

**TAILGATE TRAINING  
ENGINEERING BUREAU**

**CITY LA DBS**

**DEPARTMENT OF BUILDING AND SAFETY**

**Week of  
June 6, 2005**

Reviewed by: \_\_\_\_\_

**1. GENERAL**

- f** ORDINANCE 176673  
*Ordinance amending Division 85 of Article 1 of Chapter IX of the LAMC in its entirety to be in conformance with the requirements of Section 17958.11 of the Health and Safety Code regarding conversion of an existing commercial or industrial building, or portion thereof, to “joint living and work quarters.”. The Ordinance is applicable to all plans submitted on or after July 6, 2005.*

**1. OTHER SUBJECTS OF INTEREST IN YOUR SECTION.**

Discuss other interesting situations encountered in your work area. This is an opportunity to talk about unusual cases or any other subjects that will be of benefit to the operation of your unit. *Send requests for clarification of any code or policy item in writing to the Zoning Section, 3rd floor, 201 N. Figueroa, Stop 115. An answer will be prepared and distributed as a training topic.*

*This agenda was prepared by: LY*

ORDINANCE 176673

An ordinance amending Division 85 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC) in its entirety to be in conformance with the requirements of Section 17958.11 of the Health and Safety Code regarding conversion of an existing commercial or industrial building, or portion thereof, to "joint living and work quarters."

**WHEREAS**, City Council passed an ordinance (Ord. No. 156,279, Effective February 20, 1982) establishing alternate building standards for joint living and work quarters for artists (Artist-in-Residence), which are currently found in Division 85 of Article 1 of Chapter IX of the Los Angeles Municipal Code; and

**WHEREAS**, Section 17958.11 (a) of the Health and Safety Code states in part, that a local jurisdiction " . . . may adopt alternative building regulations for the conversion of [an existing] commercial or industrial building, or portion thereof, to joint living and work quarters . . . "; and

**WHEREAS**, the alternative building regulations adopted herein, shall be applicable in the geographic areas specially designated for "Joint Living and Work Quarters," or as expressly permitted by a redevelopment plan with respect to a redevelopment project area; and

**WHEREAS**, Section 17958.11 (c) of the Health and Safety Code states that " . . . building code regulations [alternative building regulations] applicable to residential housing may have to be relaxed to provide joint living and work quarters in buildings previously used for commercial or industrial purposes."; and

**WHEREAS**, the residential standards for the conversion of existing commercial or industrial buildings to joint living and work quarters have been relaxed, however, the safety level of the occupants is maintained by assuring the building meets the current standards.

**NOW THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. Division 85 of Article 1 of Chapter IX of the Los Angeles Municipal Code is amended to read:

## DIVISION 85

### ALTERNATIVE BUILDING STANDARDS FOR JOINT LIVING AND WORK QUARTERS

#### SEC. 91.8501. GENERAL.

**91.8501.1. Purpose.** The purpose of this division is to provide alternative building standards for the conversion of Existing Buildings, or portions thereof, from commercial or industrial uses to Joint Living and Work Quarters. The alternative standards are designed to provide a reasonable level of safety to the building occupants, and are in conformance with the provisions of Section 17958.11 of the Health and Safety Code.

**91.8501.2. Application.** Nothing in this division shall be construed to allow the reduction of the seismic or fire and life safety elements of an Existing Building, where such elements provide a greater level of protection than the minimum requirements established by this division.

The alternative building standards of this division may be applied when the commercial or industrial uses in an Existing Building are converted (change of use or occupancy) to Joint Living and Work Quarter(s) provided:

**A. General Fire and Life Safety Requirements for All Existing Buildings.** All Existing Buildings that are converted to Joint Living and Work Quarter(s) shall comply or be made to comply with all of the building area, height, number of stories, type of construction, occupancy, means of egress and other fire and life safety requirements of this code for a new building of the same use or occupancy, except as provided in this division.

**B. Structural Requirements for Division 88 Buildings.** For Existing Buildings which are within the scope of Division 88, a change of occupancy or use of any portion of a building constructed prior to October 6, 1933 to a Joint Living and Work Quarter may be permitted provided the building complies or is made to comply with the structural requirements of Section 91.8502.12.1 of this division.

**C. Structural Requirements for Existing Buildings Other than Division 88 Buildings.** For all other buildings, the change of occupancy or use of any portion of an Existing Building to a Joint Living and Work Quarter may be permitted provided the entire building complies or is made to comply with all the structural requirements of this code for a new building, except as provided in Section 91.8502.12 of this division.

**91.8501.3. Definition.** For the purpose of this division, certain terms are defined as follows:

**ARTIST-IN-RESIDENCE** is an artist or artists using a space within a building for combined living and artistic working purposes.

**EXISTING BUILDING** is a building for which a building permit was issued prior to April 1, 1994.

**FEMA 351 "RECOMMENDED SEISMIC EVALUATION AND UPGRADE CRITERIA FOR EXISTING WELDED STEEL MOMENT-FRAME BUILDINGS"** is the July 2000 edition prepared by the partnership of the Structural Engineers Association of California, the Applied Technology Council, and the California Universities for Research in Earthquake Engineering (SAC) Joint Venture for the Federal Emergency Management Agency, Washington, DC.

**FEMA 352, "RECOMMENDED POST-EARTHQUAKE EVALUATION AND REPAIR CRITERIA FOR WELDED STEEL MOMENT-FRAME BUILDINGS"** is the June 2000 edition prepared by the partnership of the Structural Engineers Association of California, the Applied Technology Council, and the California Universities for Research in Earthquake Engineering (SAC) Joint Venture for the Federal Emergency Management Agency, Washington, DC.

**FEMA 356, "PRESTANDARD AND COMMENTARY FOR THE SEISMIC REHABILITATION OF BUILDINGS"** is the November 2000 edition prepared by the partnership of the Structural Engineers Association of California, the Applied Technology Council, and the California Universities for Research in Earthquake Engineering (SAC) Joint Venture for the Federal Emergency Management Agency, Washington, DC.

**GUIDELINES FOR SEISMIC RETROFIT OF EXISTING BUILDINGS** is the July 2001 edition of the Guidelines for Seismic Retrofit of Existing Buildings, published by the International Conference of Building Officials, 5360 Workman Mill Road, Whittier, California 90601-2298.

**JOINT LIVING AND WORK QUARTER** is a residential occupancy of one or more rooms or floors used as a dwelling unit with adequate working space reserved for, and regularly used by, one or more persons residing therein pursuant to Health and Safety Code (H&S) Section 17958.11 (a).

**QUALIFIED HISTORICAL BUILDING** is any building deemed of importance to the history, architecture or culture of any area by an appropriate local, state or federal governmental jurisdiction. This shall include designated

buildings on, or determined eligible for, official national, state or local historical registers or official inventories, such as the National Register of Historic Places, California Register of Historical Resources, State Historical Landmarks, State Points of Historical Interest, and officially adopted city or county registers, inventories, or surveys of historical or architecturally significant sites, places or landmarks.

**STATE HISTORICAL BUILDING CODE** is a set of code standards known as Part 8, Title 24 of the California Code of Regulations and published as Part 8 of the Historical Building Code. The State Historical Building Code is duplicated in Division II, Chapter 34 of the California Building Code.

**91.8501.4. General.** A Joint Living and Work Quarter shall not be used for public sales purposes or for instructional classes when either is inconsistent with residential use. No hazardous activities such as, but not limited to, welding, open flame, or storage of flammable liquids shall occur in the Joint Living and Work Quarter.

**EXCEPTION:** In buildings three stories or less in height, activities such as welding, open flame, or minimal storage of flammable liquids may be allowed provided written approval is obtained from the Fire Department.

All buildings containing a Joint Living and Work Quarter shall have a sign posted in a conspicuous location at each entrance to the building. The sign shall be constructed of a durable weatherproof material and shall meet the requirements of Los Angeles Fire Department Standard No. 58. In the lower white diamond of the sign, a red colored letter "A" shall be placed so as to meet the size and letter thickness specified in the Los Angeles Fire Department Standard No. 58.

If any portion of an Existing Building is converted to a Joint Living and Work Quarter, then the entire building, including any portion not being converted, shall comply with all of the requirements of the code for a new building of the same use and type of construction except as provided in this division.

## **SEC. 91.8502. ALTERNATIVE STANDARDS.**

**91.8502.1. Use or Occupancy.** When applying this division, a Joint Living and Work Quarter shall be classified as Group R, Division 1 occupancy and comply with all Group R, Division 1 occupancy requirements of the Code, except as provided in this division. Not more than 33 percent of the total floor area of a Joint Living and Work Quarter shall be used or arranged for residential purposes such as sleeping area, cooking space, sanitary facilities and closet areas.

**91.8502.1.1. Ceiling Height.** Existing ceiling height within a Joint Living and Work Quarter may be maintained, provided the ceiling height is not less than seven feet, except that the ceiling height above a mezzanine may be six feet six inches to any structural projections from the ceiling.

**91.8502.1.2. Emergency Escape.** Every room below the fourth story where occupants sleep in a Joint Living and Work Quarter shall be provided with an emergency escape or rescue window or door, which complies with the requirements of C.B.C. Section 310.4.

**EXCEPTION:** The emergency escape or rescue window or door may open directly into an existing court, provided:

**A.** The court is accessible to the Fire Department.

**B.** The court is provided with a minimum of one direct exit to a corridor, exit stairway, exit passageway, exterior exit stairway, exterior exit balcony, or exterior exit ramp, or existing fire escape. The existing fire escape shall be structurally sound and shall not serve as an exit for an assembly use.

**C.** All openings in walls surrounding the court shall be protected as required by C.B.C. Section 503.3 or be provided with an approved water curtain.

**91.8502.2. Exterior Wall and Exterior Opening Protection.** Existing construction of the exterior walls may be maintained without complying with current exterior fire resistive wall construction.

Existing unprotected exterior openings, which are not allowed or are required to be protected due to their proximity to a property line, may be maintained without complying with the requirements of C.B.C. Section 503.2, provided the openings are protected with an approved water curtain. Openings in the exterior walls that are not allowed by C.B.C. Section 503.2 due to their proximity to a property line, may not be used to satisfy other code requirements, such as, light and ventilation, smoke control or emergency escape.

**91.8502.3. Smoke Control System.** Existing high-rise buildings shall provide a smoke control system in all portions of the building including basements. The smoke control system shall meet the requirements of C.B.C. Section 905 or all the requirements of this section.

**EXCEPTION:** The following areas are exempt:

- A.** New or existing rooms less than 50 square feet in area.
- B.** New or existing rooms located at or above grade level provided the room has a direct exit to the exterior of the building.
- C.** Floor levels with openable windows or breakable tempered glass panels in the exterior walls. The area of the openable windows or breakable tempered glass panels shall be a minimum of 20 square feet in area. The openable windows or breakable tempered glass panels shall be located in the exterior walls around the perimeter of the floor no more than 50 linear feet.

**91.8502.3.1. Capacity.** Smoke-control systems shall provide at least six air changes per hour for all areas within the building including basements, provide exhaust to the exterior of the building, and provide an adequate makeup air supply that is uniformly distributed.

**91.8502.3.2. Smoke Dampers.** If a smoke-control system serves more than one floor, then smoke dampers shall be installed in the main exhaust air ducts and the main supply air ducts serving each floor and shall comply with the activation requirements of C.B.C. Section 713.10.2. The smoke dampers shall be installed in a manner that will prevent the movement of smoke from one floor to another floor when the dampers are closed. The vertical risers of the main exhaust air duct shall be installed in metal ducts complying with the requirements for product-conveying ducts in Chapters 5 and 6 of the Mechanical Code.

In the firefighter's control panel, all smoke dampers within the same smoke-control zone shall be actuated by one On-Auto-Off switch in accordance with C.B.C. Section 905.13.2, except that an alternate actuation method may be allowed when approved by both the Fire Department and the Department.

Combination fire and smoke dampers, and smoke dampers shall be listed to conform to UL 555 and they shall be accessible for inspection, service and repair. Pneumatic tubing to operate these dampers shall be of noncombustible materials.

