

ORDINANCE NO. _____

An ordinance amending Title 31 – Green Building Standards Code – of the Los Angeles County Code, to adopt and incorporate by reference the 2022 California Green Building Standards Code, with certain changes and modifications, and to make other revisions thereto.

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

SECTION 1. Chapters 2 through 8, and Appendix A4 and Appendix A5, of this Title 31 of the Los Angeles County Code, which incorporate by reference and modify portions of the 2019 California Green Building Standards Code, are hereby repealed.

SECTION 2. Section 100 is hereby amended to read as follows:

100 ADOPTION AND INCORPORATION BY REFERENCE

Except as hereinafter changed or modified, Sections 102 through 119 of Chapter 1 of Title 26 of the Los Angeles County Code are adopted and incorporated by reference into this Title 31 as if fully set forth below, and shall be known as Sections 102 through 119 of Chapter 1 of Title 31 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through 8, and Appendix A4 and Appendix A5, of that certain code known and designated as the 2019~~22~~ California Green Building Standards Code, as published by the California Building Standards Commission, are adopted and incorporated by reference into this Title 31, as if fully set forth below, and shall be known as Chapters 2 through 8, and Appendix A4 and Appendix A5, of Title 31 of the Los Angeles County Code.

A copy of the 2019~~22~~ California Green Building Standards Code shall be at all times maintained by the Building Official for use and examination by the public.

SECTION 3. Section 202 is hereby amended to read, in alphabetical order as follows:

202 DEFINITIONS

...

COOL ROOF. A roofing material that reduces heat gain through the roof and has either high thermal emittance and high solar reflectance, or low thermal emittance and exceptionally high solar reflectance, as specified in Title 24, Part 6, of the California Energy Code.

COOL ROOF RATING COUNCIL or CRRC. The entity recognized by the California Energy Commission to rate and certify the reflectance and emittance values of roofing products.

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DEVELOPMENT. Any activity requiring discretionary or non-discretionary land use or construction approval from the County that results in the creation, addition, modification, or replacement of impervious surface area, which is not part of routine maintenance activity. Development includes, but is not limited to, land subdivisions; the construction, installation, addition, or replacement of a building or structure; expansion of a building footprint; and land-disturbing activities related to structural or impervious surfaces. Development shall not include routine maintenance of original lines and grades and/or hydraulic capacity.

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SECTION 4. Section 301 is hereby amended to read as follows:

301 GENERAL

301.1 Scope.

Buildings and structures shall be designed to include the green building measures ~~specified as mandatory in the application checklists contained in this code.~~ Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county or city and county as specified in ~~Section 101.7~~indicated in Sections 301.1.1, 301.2, and 301.3.

301.1.1 ~~Additions and alterations~~Residential construction.

[HCD]

The mandatory provisions of Chapter 4 shall be applied to newly constructed low-rise and high-rise residential buildings and structures six stories or less and additions to or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume or size. The requirements shall apply only to and/or within the specified area of the addition or alteration.

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Newly constructed high-rise residential buildings of seven stories or greater shall comply with Section 301.3.

301.3 ~~Nonresidential additions and alterations~~construction.

[BSC - CG]

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301.3.3 Nonresidential buildings greater than or equal to 25,000 square feet.

In addition to the requirements of Section 301.3, any newly constructed nonresidential building greater than or equal to 25,000 square feet shall comply with all requirements of Section A5.601.2.4 Tier 1. Roofing materials shall comply with Tier 2 requirements of Table A5.106.11.2.3 [BSC].

Exceptions:

1. Compliance with Section A5.601.2.3 shall be voluntary.
2. High-rise residential buildings of seven stories or greater shall comply with Table A4.106.5.1(4) in lieu of Table A5.106.11.2.3.

SECTION 5. Section 4.106.4 is hereby amended to read as follows:

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4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.

For each dwelling unit, install a listed raceway ~~to accommodate~~ and a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed ~~cabinet, box, or other enclosure~~ attachment plug in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service

panel and/or subpanel shall provide ~~capacity to install~~ a 40-ampere 208/240-volt minimum dedicated branch circuit and ~~space(s) reserved to permit installation of a~~ branch circuit overcurrent protective device.

