane with braced wall panels below provided that:~~

- ~~1. Floor joists are nominal 2 inches by 10 inches (51 mm by 254 mm) or larger and spaced not more than 16 inches (406 mm) on center.~~
- ~~2. The ratio of the back span to the cantilever is at least 2 to 1.~~
- ~~3. Floor joists at ends of braced wall panels are doubled.~~

~~4. For wood frame construction, a continuous rim joist is connected to ends or all cantilever joists. When spliced, the rim joists shall be spliced using a galvanized metal tie not less than 0.058 inch (1.5 mm) (16 gage) and 1 1/2 inches (38 mm) wide fastened with six 16d nails on each side of the splice or a block of the same size as the rim joist of sufficient length to fit securely between the joist space at which the splice occurs fastened with eight 16d nails on each side of the splice; and~~

~~5. Gravity loads carried at the end of cantilevered joists are limited to uniform wall and roof loads and the reactions from headers having a span of 8 feet (2438 mm) or less.~~

2. When a section of floor or roof is not laterally supported by shear walls or braced wall lines on all edges.

Exception: Portions of floors that do not support shear walls or braced wall panels above, or roofs, shall be permitted to extend no more than 6 feet (1829 mm) beyond a shear wall or braced wall line.

3. When the end of a braced wall panel occurs over an opening in the wall below and ends at a horizontal distance greater than 1 foot (305 mm) from the edge of the opening. This provision is applicable to shear walls and braced wall panels offset in plane and to braced wall panels offset out of plane as permitted by the exception to Item 1 above.

Exception: ~~For wood light frame wall construction, one end of a braced wall panel shall be permitted to extend more than 1 foot (305 mm) over an opening not more than 8 feet (2438 mm) wide in the wall below provided that the opening includes a~~

header in accordance with the following:

- ~~1. The building width, loading condition and framing member species limitations of Table R502.5(1) shall apply; and~~
- ~~2. Not less than one 2x12 or two 2x10 for an opening not more than 4 feet (1219 mm) wide; or~~
- ~~3. Not less than two 2x12 or three 2x10 for an opening not more than 6 feet (1829 mm) wide; or~~
- ~~4. Not less than three 2x12 or four 2x10 for an opening not more than 8 feet (2438 mm) wide; and~~
- ~~5. The entire length of the braced wall panel does not occur over an opening in the wall below.~~

4. When an opening in a floor or roof exceeds the lesser of 12 feet (3658 mm) or 50 percent of the least floor or roof dimension.

5. When portions of a floor level are vertically offset.

Exceptions:

- ~~1. Framing supported directly by continuous foundations at the perimeter of the building.~~
- ~~2. For wood light frame construction, floors shall be permitted to be vertically offset when the floor framing is lapped or tied together as required by section R502.6.1.~~

...

SECTION 7. Section R301.2.2.3.8 is hereby added to read as follows:

R301.2.2.3.8 Anchorage of mechanical, electrical, or plumbing components and equipment.

Mechanical, electrical, or plumbing components and equipment shall be anchored to the structure. Anchorage of the components and equipment shall be designed to resist loads in accordance with the Los Angeles County Building Code and ASCE 7, except where the component is positively attached to the structure and flexible connections are provided between the component and associated ductwork, piping, and conduit; and either:

1. The component weighs 400 lb (1,780 N) or less and has a center of mass located 4 ft (1.22 m) or less above the supporting structure; or
2. The component weighs 20 lb (89N) or less or, in the case of a distributed system, 5 lb/ft (73 N/m) or less.

SECTION 8. Table R302.1(2) is hereby amended by deleting Footnote a, as follows:

**TABLE R302.1(2)
EXTERIOR WALLS—DWELLINGS AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E 119 or UL 263 with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet*
Projections	Fire-resistance rated	1 hour on the underside	2 feet*
	Not fire-resistance rated	0 hours	3 feet
Openings in walls	Not allowed	N/A	< 3 feet
	Unlimited	0 hours	3 feet*
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet*

a. ~~For residential subdivisions where all dwellings and accessory buildings are equipped throughout with an automatic sprinkler systems installed in-~~

~~accordance with Section R313, the fire separation distance for nonrated exterior walls and rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.~~

SECTION 9. Section R322.2.2 is hereby amended to read as follows:

R322.2.2 Enclosed area below design flood elevation.

