## CHAPTER 5

# PRESCRIPTIVE COMPLIANCE METHOD

#### User note:

**About this chapter:** Chapter 5 provides details for the prescriptive compliance method—one of the three main options of compliance available in this code for buildings and structures undergoing alteration, addition or change of occupancy.

#### SECTION 501 GENERAL

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**501.1 Scope.** The provisions of this chapter shall control the alteration, addition and change of occupancy or relocation of existing buildings and structures, *[BSC] including state-regulated structures in accordance with Section 501.1.2.* In addition to the requirements of the CEBC, existing buildings and structures shall comply with the applicable regulations of Chapters 81, 82, 83, 84, 85, 86, 88, 89, 91, 93, 95 and 97 of the *Los Angeles Building Code* (LABC), Appendix Chapter A1 of the CEBC, and the voluntary earthquake hazard reduction standards of Chapters 92, 94 and 96 of the LABC.

**[HCD 1]** In addition to the requirements in this chapter, maintenance, alteration, repair, addition, or change of occupancy to existing buildings and accessory structures under the authority of the Department of Housing and Community Development, as provided in Section 1.8.2.1.1, shall comply with California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1.

#### **Exceptions:**

- 1. Existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300.
- 2. [HCD 2] For relocated or moved buildings and maintenance, alteration, repair, addition, or change of occupancy to existing buildings and accessory structures in mobilehome parks or special occupancy parks as provided in Section 1.8.2.1.3. See California Code of Regulations, Title 25, Division 1, Chapters 2 and 2.2.
- 3. [HCD 1] Limited-density owner-built rural dwellings.

501.1.1 Compliance with other methods. Alterations, additions and changes of occupancy to existing buildings and structures shall comply with the provisions of this chapter or with one of the methods provided in Section 301.3.

**501.1.2 Existing state-owned structures. [BSC]** The provisions of Sections 317 through 322 establish minimum standards for earthquake evaluation and design for retrofit of existing state-owned structures, including buildings owned by the University of California, the California State University and the Judicial Council. The provisions of Sections 317 through 322 may be adopted by a local jurisdiction for earthquake evaluation and design for retrofit of existing buildings.

**501.2** Fire-resistance ratings. Where approved by the code official, in buildings where an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the *California Building Code* has been added, and the building is now sprinklered throughout, the required fire-resistance ratings of building elements and materials shall be permitted to meet the requirements of the current building code. The building is required to meet the other applicable requirements of the *California Building Code*.

Plans, investigation and evaluation reports, and other data shall be submitted indicating which building elements and materials the applicant is requesting the code official to review and approve for determination of applying the current building code fire-resistance ratings. Any special construction features, including fire-resistance-rated assemblies and smoke-resistive assemblies, conditions of occupancy, means of egress conditions, fire code deficiencies, approved modifications or approved alternative materials, design and methods of construction, and equipment applying to the building that impact required fire-resistance ratings shall be identified in the evaluation reports submitted.

**501.3 Existing Group R occupancies. [SFM]** See the California Residential Code for existing Group R-3 occupancies or Chapter 46 of the California Fire Code for all other existing Group R occupancies.

#### SECTION 502 ADDITIONS

**502.1** General. *[BSC & HCD]* Additions to any building or structure shall comply with the requirements of the *California Building Code or California Residential Code, as applicable,* for new construction. Alterations to the existing building or structure shall be made to ensure that the existing building or structure together with the addition are not less complying with the provisions of the *California Building Code* than the existing building or structure was prior to the addition. An existing building together with its additions shall comply with the height and area provisions of Chapter 5 of the *California Building Code, or the height provisions of Chapter 3 of the California Residential Code, as applicable.* 

**Exception:** [BSC] For state-owned buildings, including those owned by the University of California and the Cali-

### 2020 CITY OF LOS ANGELES EXISTING BUILDING CODE

INTERNATIONAL CODE COUNCIL®

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fornia State University and the Judicial Council, the requirements of Sections 502.4 and 502.5 are replaced by the requirements of Sections 317 through 322.

[BS] 502.2 Disproportionate earthquake damage. A building assigned to Seismic Design Category D, E or F that has sustained disproportionate earthquake damage shall be subject to the requirements for buildings with substantial structural damage to vertical elements of the lateral force-resisting system.

