

DRAFT ORDINANCE – FIRE SAFETY V3 06-26-2017

An ordinance amending Subsections **SEC. 91.703** of Article I of Chapter IX of the Los Angeles Municipal Code to address **FIRE SAFETY** of residential use structures with habitable space more than 2 dwelling units.

(Also referenced by this ordinance is Section **91.104.2.6. Alternate Materials, Alternate Design and Methods of Construction**. New or alternate materials and methods of construction may be approved by the department in accordance with the provisions of [Article 8, Chapter IX](#) of the Los Angeles Municipal Code.)

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

Section 1. Subsections **SEC. 91.703** of Article I of Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

XX.XXXX.XX. Time Limits for Compliance. The owner of land with planned construction after the date of the enactment of this ordinance within the scope of this division shall comply with its requirements.

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

(1) The following fire resistance standards shall apply to any new proposed building of Residential Group R Occupancies containing sleeping units of more than two dwelling units where the occupants are transient or permanent in nature,.

- a. Height and areas limitations if using light-framed, combustible construction:
 - i. The structure shall not have more than four (4) stories per revised Table 504.4 (Appendix I)
 - ii. shall not exceed 70 feet above grade plane per Table 504.3 (Appendix II),.

- iii. shall not exceed allowable area in square feet in area per revised Table Table 506.2 (Appendix III)
 - iv. shall not have exposed, unprotected framing members
- b. An automatic sprinkler system shall be installed throughout the structure in accordance with the requirements of National Fire Protection Association (NFPA) 13, Standard for the Installation of Sprinkler System per Appendix I, II, III.
- c. The number of stories used in determining the minimum type of construction for buildings, including “pedestal” or “podium” construction is measured from the grade plane (Delete CaBC Section 510.4 Parking Beneath Group R).
- d. Fire Walls serving to create separate buildings for height and area limitations:
 - i. shall be constructed of noncombustible materials (In CaBC 602.3 FRTW is permitted as (noncombustible) 2-hour rating or less already) ;
 - ii. shall be constructed with a fire-resistance rating of at least two (2) hours (In Table CaBC 706.4 already);
 - iii. shall be extended from the foundation to the roof with sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall, and in accordance with all other requirements for vertical continuity under the code (In CaBC 706.6 Vertical Continuity and CaBC 707.5 Fire Barrier Continuity of Fire Wall section already);
- e. Fire Partition Walls serving to separate tenant spaces:
 - i. shall have a fire resistance rating of not less than two (2) hours (Revise CaBC 708.3 Fire Partitions, Fire resistance rating);
 - ii. serving as corridor walls as a means of egress shall have a fire resistance rating of not less than one (1) hour (Revise CaBC 708.3.1).
- f. Each horizontal separation, installed between floors separating dwelling units, shall be constructed of noncombustible materials, and shall be constructed as a horizontal assembly with a fire-resistance rating of at least two (2) hours and in accordance with all other requirements for horizontal assemblies under the code (in Table 707.3.10 Fire Barriers Assemblies or Horizontal Assemblies already).
- g. Fire Watch Guard. A project under construction utilizing light frame, combustible construction shall not proceed unless an approved fire watch guard is present 24 hours a day until the final sprinkler inspection has been completed and a certificate of occupancy is issued (already in California Fire Code Section 202, 901.7).

- i. The Fire watch guards shall not be assigned any other responsibilities as this would interfere or prevent them from carrying out their required duties.
 - ii. The fire watch guard shall maintain a record of activities performed in connection with the construction project that serve as a potential threat to fire safety.
 - iii. The records shall be submitted to the Division of Fire Safety in the department on a weekly basis and the division may, in its discretion, take action appropriate to abate any fire safety issues, including, but not limited to, requesting that the local construction code official revoke the construction permit for the project.
 - iv. Certificate of Fitness. An applicant shall be eligible to be a Fire watch if the person holds a Certificate of Fitness and is trained in and responsible for maintaining a fire watch and performing such fire safety duties as may be prescribed by the commissioner.
 - v. A developer or owner of a project under construction utilizing fire watch guard pursuant to this subsection shall be responsible for hiring, training, and compensating the fire watch and any expense to ensure they are on site, including inspection by Local Officials.
 - vi. The Fire Department (or Fire Marshal) may assess a developer or owner of a multiple dwelling, utilizing a fire watch pursuant to this subsection, reasonable administrative fees incurred by the department in performing its duties as set forth in this subsection.

