

CHAPTER 86

SPECIAL PROVISIONS FOR EXISTING BUILDINGS

SECTION 8601 GENERAL

In addition to the general requirements of Chapter 81, every building housing occupancy classifications specified in a section of this Chapter shall conform to the section requirements.

SECTION 8602 GROUP E OCCUPANCIES

8602.1 Scope. This section shall apply to every lawfully existing Group E Occupancy housed in a building constructed prior to July 1, 1961.

8602.2 Certificate of occupancy.

8602.2.1 Revocation. The Certificate of Occupancy for any lawfully existing Group E Occupancy housed in a building constructed prior to July 1, 1961, may be revoked by the Department as follows if, upon inspection, the building is found in violation of requirements of this section:

1. If the violations, defects or hazards found to be existing therein are immediately dangerous to the public health, safety or general welfare, and if effective repair is not commenced within 180 days after the issuance of an order to do so by the Department; or
2. If the violations, defects or hazards found to be existing therein are not of such a nature as described hereinabove, and effective repair is not commenced within five years after the issuance of an order to do so by the Department.

8602.2.2 Issuance. A new Certificate of Occupancy shall be issued for any lawfully existing Group E Occupancy housed in a building constructed prior to July 1, 1961, if such building is either made to comply with all of the requirements of this chapter, or is made to comply with the requirements of Sections 8602.6 or 8602.7 and 8602.8.

8602.3 Other laws. Except as otherwise specifically provided for herein, this section does not repeal, alter or modify any other provisions of this Code.

8602.4 Violation. It shall be unlawful for any person to use or permit the use of any building for a Group E Occupancy:

8602.4.1. After a Certificate of Occupancy has been revoked in accordance with the provisions of Section 8602.2 after July 1, 1961;

8602.4.2. In any case where a Certificate of Occupancy has not been issued, unless the building is constructed in full conformity with all other applicable provisions of this Code; or

8602.4.3. Unless such building is constructed, operated, used and maintained as required by this section.

8602.5 Alternate methods. The Department may, after referral to and report from the Fire Department, approve alternate methods of obtaining the equivalent fire protection and safety

required by this section, provided the Department finds that the existing condition of the building under consideration makes strict conformity impracticable and that such alternate methods are within the purpose and intent of this section.

8602.6 One-story buildings. One-story buildings shall conform to the requirements of this section and CBC Section 305.

8602.7 Buildings over one story.

8602.7.1. Type V buildings two stories or more in height shall not be used to house Group E Occupancies unless such buildings are completely sprinklered.

Exception: Complete sprinklers are not required where the Group E Occupancy is only in the first story of a two-story building and the Group E Occupancy conforms to the requirements of a one-story building as set forth in this section.

8602.7.2. Every building over one story in height shall have sprinklers installed in all hallways, stair shafts, stairways, basements, laboratory and vocational rooms, and other usable areas not customarily used for class, toilet or assembly purposes.

Exceptions:

1. The Department may, after referral to and report from the Fire Department, modify the above requirement, provided it is first found that equivalent alternate safety measures are provided.
2. Sprinklers may be omitted, provided every room used for instruction purposes or assembly is provided with exits giving direct egress to the exterior of the building.

8602.7.3. A sprinkler system required under the provisions of this part shall be electrically interconnected to the building fire alarm system.

8602.8 General.

8602.8.1. All requirements of this Code with respect to exits shall be complied with.

Exceptions:

1. The provisions of CBC Section 713 which require shaft enclosures need not be complied with, provided the provisions of this Section are met.
2. Every boiler using liquid or solid fuel shall be housed in a boiler room separated from the remainder of the building by two-hour fire-resistive construction with openings protected by a fire assembly having a one-and-one-half-hour fire-resistive rating.
3. Every boiler using fuel gas shall be housed in a boiler room separated from the rest of the building by one-hour fire-resistive construction with openings protected by a fire assembly having a one-hour fire-resistive rating.