Enclosed areas for attached and detached buildings and structures, including crawl spaces, that are below the design flood elevation shall:

...

SECTION 10. Section R327.1.1 is hereby amended to read as follows:

R327.1.1 Scope.

This Chapter applies to building materials, systems and or assemblies used in the exterior design and construction of new buildings, and to additions, alterations, or repairs made to existing buildings, erected, constructed, located, or moved within a Wildland-Urban Interface Fire Area as defined in Section R327.2.

SECTION 11. Section R327.1.3 is hereby amended to read as follows:

R327.1.3 Application.

New buildings, and any additions, alterations, or repairs made to existing buildings located in or moved within any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency Los Angeles County Fire

Department constructed after the application date shall comply with the provisions of this eChapter.

Exceptions:

...

~~4. Additions to and remodels of buildings originally constructed prior to the applicable application date.~~

SECTION 12. Section R327.1.3.1 is hereby amended to read as follows:

R327.1.3.1 Application date and where required.

New buildings for which an application for a building permit is submitted on or after July 1, 2008, and any additions, alterations, or repairs made to existing buildings for which an application for a building permit is submitted on or after January 1, 2014, located in any Fire Hazard Severity Zone or Wildland Interface Fire Area shall comply with all sSections of this eChapter, including all of the following areas:

...

Exceptions:

1. ~~New~~ bBuildings located in any Fire Hazard Severity Zone within State Responsibility Areas, for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sSections of this eChapter.

2. ~~New~~ bBuildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland Interface Fire Area designated by cities and other local agencies for which an application for a building permit is submitted on or after

December 1, 2005 but prior to July 1, 2008, shall only comply with the following

Sections of this Chapter:

...

SECTION 13. Section R327.1.4 is hereby amended to read as follows:

R327.1.4 Inspection and certification.

...

1. Building permit issuance. The ~~local~~ Building Official shall, prior to construction, provide the owner or applicant a certification that the building as proposed to be built complies with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this Chapter. Issuance of a building permit by the ~~local~~ Building Official for the proposed building shall be considered as complying with this Section.

2. Building permit final. The ~~local~~ Building Official shall, upon completion of construction, provide the owner or applicant with a copy of the final inspection report that demonstrates the building was constructed in compliance with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this Chapter. Issuance of a certificate of occupancy by the ~~local~~ Building Official for the proposed building shall be considered as complying with this Section.

SECTION 14. Section R327.2 is hereby amended to read as follows:

SECTION R327.2

DEFINITIONS

...

FIRE PROTECTION PLAN is a document prepared for a specific project or development proposed for a Wildland-Urban Interface Fire Area. It describes ways to minimize and mitigate potential for loss from wildfire exposure. The fire protection plan shall be in accordance with this eChapter and the CaliforniaLos Angeles County Fire Code, Title 32, Chapter 49. When required by the enforcing agency for the purposes of granting modifications, a fire protection plan shall be submitted. ~~Only locally adopted ordinances that have been filed with the California Building Standards Commission or the Department of Housing and Community Development in accordance with Section 1.1.8 shall apply.~~

FIRE HAZARD SEVERITY ZONES are geographical areas designated pursuant to California Public Resources Code Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code sections 51175 through 51189. See CaliforniaLos Angeles County Fire Code, Article 86Chapter 49.

...

HEAVY TIMBER. A type of construction classification specified in Section 602 of the CaliforniaLos Angeles County Building Code. For use in this eChapter, heavy timber shall be sawn lumber or glue laminated wood with the smallest minimum nominal

dimension of 4 inches (102 mm). Heavy Timber walls or floors shall be sawn or glue-laminated planks splined, tongue-and-grove, or set close together and well spiked.

...

WILDLAND-URBAN INTERFACE FIRE AREA is a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency Los Angeles County Fire Department to be at a significant risk from wildfires.

SECTION 15. Section R327.3.2 is hereby amended to read as follows:

R327.3.2 Qualification by testing.

