

ANALYSIS

These ordinances repeal those provisions of Titles 26, 27, 28, 29, 30, and 33 – Building Code, Electrical Code, Plumbing Code, Residential Code, and Existing Building Code – of the Los Angeles County Code that the City incorporated by reference portions of the 2016 Editions of the California Codes and replace them with provisions incorporating by reference portions of the 2019 California Codes, published by the California Building Standards Commission, with certain changes and modifications.

State law requires that the County's Building Codes contain the same requirements as are contained in the building standards published in the most recent edition of the California Building Codes. State law allows the County to change or modify these requirements only if it determines that such changes or modifications are reasonably necessary because of local climatic, geological, or topographical conditions.

The changes and modifications to requirements contained in the building standards published in the 2019 California Building Codes that are contained in these ordinances are based upon express findings, contained in the ordinances, that such changes are reasonably necessary due to local climatic, geological, or topographical conditions.

These ordinances also make certain modifications to the administrative provisions of Titles 26, 27, 28, 29, 30, 33, and to certain chapters of Title 26 that relate to subjects not covered by the California Building Codes.

Each of the respective ordinances below is nearly the same from the previous code cycle. Therefore, only the changes that are significantly different from the previous codes have been excerpted.

(COUNTY OF LOS ANGELES BUILDING CODE) ORDINANCE NO. 2019-0056

An ordinance amending Title 26 – Building Code – of the Los Angeles County Code, by adopting by reference the 2019 California Building Code, with certain changes and modifications, and making other revisions thereto.

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

. . .

106.5.4 Expiration.

Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the ~~building or work~~ authorized by such permit is not commenced within ~~180 days~~ 12 months from the date ~~of such permit is issued~~, or the ~~building or work~~ authorized by such permit is suspended or abandoned for a period of 180 days, or the permittee fails to obtain inspection as required by the provisions of Section 108 of this Code for a period of 180 days.

. . .

SECTION 63. Section 3114 is hereby added to read as follows:
SECTION 3114 INTERMODAL SHIPPING CONTAINERS
3114.1 General.

The provisions of Section 3114 and other applicable sections of this Code shall apply to intermodal shipping containers that are repurposed for use as buildings or structures or as a part of buildings or structures.

Exceptions:

1. Stationary storage battery arrays located in intermodal shipping containers complying with Title 32 – Fire Code, of the Los Angeles County Code, Chapter 12.
2. Intermodal shipping containers that are listed as equipment complying with the standard for equipment, such as air chillers, engine generators, modular datacenters, and other similar equipment.
3. Intermodal shipping containers that comply with all of the following:
 - 3.1. Single-unit stand-alone intermodal shipping containers that are supported at grade level and used only for occupancies as specified under Risk Category I in Table 1604.5;
 - 3.2. Single-unit stand-alone intermodal shipping containers that are located a minimum of 8 feet from adjacent structures and are not connected to a fuel gas system or fuel gas utility; and
 - 3.3. In flood hazard areas, single-unit stand-alone intermodal shipping containers that are designed in accordance with the applicable provisions of Chapter 16.
4. Intermodal shipping containers approved as temporary structures complying with Section 3103.
5. Single-unit stand-alone intermodal shipping containers used as temporary storage or construction trailer on active construction sites. Construction support facilities for uses and activities not directly associated with the actual processes of construction, including but not limited to, offices, meeting rooms, plan rooms, other administrative or support functions shall not be exempt from Section 3114.

3114.2 Construction documents.

The construction documents shall contain information to verify the dimensions and establish the physical properties of the steel and wood floor components of the intermodal shipping container in addition to the information required by Sections 106.4 and 1603.

3114.3 Intermodal shipping container information.

Intermodal shipping containers shall bear the manufacturer's existing data plate containing the following information as required by ISO 6346 and verified by an approved agency. A report of the verification process and findings shall be provided to the building owner and the Building Official.

1. Manufacturer's name or identification number
2. Date manufactured
3. Safety approval number
4. Identification number

5. Maximum operating gross mass or weight (kg) (lbs)
6. Allowable stacking load for 1.8G (kg) (lbs)
7. Transverse racking test force (Newtons)
8. Valid maintenance examination date

Where approved by the Building Official, the markings and manufacturer's existing data plate are permitted to be removed from the intermodal shipping containers before they are repurposed for use as buildings or structures or as part of buildings or structures.

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(COUNTY OF LOS ANGELES ELECTRICAL CODE) ORDINANCE NO. 2019-0057

An ordinance amending Title 27 – Electrical Code of the Los Angeles County Code – by adopting and incorporating by reference portions of the 2019 California Electrical Code with certain changes and modifications, and making other revisions thereto.

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

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SECTION 6. Section 220.41 is hereby added to read as follows:

Sec. 220.41. Energy Storage Readiness.

For all new one and two family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 Kva for every 2,000 square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit overcurrent protective device(s) for the energy storage system.

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TABLE

SIGNIFICANT ELECTRICAL CODE AMENDMENTS THAT DIFFER FROM PREVIOUS YEARS		
CODE SECTION	CONDITION	EXPLANATION
220.41	Climatic	The County of Los Angeles is a densely populated area with varying and occasionally immoderate temperatures and weather conditions. This creates the need for highly efficient buildings to reduce demand on the electrical grid and, in turn, reduce the use of fossil fuels and improve air quality. The proposed amendment will provide a cost-effective means for homeowners to

SIGNIFICANT ELECTRICAL CODE AMENDMENTS THAT DIFFER FROM PREVIOUS YEARS		
CODE SECTION	CONDITION	EXPLANATION
		increase energy savings and reduce the demand on the electrical grid by requiring the installation of an energy storage system for current or future use with minimal need for additional construction and modification of the existing electrical system.