4. Each gas piping system serving a Group E Occupancy shall be provided with a gas shutoff valve designed to close the flow of gas to the piping system and a label designating such valve. The label shall be of corrosion-resistant metal with letters at least three inches high, stating: "GAS SHUT-OFF VALVE".
5. Any fire-warning system required to be installed by the Los Angeles Fire Department pursuant to the provisions of Article 7, Chapter V of the LAMC shall meet the requirements of Article 760 of the *California Electrical Code* adopted by the City.

SECTION 8603 FIRE PROTECTION – WARNING SYSTEM

8603.1 Group R, Division 1 and Division 2 Occupancies.

8603.1.1 Existing residential building. Except as otherwise provided in Section 8603.1.2, the provisions of CBC Section 907.2.10 shall apply to every dwelling unit, efficiency dwelling unit, guest room and suite in any building where the original building permit was issued prior to May 18, 1980. The smoke detectors may be battery operated until August 1, 1983, at which time the smoke detectors shall be located and permanently wired as required in CBC Section 907.2.10.

Nothing in this Section shall be construed to waive the requirement for permanently wired smoke detectors, which was in effect at the time the original building permit for the building was issued.

Every permanently wired smoke detector installed in a corridor or area giving access to the sleeping rooms shall be located within 12 feet 6 inches (3810 mm) of the sleeping room. Where the location of the detector is less than 12 feet 6 inches (3810 mm) of an appliance, which produces products of combustion other than a forced-air heating unit, a photoelectric type detector shall be required. There shall be no more than one door separating that type of detector from any room used for sleeping purposes. A permanently wired smoke detector installed pursuant to a permit issued prior to July 31, 1981, need not comply with this paragraph until replaced.

8603.1.2 Existing apartment hotels and hotels over 75 feet in height. Every existing apartment hotel more than 75 feet in height and containing no more than nine dwelling units and every existing hotel more than 75 feet (23 m) in height, where the original building permit for the building was issued prior to May 18, 1980, shall comply with the provisions of CBC Section 907.2.10 not later than August 1, 1981.

Exception: The operative date for compliance may be delayed until August 1, 1982, if the Department determines that the building complies with either the provisions of CBC Sections 420 and 602.2 or *California Existing Building Code* Section 601.1.1.

Notwithstanding any other provision here to the contrary, every guest room in any apartment hotel or hotel described in this section when used as a light-housekeep-

ing room, as that term is described in Section 8116.1, shall be provided with smoke detectors in compliance with the provisions of CBC Section 907.2.10 and the provisions of Section 8603.2 pertaining to photoelectric-type smoke detectors located in corridors or areas giving access to sleeping rooms. Smoke detectors may be battery operated until August 1, 1982, at which time the smoke detectors shall be located and permanently wired as required by CBC Section 907.2.10.

8603.2 Group R, Division 3 Occupancies.

8603.2.1 Existing one-family dwellings. After July 31, 1980, existing one-family dwellings shall be provided with smoke detectors, which may be battery operated, located as specified in CBC Section 907.2.10 for Group R, Division 3 occupancies, if:

1. The dwelling is sold or exchanged and the original building permit was issued prior to May 19, 1980; or
2. Alterations, repairs or additions requiring a permit are made or reroofing or shower pan replacement is performed by a Certified Licensed Contractor pursuant to Section 108.12 with a valuation in excess of \$1,000.00; or
3. One or more sleeping rooms are added or created; or
4. Bars, grilles, grates, roll-down security shutters, or similar devices are installed on all emergency escape windows and exterior doors of any sleeping rooms.

Nothing in this Section shall be construed to waive the requirement to permanently install wired smoke detectors, which were required at the time the original building permit for the building was issued.

For the purposes of this subsection, the term "permit" shall not include permits required for the repair or replacement of electrical, plumbing or mechanical equipment.

8603.2.2 Existing two-family dwellings. Every building containing two dwelling units and not more than five guest rooms, where the original building permit was issued prior to May 18, 1980, shall comply with the provisions of CBC Section 907.2.10 and the provisions of Section 8603.2.1 pertaining to photoelectric-type smoke detectors located in corridors or areas giving access to sleeping rooms. Smoke detectors may be battery operated until August 1, 1983, at which time the smoke detectors shall be located and permanently wired as required by CBC Section 907.2.10.