- h. Identifying Emblem. The City shall promulgate rules and regulations to require that an identifying emblem be affixed to the front of each exterior entrance of structures that utilize light frame, combustible construction and/or truss construction to clearly communicate that the combustible structure in the affected area is known to the state to pose a fire hazard or threat.
 - i. The emblem shall be of a bright and reflective color, or made of reflective material.
 - ii. Placards delineating the primary structural system of the building in accordance with the following shall be installed in an approved location adjacent to the fire alarm control panel and mounted on an exterior wall within 10 feet of the main entrance to the building. Building placards shall be at least

8 inches high by 11 inches long (203 mm by 610 mm) in size with a white background, black letters and a black border. The letters and border shall be visible and readable at 10 feet (3048 mm) and letters shall be in boldface font and not less than 72 point font type size.

- i. The placard shall state one of the following descriptions:
 - “Load-bearing concrete walls”
 - “Load-bearing masonry walls”
 - “Load-bearing steel stud walls”
 - “Load-bearing light-framed combustible walls”
 - “Structural concrete frame”
 - “Structural steel frame”, or
 - “Timber/cross laminated timber”
- And continue with the following text on subsequent lines: “serve(s) as the primary structural system of this building.” Where the primary structural system is not one of the systems listed, the description shall be approved by the building code official

(2) The California Building Standards Commission shall pursuant to Section (1) above adopt revisions to the 2016 California Building Code, Part 2, Volume 1 for the purpose of regulating the structural design, construction, maintenance and use of new lightweight, combustible buildings or structures to be erected in the City of Los Angeles. Prior to the revision of said code, the commission shall consult with the code advisory board and other departments, divisions, bureaus, boards, councils or other agencies of city government heretofore authorized to establish or administer construction regulations.

Definitions:

“Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons living as a single housekeeping unit, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

“Fire barrier” means a fire-resistance rated wall assembly of materials designed to restrict the spread of fire in which continuity is maintained.

“Fire wall” means a fire-resistance rated wall having protected openings, which restricts the spread of fire and extends continuously from the foundation to or through the roof, with sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall.

“Horizontal assembly” means a fire-resistance rated floor or roof assembly of materials designed to restrict the spread of fire in which continuity is maintained.

“Horizontal separation” means a floor assembly separating dwelling units in the same structure, a floor assembly separating sleeping units in the same structure, and a floor assembly separating dwelling or sleeping units from other occupancies contiguous to them in the same structure.

“Light-frame, combustible construction” means a type of construction the vertical and horizontal structural elements of which are primarily formed by a system of repetitive wood framing members or that utilizes metal-plate-connected wood trusses, metal-plate-connected metal-web wood trusses, pin-end connected steel-web wood trusses, wooden I-joists, solid-sawn wood joists, composite wood joists as floor or roof system structural elements, or load bearing elements made of combustible materials, including fire retardant treated wood.

“Residential use structure” means a hotel or multiple dwelling, as those terms are defined in Los Angeles Building Code, Section **XX.XXXX**.

“Separation wall” means a wall separating dwelling units in the same structure, a wall separating sleeping units in the same structure, and a wall separating dwelling or sleeping units from other occupancies contiguous to them in the same structure.

“Sleeping unit” means a room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both, but does not include such a room or space that is also part of a dwelling unit.