~~Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.~~

4.106.4.1.1 Identification.

The service panel or subpanel circuit directory shall identify the overcurrent protective device ~~space(s) reserved for future EV charging as "EV CAPABLE"~~. The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

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4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.

The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1. **EV Capable.** ~~Ten~~Fifteen (10~~5~~5) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity

and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

Exceptions:

~~1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.~~

When EV chargers (Level 2 EVSE) are installed in a number ~~less~~greater than the ~~required number of EV capable spaces~~five (5) percent of parking spaces required by Section 4.106.4.2.1, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2. **EV Ready.** ~~Twenty-five~~Thirty (2530) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For

multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3. **EV Chargers.** Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

Exception: EV chargers shall not be required for affordable housing projects. Additionally, the number of required EV capable spaces is permitted to be calculated as ten (10) percent of the number of parking spaces and the number of required EV ready spaces is permitted to be calculated as twenty-five (25) percent of the number of parking spaces for affordable housing projects.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.

The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1. **EV Capable.** ~~Ten~~Fifteen (15) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than ~~five~~fifteen (15) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the ~~five~~fifteen (15) percent required.

Notes:

- a. Construction documents shall show locations of future EV spaces.
- b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2. **EV Ready.** ~~Twenty-five~~Thirty (2530) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3. **EV Chargers.** ~~Five~~Fifteen (15) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

Exception: The number of required EV chargers is permitted to be calculated as five (5) percent of the number of parking spaces for affordable housing projects.

Additionally, the number of required EV capable spaces is permitted to be calculated as ten (10) percent of the number of parking spaces and the number of required EV ready spaces is permitted to be calculated as twenty-five (25) percent of the number of parking spaces for affordable housing projects.

4.106.4.2.2-13 Electric vehicle charging stations (EVCS).

Electric vehicle charging stations required by Section 4.106.4.2.1, Item 3, and Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2-13.

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4.106.4.2.2-13.1 Location.

EVCS shall comply with at least one of the following options:

1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2. The charging space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2-13.1 and Section 4.106.4.2.2-13.2, Item 3.

4.106.4.2.2-13.2 Electric vehicle charging stations (EVCS) dimensions.

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4.106.4.2.2.13.3 Accessible EV spaces.

In addition to the requirements in Sections 4.106.4.2.2.13.1 and 4.106.4.2.2.13.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.34 EV space requirements.

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4.106.4.2.45 Identification.

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4.106.4.2.56 Electric Vehicle Ready Space Signage.

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SECTION 6. Section 4.106.5 is hereby added to read as follows:

4.106.5 Low-impact development (LID).

New development or alterations to existing developed sites shall comply with Chapter 12.84 of Title 12 of the Los Angeles County Code.

SECTION 7. Section 4.106.6 is hereby added to read as follows:

4.106.6 Cool roof for reduction of heat island effect.

Roofing materials shall comply with the solar reflectance and thermal emittance requirements of this Section.

Exceptions:

1. Roof repair.

2. Roof replacement when the roof area being replaced is equal to or less than fifty (50) percent of the total roof area.

3. Installation of building-integrated photovoltaics.

4. Installation of a steep-sloped roof (roof slope > 2:12) in climate zone 16 on other than a low-rise multifamily building.

5. Additions resulting in less than 500 square feet of added roof area or less than fifty (50) percent of the total roof area, whichever is greater.

6. Roof construction that has a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot.

4.106.6.1 Solar reflectance.

Roofing materials shall have a minimum 3-year aged solar reflectance equal to or greater than the values specified in Table 4.106.6(1) and Table 4.106.6(2).

Solar reflectance values shall be based on the aged reflectance value of the roofing product or the equation in Section A4.106.5.1, if the CRRC testing for aged solar reflectance is not available.

4.106.6.2 Thermal emittance.

Roofing materials shall have a CRRC initial or aged thermal emittance equal to or greater than the values specified in Table 4.106.6(1) and Table 4.106.6(2).