Material and material assemblies tested in accordance with the requirements of Section ~~703AR~~R327.3 shall be accepted for use when the results and conditions of those tests are met. Product evaluation testing of material and material assemblies shall be approved or listed by the State Fire Marshal, the Building Official or identified in a current report issued by an approved agency.

SECTION 16. Section R327.3.3 is hereby amended to read as follows:

R327.3.3 Approved agency.

Product evaluation testing shall be performed by an approved agency as defined in Section 1702 of the California Los Angeles County Building Code. The scope of accreditation for the approved agency shall include building product compliance with eCode.

SECTION 17. Section R327.3.5.2 is hereby amended to read as follows:

R327.3.5.2 Weathering.

~~Fire-retardant-treated wood and fire-retardant-treated wood shingles and shakes~~ shall meet the fire test performance requirements of this eChapter after being subjected to the weathering conditions contained in the following standards, as applicable to the materials and the conditions of use.

SECTION 18. Section R327.3.5.2.1 is hereby amended to read as follows:

R327.3.5.2.1 Fire-retardant-treated wood.

Fire-retardant-treated wood shall be tested in accordance with ASTM D2898, "Standard Practice for Accelerated Weathering of Fire-Retardant Treated Wood for Fire Testing (Method A)" and the requirements of sSection 2303.2.

SECTION 19. Section R327.3.5.2.2 is hereby deleted in its entirety.

~~**R327.3.5.2.2 Fire-retardant-treated wood shingles and shakes.** Fire-retardant-treated wood shingles and shakes shall be approved and listed by the State Fire Marshal in accordance with Section 208(c), Title 19 California Code of Regulations.~~

SECTION 20. Section R327.3.6 is hereby amended to read as follows:

R327.3.6 Alternates for materials, design, tests and methods of construction.

The enforcing agency Building Official is permitted to modify the provisions of this eChapter for site-specific conditions in accordance with Chapter 1, Section 4.11.2.4104.2.7. When required by the enforcing agency Building Official for the

purposes of granting modifications, a fire protection plan shall be submitted in accordance with the California Los Angeles County Fire Code, Chapter 49.

SECTION 21. Section R327.4.3 is hereby amended to read as follows:

R327.4.3 Alternative methods for determining Ignition-resistant material.

...

2. Fire-retardant-treated wood. Fire-retardant-treated wood identified for exterior use that complies with the requirements of sSection 2303.2 of the California Los Angeles County Building Code.

~~3. Fire-retardant-treated wood shingles and shakes. Fire-retardant-treated wood shingles and shakes, as defined in section 1505.6 and listed by State Fire Marshal for use as "Class B" roof covering, shall be accepted as an Ignition-resistant wall-covering material when installed over solid sheathing.~~

SECTION 22. Section R327.5.2. is hereby amended to read as follows:

R327.5.2 Roof coverings.

Roof coverings shall be Class A as specified in Section R902.1. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be firestopped with approved materials or have one layer of minimum 72 pounds (32.4 kg) mineral-surfaced non-perforated cap sheet complying with ASTM D 3909 installed over the combustible decking. Wood shingles and wood shakes are prohibited in any Fire Hazard Severity Zones regardless of classification.

SECTION 23. Section R327.6.1 is hereby amended to read as follows:

R327.6.1 General.

Where provided, ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation shall be in accordance with Section 1203 of the CaliforniaLos Angeles County Building Code and ~~s~~Sections R327.6.1 through R327.6.3 of this ~~s~~Section to resist building ignition from the intrusion of burning embers and flame through the ventilation opening.

SECTION 24. Section R327.6.3 is hereby amended to read as follows:

R327.6.3 Ventilation openings on the underside of eaves and cornices.

...

Exceptions:

1. The ~~enforcing agency~~Building Official may accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.

2. Vents complying with the requirements of Section R327.6.2 may be installed on the underside of eaves and cornices in accordance with either one of the following conditions:

2.1. The attic space being ventilated is fully protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the CaliforniaLos Angeles County Building Code or,

...