**91.8502.3.3. Firefighter's Control Panel.** The firefighter's control panel shall comply with all the requirements of C.B.C. Section 905.13, except that graphically depicted representation of the building may be omitted when accepted by the Fire Department. The firefighter's control panel shall monitor and be capable of overriding the Mechanical Test Panel. The Mechanical Test Panel is a separate control panel which provides controls and displays the status of the ventilation fans, dampers, and other smoke

control devices as required by C.B.C. Section 905 and shall be located in the same room as the Firefighter's Control Panel.

**91.8502.3.4. Performance Test.** Upon completion and before final approval of the installation of a smoke-control system required by this Code, a smoke control performance test, complying with the testing procedures of C.B.C. Section 905.15, shall be used to verify the rate of air-flow and proper operation as specified in this division. Tests shall be conducted in the presence of both the Fire Department and the Department.

Prior to conducting the required smoke control performance test, a preliminary performance report shall be submitted to the Department by a person, holding a Certificate of Qualification as required by C.B.C. Section 905.15, verifying that the performance criteria of the Department have been met.

**91.8502.3.5. Additional Smoke Control Requirements.** Existing air conditioning and ventilation systems may be used as part of the smoke-control system. Existing return air plenum and approved fiberglass air ducts may be used as part of the smoke-control system. A smoke exhaust system shall be designed in a manner that will prevent smoke from going from one room to another, except when two or more rooms are connected together by means of a permanent unobstructed opening at least 20 square feet with a minimum three feet dimension, then the rooms shall be considered as one room for the purpose of designing the smoke-control system.

**91.8502.4. Fire-extinguishing System.** Fire sprinkler system, standpipe system, and water storage tank shall be provided as required for a new building of the same height, type of construction and occupancy, except that a high-rise building for which a building permit was issued prior to July 1, 1974 may comply with the fire safety standards of Section 91.8604 of this article.

The fire sprinkler system, if required, shall be installed in accordance with NFPA 13 as adopted by the Plumbing Code.

**91.8502.5. Fire Alarm System.** If a fire alarm system is required by C.B.C. Section 310.10 or 403.5 for a new building of the same type of construction and occupancy, or installed at the option of the owner, then the entire building shall have fire alarm systems that are in full compliance with C.B.C. Section 310.10. In a high-rise building, the fire alarm systems shall be supplied by a generator used as an emergency system in accordance with C.B.C. Section 403.8.3. For all other buildings, an alternate source of power may be used provided it is approved by both the Fire Department and the Department.



High-rise buildings shall be provided with a central control station (fire control room) that complies with all the requirements of C.B.C. Section 403.6 and Section 57.118.02 of the Fire Code including the minimum room dimensions of 10 feet by 10 feet.

**91.8502.6. Fire Pumps and Generator (Combustion Engines and Gas Turbines) Rooms.** In high-rise buildings, diesel or/and electric fire pumps shall be provided as required for a new building, except that a high-rise building for which a building permit was issued prior to July 1, 1974 may comply with Section 91.8604.6.5 of this article.

Fire pump and generator (combustion engines and gas turbines) rooms shall be separated with a minimum one-hour occupancy separation from adjoining rooms and from each other.

Combustion air and room ventilation air shall be required by the Building and Mechanical Codes, except that the room ventilation exhaust may be considered as environmental air.

In rooms containing diesel fire pumps and generators, a flue venting system shall be provided which complies with the requirements of Chapter 8 of the Mechanical Code, except that:

**A.** Clearance from the flue venting system to any combustible material may be reduced to 6 inches if the vent is wrapped with an approved insulation equivalent to two-hour fire-rated assembly for high-rise buildings and one-hour fire-rated assembly for all other types of buildings, and

**B.** The flue venting system may terminate at the exterior wall of the building provided the exhaust outlet is located at least: 10 feet above adjacent grade, 10 feet from the property line or center line of a public way, 10 feet from any opening into the building, and extending out at least 3 feet from the exterior wall of the building, or

**C.** The flue venting system may terminate under the roof overhang, provided the exhaust outlet is located lower than the overhang by a distance equal to the projection of the overhang.