4.106.6.3 Solar reflectance index alternative.

Roofing materials having a Solar Reflectance Index (SRI) equal to or greater than the values specified in Table 4.106.6(1) and Table 4.106.6(2) may be used as an

alternative to compliance with the 3-year aged solar reflectance and thermal emittance values.

SRI values used to comply with this Section shall be calculated using the SRI Calculation Worksheet (SRI-WS) developed by the California Energy Commission or in compliance with ASTM E1980-01, as specified in the current California Energy Code. Solar reflectance values used in the SRI-WS shall be based on the aged reflectance value of the roofing product or the equation in Section A4.106.5.1, if the CRRC-certified aged solar reflectance is not available. Certified thermal emittance used in the SRI-WS may be either the initial value or the aged value listed by the CRRC.

Note: The Solar Reflectance Index Calculation Worksheet (SRI-WS) is available by contacting the Energy Standards Hotline at 1-800-772-3300, website at www.energy.ca.gov or by email at Title24@energy.ca.gov.

SECTION 8. Tables 4.106.6(1) and 4.106.6(2) are hereby added to read as follows:

TABLE 4.106.6(1) – LOW-RISE RESIDENTIAL

ROOF SLOPE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤2:12	0.65	0.85	78
>2:12	0.25	0.85	20

TABLE 4.106.6(2) – HIGH RISE RESIDENTIAL BUILDINGS, HOTELS AND MOTELS

ROOF SLOPE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤2:12	0.65	0.75	78
>2:12	0.25	0.75	20

SECTION 9. Section 4.408 is hereby amended to read as follows:

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 Construction waste management.

Newly-constructed projects and additions and alterations to existing buildings shall ~~Recycle~~ and/or salvage for reuse a minimum of sixty-five (65) percent of the non-hazardous construction and demolition ~~waste~~debris in accordance with either Section 4.408.2, 4.408.3, or 4.408.4, or meet a ~~more stringent~~ local construction and demolition waste management ordinance, whichever is more stringent. Calculate the amount of materials diverted by weight or by volume, but not by both.

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SECTION 10. Section 5.106.3 is hereby added to read as follows:

5.106.3 Low-impact development (LID).

New development or alterations to existing developed sites shall comply with Chapter 12.84 of Title 12 of the Los Angeles County Code.

SECTION 11. Table 5.106.5.3.1 is hereby amended to read as follows:

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)²
0-9	<u>02</u>	0
10-25	<u>45</u>	<u>02</u>
26-50	<u>811</u>	<u>24</u>
51-75	<u>4319</u>	<u>35</u>
76-100	<u>1726</u>	<u>49</u>
101-150	<u>2538</u>	<u>613</u>
151-200	<u>3553</u>	<u>918</u>
201 and over	<u>2030</u> percent of total ¹	<u>2533</u> percent of EV capable spaces ¹

1. Calculation for spaces shall be rounded up to the nearest whole number.

~~2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.~~

SECTION 12. Section 5.106.11 is hereby added to read as follows:

5.106.11 Cool roof for reduction of heat island effect.

Roofing materials shall comply with the solar reflectance and thermal emittance requirements of this Section.

Exceptions:

1. Roof repair.
2. Roof replacement when the roof area being replaced is equal to or less than fifty (50) percent of the total roof area.
3. Installation of building-integrated photovoltaics.

4. Additions resulting in less than 500 square feet of added roof area or less than fifty (50) percent of the total roof area, whichever is greater.

5. Roof construction that has a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot.

5.106.11.1 Solar reflectance.

Roofing materials shall have a minimum 3-year aged solar reflectance equal to or greater than values specified in Table 5.106.11.

Solar reflectance values shall be based on the aged reflectance value of the roofing product or the equation in Section A5.106.11.2.1, if the CRRC testing for aged solar reflectance is not available.

5.106.11.2 Thermal emittance.

Roofing material shall have a CRRC initial or aged thermal emittance equal to or greater than the values specified in Table 5.106.11.