Nothing in this Section shall be construed to waive a requirement to install permanently wired smoke detectors, which were required at the time the original building permit for the building was issued.

SECTION 8604 FIRE SAFETY STANDARDS

8604.1 General.

8604.1.1 Notification.

8604.1.1.1. Whenever the Department determines by inspection that a building does not conform to the minimum requirements of either Sections 8604.2, 8604.3,

8604.4 or 8604.5, the Department shall prepare a written Fire Safety Standards Repair Order directing the owner to repair and modify the building so as to conform to those minimum requirements. The Department shall serve the order either personally or by certified or registered mail, upon the owner as shown on the last equalized assessment roll and may serve the order upon the person, if any, in real or apparent charge or control of the building.

The order shall specify the manner in which the building fails to meet the minimum requirements of Sections 8604.2, 8604.3, 8604.4 or 8604.5. The order shall direct the owner of the building to submit plans, obtain the necessary permits and complete the necessary corrections.

8604.1.1.2. Whenever, pursuant to LAMC Section 57.106.5, the Fire Department determines by inspection that a building does not conform to the minimum requirements of Section 8604.6, it shall prepare a written Fire/Life Safety Order directing the owner to repair and modify the building so as to conform to the minimum requirements of Section 8604.6.

The order shall specify the manner in which the building fails to meet the minimum requirements of Section 8604.6. The order shall direct the owner of the building to submit plans, obtain necessary permits and complete the necessary corrections.

The order shall be transmitted to the Department for service, recordation and enforcement purposes. The Department shall serve the order, either personally or by certified or registered mail, upon the owner as shown on the last equalized assessment roll and may serve the person, if any, in real or apparent charge or control of the building. The provisions of this subparagraph are not intended to prevent the Department from also making a determination or issuing an order regarding failure to comply with Section 8604.6.

8604.1.2 Time for compliance.

8604.1.2.1. Whenever the Department serves a Fire Safety Standards Repair Order pursuant to Section 8604.1.1.1, the owner of a building shall submit plans and obtain necessary permits as required in that order not later than 90 days after service of the order and shall complete necessary corrections not later than one year after service of the order for work under Sections 8604.2, 8604.3, 8604.4 or 8604.5. No extension of time, either to submit plans, obtain permits or complete the necessary corrections shall be granted except by the Board upon a finding of unusual circumstances which warrant an extension.

8604.1.2.2. Whenever the Department serves a Fire/Life Safety Order pursuant to Section 8604.1.1.2, the owner of a building shall:

1. Submit main system plans, which include Plans for any required water storage tank, fire pump(s), Fire Department connection(s) and all sprinkler riser valves for sprinkler connections of each floor;

2. Obtain necessary main system permits as required in that order not later than one year after service of the order; and
3. Complete necessary corrections required by the Fire/Life Safety Order not later than three years after service of the order for work required under Section 8604.6.

Exceptions to the time for work required under Section 8604.6:

1. **Vacant Building.** If a building is vacant and secured from unauthorized entry, then the owner of the building may apply to the Department for an extension of time to comply with the requirements of Section 8604.6. An extension of time may be granted for a two year period and may be renewed for two year time periods, unless to do so poses a threat of health or safety. This extension of time expires and the building is subject to enforcement procedures if it is no longer adequately secured from unauthorized entry.
2. **Buildings only occupied below the second floor.** If a building is only occupied below the second floor and all floors from the second floor and above are vacant and secured from unauthorized entry, then, the owner(s) of that building may apply to the Department for an extension of time to comply with the requirements of Section 8604.6, provided sprinklers are installed on the occupied floor(s) and a two hour fire-rated separation is provided between the vacant and occupied floors. Such an extension of time may be granted for a two year period and may be renewed for additional two year time periods, unless to do so poses a threat to health or safety. No vacant portion of the building may be reoccupied until the requirements of Section 8604.1.2.2 Exception 3 are satisfied. This extension of time expires and the building is subject to enforcement procedures if it is no longer adequately secured above the first floor from unauthorized entry.
3. **Buildings with occupancy above the first floor.** The owner of a building cited for a violation of Section 8604.6 may request an extension of time to comply with those requirements. Extensions of time may be granted for a period of one year from the date of application and may be renewed for two additional one year periods. The owner shall submit to the Department a plan of action to:
 - a. Install fire sprinklers including the base system, fire alarm, emergency power and stairwell ventilation from the ground floor up to the floor above the highest occupied floor; and
 - b. Bring elevator lobby vestibules on all required floors up to the highest occupied floor into compliance.