APPENDIX I

REVISED 2016 CALIFORNIA BUILDING CODE FOR CITY OF LOS ANGELES

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANY CLASSIFICATION	TYPE OF CONSTRUCTION										
			TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A	B	A	B	HT	A	B		
R-1	NS ¹	UL	11	4	4	4	4	4	3	2	
	S13R	4	4	4	4	4 NP	4 NP	4 NP	3 NP	2 NP	
	S (without area increase)	UL	12	5	5	5 4	5 4	5 4	4	3	
	S (with area increase)	UL	11	4	4	4	4	4	3	2	
R-2	NS ¹	UL	11	4	4	4	4	4	3	2	
	S13R	4	4	4	4	4 NP	4 NP	4 NP	3 NP	4 NP	
	S (without area increase)	UL	12	5	5	5 4	5 4	5 4	4	3	
	S (with area increase)	UL	11	4	4	4	4	4	4	2	
R-2.1	NS ¹	UL	6	3	NP	3	NP	NP	3	NP	
	S13R	UL	4	3	NP	3 NP	NP	NP	3 NP	NP	
	S	UL	6	3	NP	3	NP	NP	3	NP	
R-3, R3.1	NS ¹	UL	11	4	4	4	4	4	3	3	
	S13D	4	4	4	4	4 NP	4 NP	4 NP	3 NP	3 NP	
	S13R	4	4	4	4	4 NP	4 NP	4 NP	4 NP	4 NP	
	S	UL	12	5	5	5 4	5	5 4	4	4	
R-4	NS ¹	UL	11	4	4	4	4	4	3	2	
	S13D	4	4	4	4	4 NP	4 NP	4 NP	3 NP	2 NP	
	S13R	4	4	4	4	4 NP	4 NP	4 NP	3 NP	2 NP	
	S	UL	11	4	4	4	4	4	3	2	

1. New Group R required to have sprinklers; NS only used for existing buildings
2. NS = Buildings not equipped throughout with an automatic sprinkler system; NP = Not Permitted; UL = Unlimited
3. S1 = Buildings a maximum of one story above grade plane equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 (NFPA 13);
4. SM = Buildings two or more stories above grade plane equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 (NFPA 13);
5. S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 (NFPA 13).
6. S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2 (NFPA 13R).
7. S13D = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.3 (NFPA 13D).
8. R-2.1 = R-2 with 24 hour supervision ; R-3.1 = R-3 with 24 hour supervision

APPENDIX II

REVISED 2016 CALIFORNIA BUILDING CODE FOR CITY OF LOS ANGELES

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET GRADE PLANE

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION									
	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V		
	A	B	A	B	A	B	HT	A	B	
R-1	NS ⁱ	UL	160	65	55	65	55	65	50	40
	S13R	60	60	60	55	60 NP	55 NP	60 NP	50 NP	40 NP
	S (without area increase)	UL	180	85	75	85 70	75 70	85 70	70 60	60
	S (with area increase)	UL	160	65	55	65	55	65	50	40
R-2	NS ⁱ	UL	160	65	55	65	55	65	50	40
	S13R	60	160	60	55	60 NP	55 NP	60 NP	50 NP	40 NP
	S (without area increase)	UL	60	85	75	85 70	75 70	85 70	70 60	60
	S (with area increase)	UL	180	65	55	65	55	65	60	40
R-3, R3.1	NS ⁱ	UL	160	65	55	65	55	65	50	40
	S13R	60	60	60	60	60 NP	60 NP	60 NP	50 NP	40 NP
	S1	60	60	60	60	60	60	60	60	60
	SM	UL	180	85	75	85 70	75 70	85 70	70	60
R2.1, R-4	NS ⁱ	UL	160	65	55	65	55	65	50	40
	S13R	60	60	60	55	60 NP	60 NP	60 NP	50 NP	40 NP
	S1	60	60	60	55	60	55	60	50	40
	SM	UL	160	65	55	65	55	65	50	40