5.106.11.3 Solar reflectance index alternative.

Roofing material having a Solar Reflectance Index (SRI) equal to or greater than the values specified in Table 5.106.11 may be used as an alternative to compliance with the 3-year aged solar reflectance and thermal emittance values.

SRI values used to comply with this Section shall be calculated using the SRI Calculation Worksheet (SRI-WS) developed by the California Energy Commission or in compliance with ASTM E1980-01, as specified in the current California Energy Code. Solar reflectance values used in the SRI-WS shall be based on the aged reflectance value of the roofing product or the equation in Section A5.106.11.2.1, if the CRRC-

certified aged solar reflectance is not available. Certified thermal emittance used in the SRI-WS may be either the initial value or the aged value listed by the CRRC.

Note: The Solar Reflectance Index Calculation Worksheet (SRI-WS) is available by contacting the Energy Standards Hotline at 1-800-772-3300, website at www.energy.ca.gov or by email at Title24@energy.ca.gov.

SECTION 13. Table 5.106.11 is hereby added to read as follows:

TABLE 5.106.11

ROOF SLOPE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤2:12	0.68	0.85	82
>2:12	0.28	0.85	27

SECTION 14. Section 5.408.1 is hereby amended to read as follows:

5.408.1 Construction waste management.

Newly-constructed projects and additions and alterations to existing buildings shall Recycle and/or salvage for reuse a minimum of sixty-five (65) percent of the non-hazardous construction and demolition waste debris in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent. Calculate the amount of materials diverted by weight or volume, but not by both.

SECTION 15. Appendix A4 is hereby amended to read as follows:

APPENDIX A4

RESIDENTIAL VOLUNTARY MEASURES

~~Some of t~~The measures contained in this appendix are not mandatory unless adopted by a city, county or city and county as specified in Section 101.7 and provide additional measures that except to the extent indicated elsewhere in this Code.

~~d~~Designers, builders, and property owners ~~may wish~~ are encouraged to consider all of these measures during the planning, design, and construction process.

SECTION 16. Section A4.108.1 is hereby amended to read as follows:

A4.108.1 Innovative concepts and local environmental conditions.

The provisions of this eCode are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of construction not specifically prescribed by this eCode. ~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 17. Section A4.306.1 is hereby amended to read as follows:

A4.306.1 Innovative concepts and local environmental conditions.

The provisions of this eCode are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of construction not specifically prescribed by this eCode. ~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 18. Section A4.411.1 is hereby amended to read as follows:

A4.411.1 Innovative concepts and local environmental conditions.

The provisions of this eCode are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of construction not specifically prescribed by this eCode. ~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 19. Section A4.509.1 is hereby amended to read as follows:

A4.509.1 Innovative concepts and local environmental conditions.

The provisions of this eCode are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of construction not specifically prescribed by this eCode. ~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 20. Section A4.601.1 is hereby amended to read as follows:

A4.601.1 Scope.

The measures contained in this appendix are not mandatory ~~unless adopted by a city, county, or city and county as specified in Section 101.7~~ except to the extent indicated elsewhere in this Code. The provisions of this sSection outline means of achieving enhanced construction or reach levels by incorporating additional green building measures. In order to meet one of the tier levels, designers builders or property owners are required to incorporate additional green building measures necessary to meet the threshold of each level.

SECTION 21. Section A4.601.2 is hereby amended to read as follows:

A4.601.2 Prerequisite measures.

Tier 1 and Tier 2 thresholds require compliance with the mandatory provisions of this eCode and incorporation of the required prerequisite measures listed in Section A4.601.4.2 for Tier 1 and A4.601.5.2 for Tier 2. ~~Prerequisite measures are also identified in the Residential Occupancies Application Checklist in Section A4.602.~~

~~As specified in Section 101.7, additional prerequisite measures may be included by the enforcing agency to address specific local environmental conditions and may be listed in the Innovative Concepts and Local Environmental Conditions portions of the checklist.~~

SECTION 22. Section A4.602 is hereby amended to read as follows:

RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST

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~~¹Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7. Reserved.~~

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SECTION 23. Section A4.701.1 is hereby amended to read as follows:

A4.701.1 General.