An additional three year extension of time to comply with the requirements of Section 8604.6 on the remaining unoccupied floors of the building may

Exit signals with letters at least 6 inches (152.4 mm) high shall be installed in conspicuous locations at each exit from the floor and whenever otherwise required to clearly indicate the direction of egress from area served.

8604.3 Residential buildings.

8604.3.1 Purpose. The purpose of this section is to provide a reasonable degree of fire safety for persons living and sleeping in apartment houses, hotels, apartment hotels, and in buildings housing Group R-4 or I-1 occupancy. Group R-4 or I-1 occupancy includes homes with medical care for ambulatory patients or children six years of age or over, and honor farms or conservation camps housing inmates who are not restrained. Alterations are required to these existing buildings, which do not conform to the minimum exiting, shaft enclosure and corridor protection requirements of this Code.

8604.3.2 Scope. The provisions of this section shall apply to all existing buildings more than two stories in height, which contain Group R-1, R-2, R-4 or I-1 Occupancy. Group R-4 or I-1 occupancy include homes with medical care for ambulatory patients or children six years of age or over, and honor farms or conservation camps housing inmates who are not restrained. The provisions of this subsection shall not authorize the modification of existing buildings or portions of buildings, which provide a greater degree of protection against fire than the minimum requirements established by this subsection.

8604.3.3 Corridor walls and openings. The walls of every public corridor shall be protected by one-hour fire-resistive construction, provided, however, that existing walls constructed of wood lath and plaster and which are in good condition, will be acceptable in lieu thereof.

Transoms and openings other than doors from public corridors to guest rooms and dwelling units shall be closed and solidly covered with material which will provide the degree of fire resistiveness as shall be provided by adjacent corridor walls.

All door openings from public corridors to guest rooms and dwelling units shall provide the same degree of fire resistiveness as shall be provided by adjacent corridor walls.

Exception: Door openings from public corridors to guest rooms and dwelling units may have 20-minute protection, provided:

- A. All stairways, hallways, exitways and storage or closet areas adjacent thereto are sprinklered; and
- B. A sprinkler head is placed inside each unit adjacent to each door opening from the public corridor to the guest room or dwelling unit; and
- C. An approved self-closing device is installed on each door opening from the public corridor into the guest room or dwelling unit.

8604.3.4 Shaft enclosures. All stairwells shall be enclosed in approved shaft enclosures, provided, however, that existing enclosure walls constructed of wood lath and

plaster which are in good condition will be accepted in lieu of approved shaft wall construction.

Exception: In buildings erected prior to January 1, 1943, stair shaft enclosures may be omitted if the building is sprinklered throughout and the sprinkler system is interconnected to the alarm system required under Section 8604.5.

8604.3.5 Existing conditions.

8604.3.5.1. Existing means of exit, including fire escapes, are acceptable where they exist in the required number and are maintained in good condition.

8604.3.5.2. No standpipes will be required where none exist.

8604.3.5.3. No emergency hallway illumination will be required where none exist.

8604.3.5.4. Dead-end corridors not over 20 feet (6.096 m) in length may have access to a second exit through a stair shaft enclosure.

8604.4 Fire safety for existing group R-4 or I-1 occupancy. This section applies to every existing Group R-4 or I-1 Occupancy over two stories in height with homes providing medical care for ambulatory patients or children six years of age or over, or with honor farms or conservation camps housing un-restrained inmates. When these buildings do not conform to the minimum shaft and corridor protection requirements of this Code, they shall be made to conform to the minimum requirements as specified in Section 8604.3.