(COUNTY OF LOS ANGELES PLUMBING CODE) ORDINANCE NO. 2019-0058

An ordinance amending Title 28 – Plumbing Code – of the Los Angeles County Code, by adopting and incorporating by reference portions of the 2019 California Plumbing Code, with certain changes and modifications, and making other revisions thereto.

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

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SECTION 10.

Section 304.1 is hereby amended to read as follows:

304.1

General. Plumbing fixtures, drains, appurtenances, and appliances, used to receive or discharge liquid wastes or sewage, shall be connected properly to the drainage system of the building or premises, in accordance with the requirements of this eCode.

Exception: *[HCD 1] Limited-density owner-built rural dwellings. Where conventional plumbing, in all or in part, is installed within the structure, it shall be installed in accordance with the provisions of this eCode. Alternative materials and methods shall be permitted provided that the design complies with the intent of the eCode, and that such alternatives shall perform to protect health and safety for the intended purpose.*

Dual waste piping shall be installed to permit the discharge from clothes washers, bathtubs, showers, and bathroom/restroom wash basins to be used for a graywater irrigation system. Partial connection of plumbing fixtures to the graywater system, based on accepted engineering practices and required volume of water for irrigation, shall be accepted. Graywater systems shall be designed and installed in accordance with Chapter 15 and other parts of this Code.

Exceptions:

(1) Buildings with a graywater system, rain catchment system, or recycled water system.

(2) Sites with landscape areas not exceeding 500 square feet.

(3) Projects where graywater systems are not permitted due to geological conditions.

(4) Additions and alterations that use the existing building drain.

SECTION 11. Section 601.2 is hereby amended to read as follows:

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601.2.1.1 An individual water meter or submeter shall be provided for each dwelling unit in newly-constructed condominium structures and in newly-constructed mixed-use structures.

601.2.2 Hot Water Recirculation Systems. A hot water recirculation system shall be installed, as defined in Chapter 2, and shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives. Hot water recirculation systems may include, but are not limited to, the following:

(1) Timer-initiated systems.

(2) Temperature sensor-initiated systems.

(3) Occupancy sensor-initiated systems.

(4) Smart hot water recirculation systems.

(5) Demand hot water recirculation systems.

(6) Other systems acceptable to the Authority Having Jurisdiction.

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SIGNIFICANT PLUMBING CODE AMENDMENTS THAT DIFFER FROM PREVIOUS YEARS

CODE SECTION	CONDITION	EXPLANATION
Section 304.1	Geological Topographical Climatic	The County of Los Angeles is a densely populated area with buildings constructed within a region where water is scarce and domestic water service is impacted by immoderate and varying weather conditions, including periods of extended drought. The proposed measures will require buildings to be more water efficient and allow greater conservation of domestic water due to these local conditions.
Sections 601.2 601.2.1.1 and 601.2.2	Geological Topographical Climatic	The County of Los Angeles is a densely populated area with buildings constructed within a region where water is scarce and domestic water service is impacted by immoderate and varying weather conditions, including periods of extended drought. The proposed measures will require buildings to be more water efficient and allow greater conservation of domestic water due to these local conditions.

(COUNTY OF LOS ANGELES RESIDENTIAL CODE) ORDINANCE NO. 2019-0060

An ordinance amending Title 30 – Residential Code – of the Los Angeles County Code, by adopting and incorporating by reference the 2019 California Residential Code, with certain changes and modifications.

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

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SECTION 2. Chapter 1 is hereby amended to read as follows:
R101 TITLE, PURPOSE, AND INTENT

...
R101.3 Scope.

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Exceptions:

1. Live/work units complying with the requirements of Section 419 of the Los Angeles County Building Code shall be permitted to be built as one- and two-family dwellings or townhouses. Fire suppression otherwise required by Section 419.5 of the Los Angeles County Building Code for buildings and structures constructed under this Code shall conform to Section 903.3.1.3 of the Los Angeles County Building Code.

2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the Los Angeles County Residential Code for one- and two-family dwellings when equipped with a fire sprinkler system in accordance with Section R313.

Additions, alterations, repairs, and changes of use or occupancy in all buildings and structures to which this Code applies shall comply with the provisions for new buildings and structures except as otherwise provided in the Existing Building Code and Section 109 of the Los Angeles County Building Code.

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(COUNTY OF LOS ANGELES EXISTING BUILDING CODE) ORDINANCE NO. 2019-0062

An ordinance amending Title 33 – Existing Building Code – of the Los Angeles County Code, by adopting and incorporating by reference the 2019 California Existing Building Code, with certain changes and modifications.

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

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101.3 Scope. The provisions of this Code shall apply to the repair, alteration, change of occupancy and relocation of, and to the addition to, any existing building or structure within the unincorporated territory of the County of Los Angeles and to such work or use by the County of Los Angeles in any incorporated city.

Exception: Detached one- and two-family dwellings, lodging houses, live/work units, townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures which are not more than three stories above grade plane in height, may be designed and constructed in accordance with the Residential Code or the Building Code, but not both, unless the proposed structure(s) or element(s) exceed the design limitations established in the Residential Code, and the code user is specifically directed by the Residential Code to use the Building Code.

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