The voluntary measures of this eCode are designed and promulgated to be adopted by reference and made mandatory by local ordinance ~~pursuant to Section 101.7.~~ Jurisdictions wishing to adopt the voluntary provisions of this eCode as an enforceable regulation governing structures and premises should ensure that certain

factual information is included in the adopting ordinance and that the measures are appropriate and achievable and are considered to be suitable as mandatory by the city, county, or city and county. The following sample adoption ordinance addresses several key elements of a code adoption ordinance, including the information required for insertion into ~~the~~such code text.

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SECTION 24. The Appendix A5 heading is hereby amended to read as follows:

APPENDIX A5

NON-RESIDENTIAL VOLUNTARY MEASURES

The measures contained in this appendix are not mandatory ~~unless adopted by a city, county, or city and county as specified in Section 101.7~~ and provide additional ~~measures that~~except to the extent indicated elsewhere in this Code. ~~Designers, builders and property owners may wish~~are encouraged to consider all of these measures during the planning, design, and construction process.

SECTION 25. Section A5.601.1 is hereby amended to read as follows:

A5.601.1 Scope.

The measures contained in this appendix are not mandatory ~~unless adopted by local government as specified in Section 101.7~~except to the extent indicated elsewhere in this Code. The provisions of this ~~s~~Section outline means of achieving enhanced construction or reach levels by incorporating additional green building measures for newly constructed nonresidential buildings as well as additions and alterations. In order

to meet one of the tier levels, designers, builders or property owners are required to incorporate additional green building measures necessary to meet the threshold of each level. Refer to the provisions in Section 301.3 for non-residential ~~additions and alterations~~ construction scope and application.

SECTION 26. The provisions of this ordinance contain various changes, modifications, and additions to the 2022 Edition of the California Green Building Standards Code. Some of these changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Green Building Standards Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code that are contained in this ordinance are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles due to the potential for seismic activity in the region, topographical conditions that contribute to the spread of wild fires, and climatic conditions that impact air quality and increase the risk of wild fires. Without limiting the foregoing, the County makes additional findings herein:

GREEN BUILDING STANDARDS CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
301.1, 301.1.1	Climatic and Topographic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for all residential additions and alterations, and for residential buildings of seven stories or greater in height, will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage, and improved environmental air quality.
301.3, 301.3.3	Climatic and Topographic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for nonresidential buildings and residential buildings of seven stories or greater in height that are greater than or equal to 25,000 square feet in floor area will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage, and improved environmental air quality.
4.106.4.1, 4.106.4.1.1, 4.106.4.2, 4.106.4.2.1, 4.106.4.2.2, 4.106.4.2.3	Climatic	The County of Los Angeles is a densely populated area with elevated levels of greenhouse gas emissions. The proposed modification to increase the number of EV charging spaces and stations will help to promote the use of electric vehicles and significantly reduce local air and noise pollution and greenhouse gas emissions, thereby improving the health of the County's residents, businesses, and visitors.
4.106.5	Climatic and Topographic	The County of Los Angeles is a densely populated area having residential buildings constructed within a region where water is scarce and maintaining storm water runoff quality is required. The proposed low-impact development measures

GREEN BUILDING STANDARDS CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
		will allow greater conservation of rain water, increase in groundwater recharge, reduction of storm water runoff, and improvement in storm water runoff quality.
4.106.6, 4.106.6.1, 4.106.6.2, 4.106.6.3, Table 4.106.6(1) Table 4.106.6(2)	Climatic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Adding mandatory requirements for cool roofs for residential occupancies will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, and improved environmental air quality.
5.106.3	Climatic and Topographic	The County of Los Angeles is a densely populated area having buildings constructed within a region where water is scarce and maintaining storm water runoff quality is required. The proposed low-impact development measures will allow greater conservation of rain water, increase in groundwater recharge, reduction of storm water runoff, and improvement in storm water runoff quality.
Table 5.106.5.3.1	Climatic	The County of Los Angeles is a densely populated area with elevated levels of greenhouse gas emissions. The proposed modification to increase the number of EV charging spaces and stations will help to promote the use of electric vehicles and significantly reduce local air and noise pollution and greenhouse gas emissions, thereby improving the health of the County's residents, businesses, and visitors.
5.106.11, 5.106.11.1, 5.106.11.2, 5.106.11.3, Table 5.106.11	Climatic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Adding mandatory requirements for cool roofs for nonresidential occupancies will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, and improved environmental air quality.

GREEN BUILDING STANDARDS CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
A5.601.1	Climatic and Topographic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for nonresidential buildings and residential buildings of seven stories or greater in height that are greater than or equal to 25,000 square feet in floor area will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage, and improved environmental air quality.

SECTION 27. This ordinance shall become operative on January 1, 2023.

[TITLE31GREENBUILDCODE2022CSCC]


ANALYSIS

This ordinance repeals those provisions of Title 33 – Existing Building Code – of the Los Angeles County Code that incorporated by reference portions of the 2019 California Existing Building Code, and replaces them with provisions incorporating by reference portions of the 2022 California Existing Building Code, published by the California Building Standards Commission, with certain changes and modifications. Unless deleted or modified herein, the previously-enacted provisions of Title 33 continue in effect.

State law requires that the County's Existing Building Code impose the same requirements as are contained in the building standards published in the most recent edition of the California Existing Building Code, except for changes or modifications deemed reasonably necessary by the County because of local climatic, geological, or topographical conditions.

The changes and modifications to requirements contained in the building standards published in the 2022 California Existing Building Code that 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. This ordinance also makes certain modifications to the administrative portions of Title 33, and incorporates by reference certain administrative provisions contained in Title 26 – Building Code – of the Los Angeles County Code.

DAWYN R. HARRISON
Acting County Counsel


By
CAROLE B. SUZUKI
Senior Deputy County Counsel
Public Works Division

CBS:rm

Requested: 07/12/22
Revised: 09/28/22

ORDINANCE NO. _____

An ordinance amending Title 33 – Existing Building Code – of the Los Angeles County Code, to adopt and incorporate by reference the 2022 California Existing Building Code, with certain changes and modifications.

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

SECTION 1. Chapters 2 through 4, 15, and 16, and Appendix A, Chapters A1, A3, A4, and A5 of this Title 33 of the Los Angeles County Code, which incorporated by reference, and modified, portions of the 2019 California Existing Building Code, are hereby repealed.

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

100 ADOPTION AND INCORPORATION BY REFERENCE

Except as hereinafter changed or modified, Sections 102 through 119 of Chapter 1 of Title 26 of the Los Angeles County Code are adopted and incorporated by reference into this Title 33 of the Los Angeles County Code as if fully set forth below, and shall be known as Sections 102 through 119 of Chapter 1 of Title 33 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through ~~4~~5, 15~~1~~, and 16, and Appendix A, Chapters A1, A3, A4, and A5, of that certain code known and designated as the ~~2019~~2022 California Existing Building Code, as published by the California Building Standards Commission, are adopted and incorporated by reference into this Title 33, as if fully set forth below, and shall be known as Chapters 2 through-4

5, 15 and 16, and Appendix A, Chapters A1, A3, A4, and A5 of Title 33 of the Los Angeles County Code.

A copy of the ~~2019~~2022 California Existing Building Code shall be at all times maintained by the Building Official for use and examination by the public.

SECTION 3. Section 302.6 is hereby added to read as follows:

302.6 **Parapets and appendages.**

302.6.1 **General compliance.** Whenever the Building Official determines by inspection that, as a result of inadequate construction or bracing to resist horizontal forces, an existing parapet or appendage attached to and supported by an exterior wall of a building is likely to become a hazard to life or property in the event of earthquake disturbance, and such parapet or appendage is not an immediate hazard or danger, as described in Section 102, the Building Official may provide the owner of the building or other person or agent in control of the building, where such parapet or other appendage exists, with a written notice specifying the hazards and the inadequacies of the construction or bracing. The owner of the building or other person or agent in control of the building shall, within 12 months from the date of such written notice, eliminate the hazard as set forth below. Any person receiving notice as set out in this Section may appeal, in the manner provided by Section 102.4, to the Building Board of Appeals.

302.6.2 **Wall anchor.** The parapet or appendage shall be removed and the remainder of the wall shall be anchored at the roof line, or it shall be reconstructed so that it will conform structurally as nearly as practicable to the

requirements of Chapter 16 of the Building Code, or it shall be otherwise braced and strengthened in a manner satisfactory to the Building Official, so that it will resist a reasonable degree of horizontal forces without becoming dislodged or at risk of falling.

302.6.3 **Inspection of existing condition.** Where, in the opinion of the Building Official, it is necessary to open a portion of a roof, wall, or ceiling of a building in order to determine the structural condition of any parapet or appendage, the Building Official may order the owner to make such opening, and the owner shall comply with said order at the owner's sole cost and expense.

SECTION 4. Section 302.7 is hereby added to read as follows:

302.7 **Existing glass.** Whenever the Building Official determines by inspection that an existing glass installation, in rooms having an occupant load of more than 100 persons or a means of egress serving an occupant load of more than 100 persons, as determined by Chapter 10 of the Building Code, is likely to become a hazard in the event of accidental human impact, as described in Section 2406.4 of the Building Code, and such installation does not comply with the provisions for glazing in such locations, the Building Official may provide the owner of the building or other person or agent in control of the building where such glazing exists with a written notice of such condition. The owner of the building or other person or agent in control of the building shall, within 90 days after receiving said notice, replace such glass or otherwise cause the installation to conform to the requirements of the Building Code.

SECTION 5. Section A401.2 is hereby amended to read as follows:

A401.2 **Scope.** The provisions of this ~~e~~Chapter ~~apply to~~may be used for voluntary seismic improvements to existing buildings of wood construction that contain residential occupancies and are assigned to Risk Category II, and where the structure has a soft, weak, or open-front wall line, and there exists one or more stories above.

SECTION 6. Section A403.1 is hereby amended to read as follows:

[BS] A403.1 **General.** Modifications required by the provisions in this ~~e~~Chapter shall be designed in accordance with the ~~California~~-Building Code provisions for new construction, except as modified by this ~~e~~Chapter.

Exception: Buildings for which the prescriptive measures provided in Section A404 apply and are used.

Alteration of the existing lateral force-resisting system or vertical load-carrying system shall not reduce the strength or stiffness of the existing structure, unless the altered structure would remain in conformance to the ~~b~~Building ~~e~~Code and this ~~e~~Chapter.

SECTION 7. Section A404.1 is hereby amended to read as follows:

[BS] A404.1 **Limitation.** These prescriptive measures shall apply only to two-story buildings and only when deemed appropriate by the ~~e~~~~e~~~~e~~Building ~~e~~Official. These prescriptive measures rely on rotation of the second floor diaphragm to distribute the seismic load between the side and rear walls around a ground floor open area. In the absence of an existing floor diaphragm of wood structural panel or diagonal sheathing at the top of the first story, a new wood structural panel diaphragm of

minimum thickness of ¾ inch (19.1 mm) and with 10d common nails at 6 inches (152 mm) on center shall be applied. A California licensed architect or engineer shall demonstrate compliance with the requirements of Section A404.1 and shall approve and stamp the construction documents.

SECTION 8. Section A405.1 is hereby amended to read as follows:

[BS] A405.1 New materials. New materials shall meet the requirements of the California-Building Code, except where allowed by this eChapter.

SECTION 9. Section A407.1 is hereby amended to read as follows:

[BS] A407.1 Structural observation.

Structural observation, in accordance with Section 1704.6 of the California Building Code, is required, regardless of seismic design category, height, or other conditions. Structural observation shall include visual observation of work for conformance to the approved construction documents and confirmation of existing conditions assumed during design.

SECTION 10. Section A407.3 is hereby amended to read as follows:

[BS] A407.3 Testing and inspection.