SECTION 25. Section R327.10.3.2 is hereby amended to read as follows:

R327.10.3.2 When required by the ~~enforcing agency~~Building Official, detached accessory structures within 50 feet of an applicable building shall comply with the requirements of this ~~s~~Section.

SECTION 26. Section R327.10.4 is hereby amended to read as follows:

R327.10.4 Requirements.

When required by the ~~enforcing agency~~Building Official, accessory structures shall be constructed of noncombustible or ignition-resistant materials.

SECTION 27. Section R401.1 is hereby amended to read as follows:

R401.1 Application.

...

Wood foundations in Seismic Design Category D₀, D₁, or D₂ shall ~~be designed in accordance with accepted engineering practice~~not be permitted.

Exception: In non-occupied, single-story, detached storage sheds and similar uses other than carport or garage, provided the gross floor area does not exceed 200 square feet, the plate height does not exceed 12 feet in height above the grade plane at any point, and the maximum roof projection does not exceed 24 inches.

SECTION 28. Section R403.1.2 is hereby amended to read as follows:

R403.1.2 Continuous footing in Seismic Design Categories D₀, D₁ and D₂.

The braced wall panels at exterior walls of buildings located in Seismic Design Categories D₀, D₁ and D₂ shall be supported by continuous footings. All required

interior braced wall panels in buildings with ~~plan dimensions greater than 50 feet (15240 mm)~~ shall also be supported by continuous footings.

SECTION 29. Section R403.1.3 is hereby amended to read as follows:

R403.1.3 Seismic reinforcing.

...

Exception: In detached one-and two-family dwellings located in Seismic Design Category A, B, or C which are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings, supporting columns or pedestals are permitted.

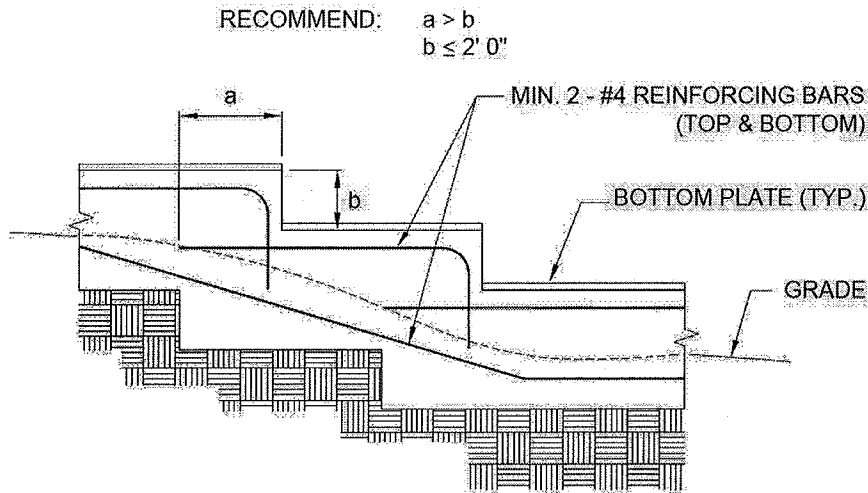
SECTION 30. Section R403.1.5 is hereby amended to read as follows:

R403.1.5 Slope.

The top surface of footings shall be level. The bottom surface of footings shall be permitted to have a slope not exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground slopes more than one unit vertical in 10 units horizontal (10-percent slope).

For structures located in Seismic Design Categories D₀, D₁, or D₂, stepped footings shall be reinforced with two No. 4 reinforcing bars located at the top and bottom of the footings as shown in Figure R403.1.5.

SECTION 31. Figure R403.1.5 is hereby added to read as follows:



**FIGURE R403.1.5
 STEPPED FOOTING**

SECTION 32. Section R404.2 is hereby amended to read as follows:

R404.2 Wood foundation walls.

Wood foundation walls shall be constructed in accordance with the provisions of Sections R404.2.1 through R404.2.6 and with the details shown in Figures R403.1(2) and R403.1(3). Wood foundation walls shall not be used for structures located in Seismic Design Category D₀, D₁, or D₂.