8604.5 Fire protection standards for existing group R-1 or R-2 occupancies erected prior to January 1, 1943.

8604.5.1 Scope. The provisions of this section are in addition to those in Section 8604.3 and apply to all existing buildings three or more stories in height, which contain Group R-1 or R-2 Occupancies and which were erected prior to January 1, 1943.

8604.5.2 Closure of doors. All required stair shaft, cut-off and area separation doors shall be equipped with approved self-closing devices and electrically operated hold-open devices designed to release the door by the activation of smoke detectors located on each side of the doorway and within 12 inches (304.8 mm) of the ceiling.

8604.5.3 Sprinklers. All interior stairways, hallways, exits and storage or closet areas adjacent thereto shall be provided with an approved automatic sprinkler system connected with an alarm system that emits an audible signal throughout the premises. In any room having a door opening into an interior hallway, stairway or exitway, a sprinkler head shall be located inside the room directly over the door. Sprinklers so installed shall be equipped with listed residential sprinkler heads and may utilize polybutylene plastic pipe for laterals only. Sprinkler materials and installation shall comply with the Plumbing Code and Supplemental Rules and Regulations.

8604.5.4 Self-closing device. Each apartment or guest room door opening into an interior stairway, hallway or exit shall be equipped with an approved self-closing device.

8604.5.5 State fire code. Where the Group R-1 or R-2 Occupancy regulated by this section has floors used for human occupancy more than 75 feet (22.86 m) above the lowest floor level having building access, the provisions of Part 2 of Title 24 of the *California Building Code* relating to those occupancy shall apply in lieu of any less restrictive provisions set forth in this section.

8604.6 Fire safety standards for existing high-rise buildings.

8604.6.1 Purpose. The purpose of this section is to provide a reasonable degree of fire safety for persons occupying existing high-rise buildings.

8604.6.2 Scope. The provisions of this section shall apply to every existing high-rise building for which a building permit was issued prior to July 1, 1974.

Exception: The provisions of this section shall not apply to Group R-1 or R-2 Occupancy, as defined in CBC Section 310.1. The provisions of this section shall not authorize the modification of existing buildings or portions of the buildings, which provide a greater degree of protection against fire than the minimum requirements established by this section.

8604.6.3 Definition. For the purposes of this section, a high-rise building is a building of any type of construction having floors (as measured from the top of the floor surface) that may be used for human occupancy located more than 75 feet (22.86 m) above the lowest floor level having building access.

8604.6.4 Requirements. Every building within the scope of this section shall be provided with an automatic fire sprinkler system complying with all applicable sections of the LAMC. The sprinkler system shall cover all areas of the building.

Exceptions:

1. Sprinklers need not be installed in locations expressly excepted in the *Los Angeles Plumbing Code* provided other approved fire protection equipment is installed.
2. The Department may review, on a case by case basis, buildings within the scope of this section and may approve alternative fire protection systems which meet the intent of the high-rise sprinkler requirements.
3. The Department may, with the concurrence of the Fire Department, grant exceptions from the requirements of Chapter 20 of the *Los Angeles Plumbing Code* as specified in Section 8604.6.5.

8604.6.5 Conditional exceptions. The following exceptions from the requirements set forth in LAMC Section 94.2001 are available upon application to the Department provided all the stated conditions are met for each category of building.

8604.6.5.1. Existing Buildings 75 feet to 150 feet in height.

Exceptions:

1. Existing risers may be used when maintained in a safe and operable condition.

2. New, on-site water storage need not be provided. (When existing on-site water storage is available, it may be integrated into the fire sprinkler system.)

Conditions:

1. A 3 inch (76.2 mm) test drain shall be provided in each stair shaft where pressure-regulator valves are used. Valves, equipment and devices shall conform to *Los Angeles Plumbing Code* requirements.
2. A single pump having a minimum capacity of 750 g.p.m. shall be provided. (Diesel pumps shall have a four-hour fuel supply.)
3. There shall be a flow of 750 g.p.m. at 65 psi at the roof, and the sprinkler system design shall meet code requirements.
4. Existing sprinkler systems, existing or new standpipe systems and existing or new sprinkler risers shall be interconnected at the base of the riser system with a minimum of one fire Department connection.
5. Emergency standby electrical power with a four-hour fuel supply shall be provided for fire pumps and the following new installations:
 - Fire protective signaling systems;
 - Emergency exit lighting; and
 - Exit and directional signs.

8604.6.5.2. Existing Buildings Over 150 feet to 275 feet in height.

Exception: Existing risers may be used when maintained in a safe and operable condition.

Conditions:

1. A 3 inch (76.2 mm) test drain shall be provided in each stair shaft where pressure-regulator valves are used. Valves, equipment and devices shall conform to *Los Angeles Plumbing Code* requirements.
2. At least two pumps connected to the automatic sprinkler system having a minimum capacity of 750 g.p.m. each shall be provided. (Diesel pumps shall have a four hour fuel supply.)
3. There shall be a flow of 750 g.p.m. at 65 psi at the roof, and the sprinkler system design shall meet code requirements.
4. Existing sprinkler systems, new and existing standpipe systems and new and existing sprinkler risers shall be interconnected at the base of the riser system with at least one fire Department connection.
5. Emergency standby electrical power with a four hour fuel supply shall be provided for fire pumps and the following new installations:
 - Fire-protective signaling systems;
 - Emergency exit lighting; and
 - Exit and directional signs.

6. A minimum usable capacity of 20,000 gallon storage tank shall be provided on site.

8604.6.5.3. Existing buildings greater than 275 feet in height.

Exception: Existing risers may be used when maintained in a safe and operable condition.

Conditions:

1. A 3 inch (176.2 mm) test drain shall be provided in each stair shaft where pressure-reduction valves are used. Valves, equipment and devices shall conform to *Los Angeles Plumbing Code* requirements.
2. At least three pumps connected to the automatic sprinkler system having a minimum capacity of 750 g.p.m. each shall be provided.
At least one pump shall be an electric motor-driven pump. (Diesel pumps shall have a four hour fuel supply.)
3. There shall be a flow of 1,000 g.p.m. at 65 psi at the roof, and the sprinkler system design shall meet code requirements.
4. Existing sprinkler systems, new and existing standpipe systems, and new and existing sprinkler risers shall be interconnected at the base of the riser system with at least one Fire Department connection.
5. Emergency standby electrical power with a four hour fuel supply shall be provided for fire pumps and the following new installations:
Fire-protective signaling systems;
Emergency exit lighting; and
Exit and directional signs.
6. A minimum usable capacity of 40,000 gallon water storage tank shall be provided on site.

8604.6.6 Elevator lobbies. Existing high-rise buildings within the scope of this section shall comply with the following:

1. Except for the main entrance level, every elevator on each floor shall open into an elevator lobby which is separated from the remainder of the building, including corridors and other exits, by walls having a fire-resistive rating of not less than one hour. All lobby openings other than those for elevator doors, stairway enclosures and ducts shall be protected with three-fourths-hour self-closing fire assemblies actuated by combustion products-type smoke detectors.
2. Except for the main entrance level, each elevator lobby shall be provided with an approved smoke detector located on the lobby ceiling. When the detector is activated, elevator doors shall not open and all cars serving that lobby shall return to the main floor and be under manual control only. The smoke detector shall meet the requirements of Title 8, *California Administrative Code* (Elevator Safety Orders). The detector may serve to close the lobby doors.

8604.6.7 Stair shaft ventilation. Each stair shaft which extends to the roof shall be provided with a minimum ventilation opening of 20 square feet (1.85 m²) at the roof level.

SECTION 8605 EMERGENCY HOMELESS SHELTERS

8605.1 Applicability of standards. The provisions and standards set forth in Section 8605.2 shall be applicable to any emergency shelter for the homeless which complies with and is approved pursuant to LAMC Section 12.80 or 12.81.

8605.2 General. Notwithstanding any provisions of this Code to the contrary, the following requirements shall apply to emergency homeless shelters operated during a shelter crisis, as provided for in *Government Code Section 8698, et seq.* Other than the requirements set forth below, the facilities need not comply with the requirements of this Code for Group R occupancies unless otherwise specified in this Code:

1. The maximum occupant load allowed in these facilities shall be the number determined appropriate by the professional service provider operating the facility and/or the Housing and Community Investment Department of the City of Los Angeles, but in no event resulting in less than 50 square feet (4.64 m²) of usable area per occupant.
2. Fire Safety Requirements.
 - A. All exits shall comply with Chapter 10 of the *Los Angeles Fire Code*.
 - B. Smoke detection devices shall be provided in all sleeping areas and shall be installed in accordance with Article 7, Chapter V of the LAMC and CBC Section 907.2.10.
 - C. A fire alarm system capable of arousing occupants shall be installed in accordance with Article 7, Chapter V of the LAMC and CBC Section 907.2.8.
 - D. The use of any open flames and the possession or storage of any combustibles shall not be permitted.
Exception: The Superintendent of Building may approve the use of open flames and storage of combustibles in these buildings with concurrence of the Fire Department.
 - E. Sleeping quarters shall be limited to the ground floor only.
3. Security.
 - A. An adequate number of security personnel shall remain on the premises during actual occupancy for the protection of the occupants and property.
 - B. Adequate lighting for security purposes shall be provided at all times.
4. Light, Heating, Ventilation and Sanitation.
 - A. Exterior openings for natural light and ventilation shall be provided as required for a Group R occupancy, CBC Sections 1203 and 1205; exterior openings or artificial lighting shall be provided per CBC Section 1205.3; and exterior openings or mechanical

ventilation shall be provided per the *California Mechanical Code*.

B. All sleeping areas shall be provided with heating facilities capable of maintaining a room temperature of 70°F at a point eight feet above the floor.

C. Every building shall be provided with at least one water closet or at least two separate toilet facilities where both sexes are accommodated. Additional water closets shall be provided for each sex at the rate of one for every 20 beds in excess of 20.

5. Additional Requirements.

A. Operating procedures shall be developed by the professional service provider and approved by the Housing and Community Investment Department of the City of Los Angeles. These procedures shall be designed to maintain order and safety within the Emergency Homeless Shelter.

B. Emergency Homeless Shelters shall be open for occupancy between the hours of 6:00 p.m. and 6:00 a.m. of the following day.

8605.3 Zoning. Every facility used to shelter homeless persons pursuant to this section shall comply with LAMC Section 12.80 or 12.81.

**SECTION 8606
EMERGENCY LIGHTING STANDARDS FOR
EXISTING RESIDENTIAL BUILDINGS, GROUP R,
DIVISION 1 OCCUPANCIES**

8606.1 Scope. The provisions of this section apply to all existing buildings, which contain five or more dwelling units with an enclosed exit corridor or pathway that is 50 feet (1524 m) in length or greater on any single floor, or which has an enclosed stairway.

Exceptions:

A. The provisions of this section shall not apply to Group R-1 and R-2 Occupancies, which currently have lighted emergency exit signs and emergency lights in the corridors and stairwells where both signs and lights are connected to a generator, central battery system or individual battery powered unit.

B. The provisions of this section shall not apply to corridors located inside individual dwelling units.

C. The provisions of this section shall not apply to Group R-1 and R-2 Occupancies, which do not contain enclosed exit corridors, enclosed stairways, lobbies, passageways, or other common interior pathways that are part of the exiting system.

8606.2 Definition.

1. The owner is that legal owner of an apartment building, congregate residence, hotel, and in those instances where a building is a condominium, the association of owners or the association of owners and the owner of each unit.
2. The legal owner of a building is that person, firm, corporation, partnership, or other entity whose name or

title appears in the last equalized assessment roll in the Office of the County Recorder, as well as all successors or assignees of these owners.

8606.3 Requirements.

8606.3.1. All buildings required to comply with this section shall be provided with:

1. permanently connected, emergency, battery operated, enclosed exit corridor, enclosed stairway, and exit sign illumination installed in the required exit pathway; or,
2. The required emergency enclosed exit corridor, enclosed stairway, and exit sign illumination powered from a central battery system or an emergency generator complying with Article 700 of the NEC.