**91.8502.7. Means of Egress.** The portion of the building converted to a Joint Living and Work Quarter shall be provided with means of egress as required by Division 10 of this article for a new building, except that the alternative requirements of Sections 91.8502.7.1 through 91.8502.7.5 may be used in lieu of the requirements in Division 10 of this article. An existing fire escape which is in good operating condition, may be

used as a second means of egress, provided the fire escape does not serve as an exit for an assembly occupancy.

**91.8502.7.1. Corridors and Hallways.** All public corridors and public hallways serving the occupants of the Joint Living and Work Quarter shall comply with all the requirements of C.B.C. Section 1007.6, except as follows:

**A.** Existing nonconforming fire-resistive walls and ceiling of a corridor constructed of wood lath and plaster which are in good condition may be acceptable as equivalent to the required one-hour fire-resistive construction.

**B.** Existing doors between the corridor and the Joint Living and Work Quarter that are part of the historic fabric of a Qualified Historical Building may be allowed to remain provided approved smoke gaskets and self-closing and latching devices to prevent smoke penetration are installed on the door, or the existing door shall be replaced with a door conforming to the requirements of C.B.C. Section 1004.3.4.3.2.1.

**C.** Glazing elements that are part of the historic fabric of a Qualified Historical Building and located in corridors, may be allowed to remain provided the fixed transoms, glass doors and other glazed openings are provided with smoke gaskets, and one layer of 5/8-inch type "X" drywall on the room side or other acceptable fire rated protection.

**91.8502.7.2. Dead-end Corridors.** An existing dead-end corridor which exceeds 20 feet in length and serves the occupants of a Joint Living and Work Quarter may remain, provided the dead-end corridor complies with all of the following:

**A.** The dead-end corridor shall be constructed as described above in Section 91.8502.7.1 for the full length of the dead-end corridor.

**B.** The dead-end corridor shall not exceed 40 feet in length.

**C.** A door with a magnetic hold-open device shall be placed across the corridor to create a vestibule located furthest from the open end of the dead-end corridor. The placement of the door shall be located not more than 20 feet from the open end of the dead-end corridor and the occupant load of the vestibule shall be less than 10 occupants.

**91.8502.7.3. Means of Egress Illumination and Exit Signs.** Means of egress illumination, exit signs, floor-level exit signs and exit path markings serving a Joint Living and Work Quarter shall comply with C.B.C. Sections 1003.2.8, 1003.2.9 and 1007.6.

**91.8502.7.4. Exit Stairway.** All exit stairways shall be enclosed and shall comply with all the requirements of C.B.C. Section 1005.3.3. Existing exit stairway enclosures may be allowed to pass through the first-floor elevator lobby, provided an approved fire-rated smoke-sealed door is placed in front of the elevator door on the first floor or there is another exit stairway enclosure leading directly to the public way.

**91.8502.7.5. Pressurization of Exit Stairway Enclosure.** If pressurization of exit stairway enclosure is required, then a mechanical ventilation system shall be provided. The mechanical ventilation system shall provide a uniform air velocity of not less than 50 feet per minute while maintaining a positive pressure (not exceeding 25 pounds force on an interior door) relative to the adjacent areas and discharging this air to the outside of the building.

The mechanical ventilation system shall be activated simultaneously with the fire sprinkler system or the smoke detector system. The mechanical ventilation system shall be supplied with primary and secondary sources of power. The primary power shall be provided by the power system supplied by the public utilities. The secondary power shall be from an approved standby source complying with the Electrical Code.

**91.8502.8. Accessibility (Disabled Access).** The conversion of an Existing Building or portion thereof to a Joint Living and Work Quarter(s) shall be considered residential occupancy for the purpose of applying accessibility (Disabled Access) requirements. Inasmuch as there are no public sales and no access to the public, any portion of a building that is converted to a Joint Living and Work Quarter(s) and any area of the building that serves the the Joint Living and Work Quarter(s) is not required to comply with disabled access requirements of C.B.C. Chapter 11A.

**91.8502.9. Interior Environment.** All habitable rooms in the Joint Living and Work Quarter shall be provided with natural light and ventilation by means of exterior glazed openings.