[BS] 502.3 Flood hazard areas. For buildings and structures in flood hazard areas established in Section 1612.3 of the *California Building Code*, or Section R322 of the *California Residential Code*, as applicable, any addition that constitutes substantial improvement of the existing structure shall comply with the flood design requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design.

For buildings and structures in flood hazard areas established in Section 1612.3 of the *California Building Code*, or Section R322 of the *California Residential Code*, as applicable, any additions that do not constitute substantial improvement of the existing structure are not required to comply with the flood design requirements for new construction.

**[BS] 502.4 Existing structural elements carrying gravity load.** Any existing gravity load-carrying structural element for which an addition and its related alterations cause an increase in design dead, live or snow load, including snow drift effects, of more than 5 percent shall be replaced or altered as needed to carry the gravity loads required by the *California Building Code* for new structures. Any existing gravity load-carrying structural element whose vertical loadcarrying capacity is decreased as part of the addition and its related alterations shall be considered to be an altered element subject to the requirements of Section 503.3. Any existing element that will form part of the lateral load path for any part of the addition shall be considered to be an existing lateral load-carrying structural element subject to the requirements of Section 502.5.

Exception: Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the existing building and the addition together comply with the conventional lightframe construction methods of the *California Building Code* or the provisions of the *California Residential Code*.

[BS] 502.5 Existing structural elements carrying lateral load. Where the addition is structurally independent of the existing structure, existing lateral load-carrying structural elements shall be permitted to remain unaltered. Where the addition is not structurally independent of the existing structure, the existing structure and its addition acting together as a single structure shall be shown to meet the requirements of Sections 1609 and 1613 of the *California Building Code* using full seismic forces. For purposes of CEBC Section 502, compliance with ASCE 41, using a Tier 3 procedure and the two-level performance objective in CEBC Table 303.3.1 for the applicable risk category, shall be deemed to meet the require-

ments of CBC Section 1613, with procedures established by the Department.

#### **Exceptions:**

1. Except for unreinforced masonry (URM) buildings, any existing lateral load-carrying structural element whose demand-capacity ratio with the addition considered is no more than 10 percent greater than its demand-capacity ratio with the addition ignored shall be permitted to remain unaltered. For purposes of calculating demand-capacity ratios, the demand shall consider applicable load combinations with design lateral loads or forces in accordance with CBC Sections 1609 and 1613. For purposes of this exception, comparisons of demand-capacity ratios and calculations of design lateral loads, forces and capacities shall account for the cumulative effects of additions and alterations since original construction.

Unreinforced Masonry (URM) Buildings:

Any existing lateral load-carrying structural element on an unreinforced masonry building whose demandcapacity ratio with the addition considered less than 10 percent greater than its demand-capacity ratio with the addition, must comply with CEBC Appendix Chapter A1. When the demand-capacity ratio with the addition considered is 10 percent or greater than its demand-capacity ratio with the addition ignored, it shall be designed per CBC Chapter 16.

2. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the existing building and the addition together comply with the conventional light-frame construction methods of the *California Building Code* or the provisions of the *California Residential Code*.

**502.6** Smoke alarms in existing portions of a building. Where an addition is made to a building or structure of a Group R occupancy, the existing building shall be provided with smoke alarms in accordance with Section 1103.8 of the *California Fire Code*.

**502.7 Carbon monoxide alarms in existing portions of a building.** *[HCD 1]* Pursuant to Health and Safety Code Section 17926, carbon monoxide detection shall be provided in all existing Group R buildings, as required in Section 915 of the California Building Code or Section R315 of the California Residential Code, as applicable.

**502.7.1 Carbon monoxide detection in existing Group E** occupancy buildings. Where the new addition includes any of the conditions identified in the California Fire Code Sections 915.1.2 through 915.1.6, carbon monoxide detection shall be installed in accordance with Section 915 of the California Fire Code.

No person shall install, market, distribute, offer for sale, or sell any carbon monoxide device in the State of California unless the device and instructions have been approved and listed by the Office of the State Fire Marshal.

**502.8** Additions to Group E facilities. For additions to Group E occupancies, storm shelters shall be provided in accordance with Section 1106.1.