

NETTED HORTICULTURAL STRUCTURES

This bulletin establishes the minimum requirements for regulating the use of a Netted Horticultural Structures (N.H.S.) located in Fire District 2. N.H.S. are not permitted in Fire District 1.

- I. Definition** NETTED HORTICULTURAL STRUCTURE is a sun shading structure with roofing material composed of an open meshed or twisted fabric. It is used to roof over an area with displays of fruit, vegetables, flowers or plants in a farmers market or local gardening store. No other uses are permitted.
- II. Building Type** The NHS shall not be considered to provide housing or shelter for the use below (see definition of "Building" in Sec. 12.03); therefore the N.H.S. need not comply with building and zoning code regulations except as provided therein.
- III. Zoning** The uses and activities, where shading is provided, shall comply with the use regulations for the zone in which the N.H.S. is located. No additional parking is required for the uses described in the above definition.
- IV. Location**
 - 1. The N.H.S. shall be constructed at the ground level only and shall be located outside any open yards required for an oversize building. It shall not be used for a covering over exit courts or open malls.
 - 2. The N.H.S. shall not be located in open yards as required by the zoning code.
 - 3. A minimum 10 ft. separation shall be provided from property lines or adjacent buildings when the roofed area of the N.H.S. is less than or equal to 2,000 square feet.
 - 4. A minimum of 20 ft. separation shall be provided from property lines or adjacent buildings when the roofed area of the N.H.S. exceeds 2,000 sq. ft.

Exceptions:

- a. *The separation requirements of items 3 and 4 need not apply where the exterior walls of the adjacent buildings are of at least one hour fire-resistive construction. However, any wall openings adjacent to the N.H.S. shall be protected by an automatic closing fire assembly having a three-fourth-hour fire resistive rating. A water curtain as described in Information Bulletin P/BC 2001-xx may be substituted for the fire-rated wall openings. (see case #1)*
- b. *Where the N.H.S. is attached to an adjoining canopy, the fire-rated separation need only be maintained between the main building and the projecting canopy. A water curtain as described in IB P/BC 2001-xx may be substituted for the fire rated wall openings. The area under the canopy shall be fully sprinklered as required for the main building. (see case #2)*

- V. Exits** The number of exits shall be provided per table 10A for retail or agricultural uses. All exits shall be clearly delineated and unobstructed to a public way. When occupants are required to reenter the main building to exit, the exiting system inside the main building shall include the additional occupant load for code compliance. The N.H.S. shall have a minimum of one

exit directly to the exterior. If attached to a building, all exits from building shall be independent of the N.H.S.

VI. Construction The net material shall be supported by noncombustible beams and posts per manufacturer specifications. The supporting beams and posts must be designed per Chapter 16 of the Los Angeles Building Code (LABC). Other horizontal framing members are not permitted. Fire Department approval is required for the netting material.

VII. Height The height measured from adjacent grade to the top of the supporting posts for the N.H.S. shall not exceed 20 ft.

VIII. Area The netting fabric shall cover an area not exceeding 5,000 square feet.

IX. Structural Vertical Loads: The structure shall be designed to support all dead loads plus live load. A minimum live load of 10 pounds per square foot shall be applied to the horizontal surfaces of the beams.

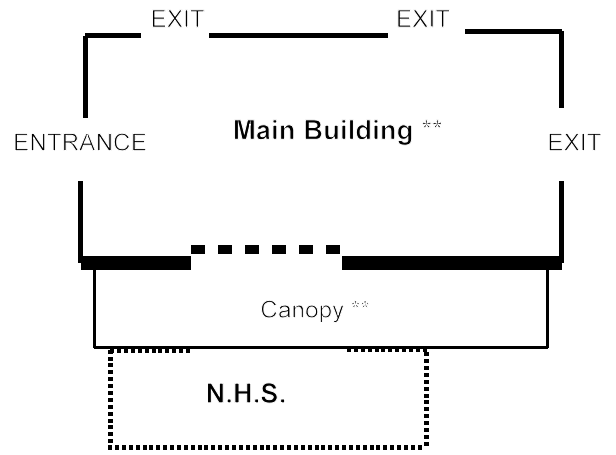
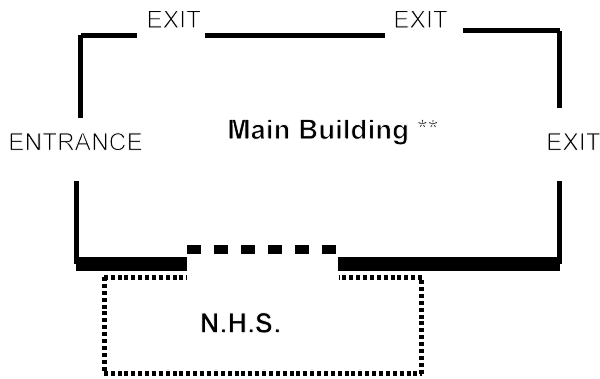
Lateral Loads: The N.H.S. is not permitted to be enclosed with insect screening or plastic, the wind pressure shall be assumed to act simultaneously normal to the exterior surfaces of the beams and columns.

Footings: Structure may be supported on a concrete slab on grade without footings, provided the slab is not less than 3 ½ inches thick and further provided that the columns do not support vertical loads in excess of 750 pounds per column. Constrained footings per section 1806.72.2 can be used to resist wind forces when slab is provided at the ground surface.

X. ADA Accessibility per LABC for areas below N.H.S. shall be fully complied.

CASE 1

CASE 2



FIRE SEPARATION WALL (onehour minimum) 

WATER CURTAIN 

** SPRINKLERED AS REQUIRED