Structural testing and inspection for new construction materials, submittals, reports and certificates of compliance shall be in accordance with Sections 1704 and 1705 of the California Building Code. Work done to comply with this eChapter shall not be eligible for Exceptions 1, 2, or 3 of Section 1704.2 of the California Building Code or for the exception to Section 1705.13.2 of the California Building Code.

SECTION 11. The provisions of this ordinance contain various changes, modifications, and additions to the 2022 Edition of the California Existing Building Code. Some of these changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Existing Building Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code contained in this ordinance are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles due to the potential for seismic activity in the region, topographical conditions that contribute to the spread of wild fires, and climatic conditions that impact air quality and increase the risk of wild fires. Without limiting the foregoing, the County makes additional findings herein:

EXISTING BUILDING CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
302.6.1 to 302.6.3	Geologic	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of the amendments is to prevent inadequate construction or bracing to increase resistance to horizontal forces, thus minimizing hazards to life or property in the event of an earthquake.

302.7	Geologic	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of the amendment is to minimize injuries caused by shattering glass in the event of an earthquake.
A401.2	Geologic, Administrative, Voluntary Appendix	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of this amendment is to provide voluntary building standards to constituents that are performing seismic retrofitting for existing structures.
A404.1	Administrative, Geologic, Voluntary Appendix	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of this amendment is to provide voluntary building standards to constituents that are performing seismic retrofitting for existing structures. Due to these factors, the County requires a licensed architect or engineer stamp and approval of the construction documents.

SECTION 12. This ordinance shall become operative on January 1, 2023.

[TITLE33EXISTINGBUILDPCODE2022CSCC]

**NOTICE OF HEARING
REGARDING ORDINANCES AMENDING TITLES 26 (BUILDING CODE),
27 (ELECTRICAL CODE), 28 (PLUMBING CODE), 29 (MECHANICAL CODE),
30 (RESIDENTIAL CODE), 31 (GREEN BUILDING STANDARDS CODE), AND
33 (EXISTING BUILDING CODE) OF THE LOS ANGELES COUNTY CODE**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Supervisors regarding the adoption of ordinances amending Titles 26 (Building Code), 27 (Electrical Code), 28 (Plumbing Code), 29 (Mechanical Code), 30 (Residential Code), 31 (Green Building Standards Code), and 33 (Existing Building Code) of the Los Angeles County Code.

Said hearing will be held in the Hearing Room of the Board of Supervisors, Room 381B, Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California, 90012, on November 15, 2022, at 9:30 a.m.

The proposed ordinances will amend Titles 26 (Building Code), 27 (Electrical Code), 28 (Plumbing Code), 29 (Mechanical Code), 30 (Residential Code), 31 (Green Building Standards Code), and Title 33 (Existing Building Code) of the Los Angeles County Code by repealing the provisions contained in these Titles, which had incorporated by reference the 2019 Edition of the California Building Standards Code and replacing them with provisions incorporating by reference the applicable portions of the 2022 Edition of the California Building Standards Code, published by the California Building Standards Commission, with certain changes and modifications.

Copies of the applicable portions of the 2022 Edition of the California Building Standards Code, published by the California Building Standards Commission, are on file with the Executive Office and are open to public inspection.

Notice is further given that at the conclusion of the hearing, the Board of Supervisors may adopt the proposed ordinances, decline to adopt the proposed ordinances, or make amendments to the ordinances that are justified by the evidence presented and warranted by local conditions.

If you do not understand this notice or need more information, please call Mr. Razmig Shamim of Public Works, Building and Safety Division, at (626) 458-6388. Our office hours are Monday through Thursday from 7 a.m. to 5:45 p.m.

Upon 72 hours' notice, the County can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, documents are available at the Kenneth Hahn Hall of Administration in Los Angeles (500 West Temple Street), which is accessible to individuals with disabilities. To request accommodations ONLY, or for more ADA information, please contact our ADA Coordinator at (626) 458-5100 or the California Relay Service 711, Monday through Thursday from 7 a.m. to 5:30 p.m.

Para más información, por favor llame a Obras Públicas al (800) 752-6096, de lunes a jueves entre las 7 a.m. y 5:30 p.m.