1. New Group R required to have sprinklers; NS only used for existing buildings
2. NS = Buildings not equipped throughout with an automatic sprinkler system; NP = Not Permitted; UL = Unlimited
3. S1 = Buildings a maximum of one story above grade plane equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 (NFPA 13);
4. SM = Buildings two or more stories above grade plane equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 (NFPA 13);
5. S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 (NFPA 13).
6. S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2 (NFPA 13R).
7. S13D = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.3 (NFPA 13D).
8. R-2.1 = R-2 with 24 hour supervision ; R-3.1 = R-3 with 24 hour supervision

APPENDIX III

REVISED 2016 CALIFORNIA BUILDING CODE FOR CITY OF LOS ANGELES

TABLE 506.2 ALLOWABLE AREA FACTOR (AT=NS, S1, S13R, SM, as applicable) IN SQUARE FEET

OCCUPANY CLASSIFICATION	TYPE OF CONSTRUCTION									
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
R-1	NS ⁱ	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
	S13R					24,000 NP	16,000 NP	20,500 NP	12,000 NP	7,000 NP
	S1	UL	UL	96,000	64,000	96,000 48000	64,000 48000	82,000 48000	48,000 24000	28,000
	SM (without height increase)	UL	UL	72,000	48,000	72,000 48000	48,000	61,500 48000	36,000 24000	21,000
	SM (with height increase)	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
R-2	NS ⁱ	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
	S13R					24,000 NP	16,000 NP	20,500 NP	12,000 NP	7,000 NP
	S1	UL	UL	96,000	64,000	96,000 48000	64,000 48000	82,000 48000	48,000 24000	28,000 24000
	SM (without height increase)	UL	UL	72,000	48,000	72,000 48000	48,000	61,500 48000	36,000 24000	21,000
	SM (with height increase)	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
R-2 Type VA construction	NS ⁱ	NP	NP	NP	NP	NP	NP	NP	12,000	NP
	S13R	NP	NP	NP	NP	NP	NP	NP	12,000 NP	NP
	S1	NP	NP	NP	NP	NP	NP	NP	48,000 24000	NP
	SM (without height increase)	NP	NP	NP	NP	NP	NP	NP	36,000 24000	NP
	SM (with height increase)	NP	NP	NP	NP	NP	NP	NP	36,000 24000	NP

R-2.1	NS ⁱ	UL	55,000	19,000	NP	16,500	NP	NP	16,500	NP
	S13R	UL	55,000	19,000	NP	16,500 NP	NP	NP	16,500 NP	NP
	S1	UL	220,000	76,000	40,000	66,000 48000	40,000	72,000 48000	42,000 24000	18,000
	SM (without height increase)	UL	165,000	57,000	30,000	49,500 24000	30,000	54,000 48000	36,000 24000	13,500
	SM (with height increase)	UL	55,000	19,000	NP	16,500	NP	NP	16,500	NP
R-3, R3.1	NS ⁱ	UL	UL	UL	UL	UL	UL	UL	UL	UL
	S13D									
	S13R									
	S1									
	SM									
R-4	NS ⁱ	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
	S13R					24,000 NP	16,000 NP	20,500 NP	12,000 NP	7,000 NP
	S1	UL	UL	96,000	64,000	96,000 48000	64,000 48000	82,000 48000	48,000 24000	28,000 24000
	SM (without height increase)	UL	UL	72,000	48,000	72,000 48000	48,000	61,500 48000	36,000 24000	21,000
	SM (with height increase)	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000

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3. S1 = Buildings a maximum of one story above grade plane equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 (NFPA 13);
4. SM = Buildings two or more stories above grade plane equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 (NFPA 13);
5. S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 (NFPA 13).
6. S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2 (NFPA 13R).
7. S13D = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.3 (NFPA 13D).
8. R-2.1 = R-2 with 24 hour supervision ; R-3.1 = R-3 with 24 hour supervision