8606.3.2 Plan check. Plans for the emergency exit corridor and exit sign lighting systems shall be submitted to the Department for review and approval prior to obtaining a permit. Plans shall provide the information specified in LAMC Section 93.0207. (Electrical Code).

Exception: Existing buildings having less than four stories and containing fewer than 50 dwelling units are exempt from the requirement to submit electrical plans.

8606.3.3. Means of egress illumination shall be provided for the enclosed exit corridor, enclosed stairway, and pathway as required in CBC Section 1006.

8606.3.4. Lighted exit signs shall meet the requirements of CBC Section 1013.1 and where emergency power is required for Group R-1 and R-2 Occupancies as specified in CBC Section 1013.6.2.

8606.3.5. Emergency battery powered units shall be capable of operating for a minimum one and one-half hours.

8606.3.6. The provisions of this section shall not authorize modifying emergency lighting systems in existing buildings or portions thereof which provide a greater degree of protection than the minimum requirements established by this section.

8606.3.7. When the residential portion of a mixed occupancy building falls within the scope of this section, the non-residential portions of that building must also comply with the provisions of this section.

8606.4 Enforcement.

8606.4.1 Notification. Whenever the Department or the Fire Department determines by inspection or review of City records that a Group R-1 or R-2 Occupancy multifamily residential building containing five or more dwelling units does not conform to the minimum requirements of this section, either Department shall prepare a written order directing the owner to repair and modify the building so as to conform to the minimum requirements of this section.

The order shall specify the manner in which the building fails to meet the minimum requirements of this section. The order shall direct the owner of the building to submit plans, if required, to the Department, obtain necessary permits and complete the work specified in the order.

Service of the order shall be accomplished in the following manner:

1. The Department and/or the Fire Department may personally serve the order upon the owner; or,
2. The Department and/or the Fire Department may serve the order by certified or registered mail upon the owner.

In addition, the person in real or apparent charge or control of the building or unit of the building may be served in the manner prescribed by this subsection.

8606.4.2 Time for compliance. Whenever an order is served pursuant to Section 8606.4.1 above, the owner shall:

1. Submit all building plans required by the order to the Department within two years of the effective date of the order; and,
2. Obtain permits required by the order from the Department as a result of the order within three years of the effective date of the order; and,
3. Complete the work required by the order within five years of the effective date of the order.

8606.4.3 Penalties. Any person who fails to comply with an order issued pursuant to this section, within each of the time periods set forth in Section 8606.4.2 above, or who causes or permits another person to fail to comply with such an order, is guilty of a misdemeanor which is punishable by a fine of not more than \$1,000.00 and/or six months imprisonment in the County Jail. For purposes of penalties, the phrase "any person" includes an owner, lessor, sublessor, manager, or any person in charge or control of a building subject to this section.

In addition to any other remedy available by law, if the owner or other person in charge or control of the subject building fails to comply with an order issued pursuant to this section within the time periods set forth in Section 8606.4.2, the Department or the Fire Department may refer the violation to the State Franchise Tax Board as a substandard residential building and/or refer the building to the Rent Escrow Account Program (REAP).

SECTION 8607 TENANT SAFETY FOR APARTMENT HOUSES, EXCEPT FOR RESIDENTIAL CONDOMINIUMS

The purpose of this section is to provide minimum security standards for tenants in existing apartment houses, except for residential condominiums as defined in this Code. Owners of all lots developed with an apartment house shall provide lights and locks or metal bars or grilles that comply with the provisions of LAMC Subsections 12.21 A.5.(k), 6304.2, 6305 and Chapter 67, in any of the following circumstances:

1. At the time the apartment building is sold or exchanged; or
2. At the time a permit is issued for alterations, repairs or additions which exceed a valuation of \$10,000; or

3. Upon the determination of the Board pursuant to Section 8108.3.

No costs incurred as a result of this section may be charged to the tenant or tenants of any properties subject to the Rent Escrow Account Program provisions commencing at LAMC Section 162.00.