SECTION 33. Section R501.1 is hereby amended to read as follows:

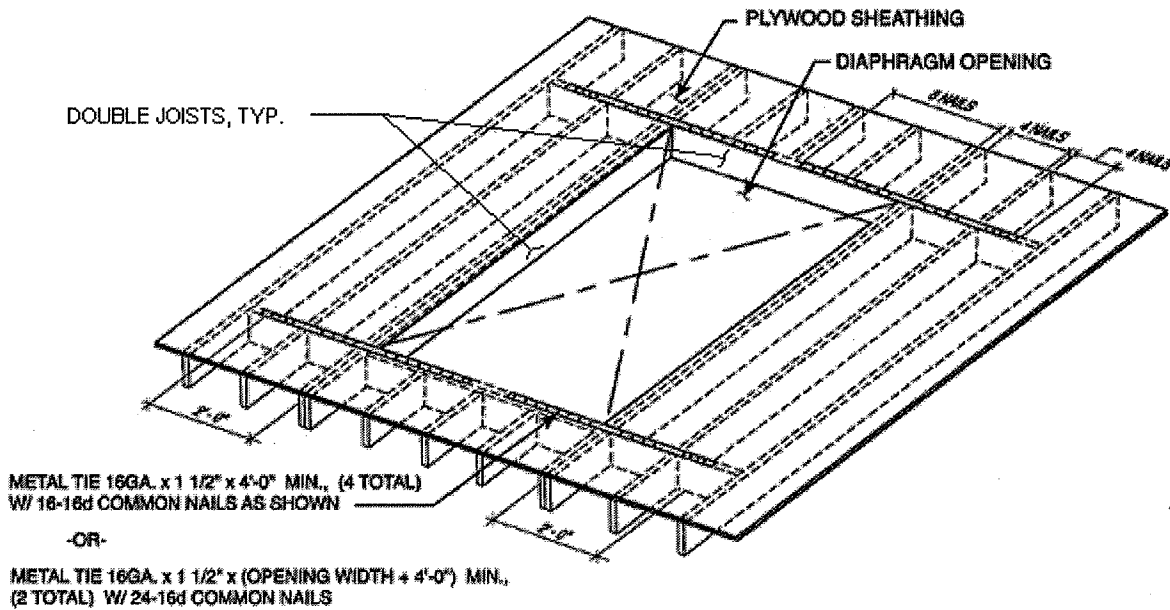
R501.1 Application.

The provision of this Chapter shall control the design and construction of the floors for all buildings including the floors of attic spaces used to house mechanical or plumbing fixtures and equipment. Mechanical or plumbing fixtures and equipment shall be attached or anchored to the structure in accordance with Section R301.2.2.3.8.

SECTION 34. Section R503.2.4 is hereby added to read as follows:

R503.2.4 Openings in horizontal diaphragms.

Openings in horizontal diaphragms with a dimension perpendicular to the joist that is greater than 4 feet (1.2 m) shall be constructed in accordance with Figure R503.2.4.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Notes:

- a. Blockings shall be provided beyond headers.
- b. Metal ties not less than 0.058 inch [1.47 mm (16 galvanized gage)] by 1.5 inches (38 mm) wide with eight 16d common nails on each side of the header-joist intersection. The metal ties shall have a minimum yield of 33,000 psi (227 MPa).

c. Openings in diaphragms shall be further limited in accordance with Section R301.2.2.2.5.

FIGURE R503.2.4

OPENING IN HORIZONTAL DIAPHRAGMS

SECTION 35. Section R602.3.2 is hereby amended to read as follows:

R602.3.2 **Top plate.**

...

Exception: In other than Seismic Design Category D₀, D₁, or D₂, a single top plate may be installed in stud walls, provided the plate is adequately tied at joints, corners and intersecting walls by a minimum 3-inch-by-6-inch by a 0.036-inch-thick (76 mm by 152 mm by 0.914 mm) galvanized steel plate that is nailed to each wall or segment of wall by six 8d nails on each side, provided the rafters or joists are centered over the studs with a tolerance of no more than 1 inch (25 mm). The top plate may be omitted over lintels that are adequately tied to adjacent wall sections with steel plates or equivalent as previously described.

SECTION 36. Table R602.3(1) is hereby amended to read as follows:

TABLE R602.3(1)

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS