



INFORMATION BULLETIN / PUBLIC - GENERAL INFORMATION

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REGULATIONS APPLICABLE WHEN A BUILDING PERMIT IS ISSUED TO ALTER, REPAIR OR ADD TO AN EXISTING BUILDING OR WHEN THE BUILDING IS SOLD

SINGLE OR TWO-FAMILY DWELLINGS OR CONDOMINIUM UNITS WITH A BUILDING PERMIT VALUATION OF OVER \$500.00 OR WHEN THE PROPERTY IS SOLD.

WATER CONSERVATION DEVICE: Existing showers shall be equipped with low-flow showerhead (maximum flow rate of 2.5 gallons per minute in accordance with Los Angeles City Water Conservation Ordinance 172,075, effective July 24, 1998. All existing water closets (toilets) shall be equipped with flushometer valves which flush water closets with a maximum of three and one-half gallons of water or water closet flush-reduction devices. When changing or adding a water closet, the new unit shall be low consumption type which flush an average of 1.6 gallons of water per L.A. Ordinance 165004, effective June 30, 1989. Other residential, industrial or commercial buildings were required to comply with these requirements by October 13, 1988. (Section 122.03 L.A.M.C. - effective April 28, 1988).

SINGLE FAMILY DWELLINGS (existing prior to 5-19-80) WITH A BUILDING PERMIT VALUATION OF OVER \$1,000.00 OR WHEN THE PROPERTY IS SOLD OR WHEN SECURITY BARS ARE INSTALLED THEREON.

SMOKE DETECTORS: Smoke detectors, which may be battery operated, shall be mounted on the ceiling or wall of each existing room used for sleeping purposes and at a point centrally located on the wall or ceiling of the existing corridor or area giving access to these rooms. Where sleeping rooms are on an upper level, a detector shall be placed at the center of the ceiling directly above the stairway. Smoke detectors shall be located no more than 12 inches below the ceiling. (Section 91.8603.2 L.A.B.C. -effective Aug 1, 1980)

SINGLE- OR TWO-FAMILY DWELLINGS OR CONDOMINIUM UNITS WITH A BUILDING PERMIT VALUATION OF \$10,000.00 OR MORE, OR A MULTI-RESIDENTIAL BUILDING WITH A BUILDING PERMIT VALUATION OF \$3,000 PER DWELLING UNIT OR MORE, OR WHEN A RESIDENTIAL UNIT IS SOLD

IMPACT HAZARD GLAZING: Existing glass in every sliding glass panel of sliding-type doors, other than wardrobe doors, bathroom shower doors and french-type wooden doors shall be impact hazard glazing or an approved film may be installed on the glass. (Section 91.2406.7 L.A.B.C. effective May 24, 1986)

COMMERCIAL OR RESIDENTIAL BUILDING WITH A BUILDING PERMIT VALUATION OF OVER \$10,000.00 OR IF A BUILDING IS SOLD.

EARTHQUAKE GAS SHUT-OFF (EQSO) VALVES: Any commercial or residential building containing fuel gas piping shall require the installation of an EQSO valve. (Ordinance 171,874 - effective February 5, 1998; Ordinance 170,158 - effective July 1, 1995)

APARTMENT HOUSES WITH BUILDING PERMIT VALUATION OF OVER \$10,000.00

GENERAL ILLUMINATION AND LOCK REQUIREMENTS: Exterior parking areas, parking garages, recreation or service rooms, and exterior doors located in security openings shall be provided with lights that provide a minimum surface illumination of 0.2 foot candles measured at the floor level. An incandescent light bulb (minimum 60-watts) at a maximum height of 8 ft. above the floor satisfies this requirement at exterior doors. All lights used to illuminate the parking areas shall be designed, located and arranged so as to reflect the light away from any street and any adjacent premises except existing apartment houses where lighting affects adjacent residential properties and not brighter than 2-foot candles or if brighter than 2-foot candles and effecting residential properties shall be activated by motion sensors for a period not to exceed 20-minutes. All openings in exterior walls and less than 16 ft. above any adjoining grade or landing shall comply with lock requirements per Division 67. (Ordinance 177,858 -effective January 12, 1998)

NOTE: Installation of security bars, permanently wired smoke detectors, gas shutoff valves and additional light fixtures must be performed after obtaining the appropriate permit from the Department of Building and Safety. The installation of these devices is subject to inspection.