**91.8502.9.1. Light.** Windows or skylights with a total area not less than one fifteenth of the floor area of the room may be used to satisfy the natural light requirements. Kitchens may be provided with artificial light.

**91.8502.9.2. Ventilation.** Habitable rooms shall be provided with natural ventilation by means of openable exterior openings with an area of not less than one thirtieth of the floor area of the room. In lieu of required openable exterior openings, a mechanical ventilation system may be provided.

Public corridors or hallways shall be provided with an adequate ventilation system when all the habitable rooms in the Joint Living and Work Quarter on the floor

do not have openable exterior openings that comply with the requirements of C.B.C. Section 1203.3.

Adequate ventilation system for the public corridors or hallways shall mean either openable exterior window or permanent exterior opening having a minimum area of five square feet, or a mechanical ventilation system which complies with the requirements of Section 91.8502.14 and C.B.C. Section 1203.3.

**91.8502.9.3. Light and Ventilation Court.** A window may open into an existing court for light and ventilation, provided, the court is has adequate access at the bottom of the court for cleaning purposes. Every court more than two stories in height shall be provided with a horizontal air intake at the bottom of the court from the court to the exterior of the building, unless the court opens to a yard or public way.

The horizontal air intake shall not be less than 10 square feet in cross-sectional area and shall lead to the exterior of the building. The construction of the horizontal air intake shall be as required for the court walls of the building, but in no case shall be less than one-hour fire-resistive construction. A mechanical ventilation system complying with the Mechanical Code may vent the court in lieu of the horizontal air intake.

**EXCEPTION:** When approved by the Superintendent of Building, an existing court may be deemed adequate for the purpose of providing light and ventilation based upon the area and height of the court.

**91.8502.10. Sound Transmission Insulation.** Existing construction may remain without complying with the sound transmission insulation requirements for any newly created Joint Living and Work Quarter. All new construction shall comply with sound transmission requirements of C.B.C. Section 1208A.

**91.8502.11. Energy Conservation.** All new HVAC and new lighting systems shall comply with the current energy conservation requirements contained in Part 6 of Title 24 of the California Code of Regulations (California Energy Code). An Existing Building with a Joint Living and Work Quarter need not comply with the Building Envelope requirements of the California Energy Code, if the Building Envelope is not altered in anyway due to compliance with other code requirements.

**91.8502.12. Structural Design Requirements (Seismic Provision).** The conversion of any portion of an Existing Building to a Joint Living and Work Quarter shall be considered a "substantial alteration" when applying exception 1 of Section 91.8203 of this article.

All Existing Buildings (including those specifically stated in Sections 91.8502.12.1 through 91.8502.12.4 of this division) shall be analyzed for 75 percent of the Design Basis Ground Motion, as defined in C.B.C. Section 1627 and as specified in C.B.C. Section 1629.1, but in no event shall there be a reduction in the capacity of the seismic force resisting system where such system provides a greater level of protection than the minimum requirements established by this division.

Performance-based engineering analysis and design procedures may be used to evaluate the existing structure and the design of strengthening elements when approved by the Superintendent of Building. All structural elements of the building shall be strengthened to meet the minimum design analysis as specified in Sections 91.8502.12.1 through 91.8502.12.4 of this division or new structural elements shall be added when required. All new structural elements shall meet current detailing requirements of C.B.C. Section 1633.

For other types of buildings not mentioned in this section, such as Steel Frame Buildings with Semi-Rigid Beam-Column Connections, Dual Systems with Steel Moment Frames and Concrete Shear Walls, or Steel Frame Buildings with Steel Bracing, shall comply with the standards developed by the Department.

**91.8502.12.1. Unreinforced Masonry Bearing Wall Buildings (URM).** Unreinforced masonry brick buildings shall comply with the requirements of Division 88 of this article, except that a moment-resisting frame shall not be used with an unreinforced masonry wall in a single line of resistance unless the moment-resisting frame is designed to carry 100 percent of the lateral forces designated in Division 88 of this article and the story drift ratio is limited to 0.0025.

The use of Appendix Chapter 1 of Part 10 of the California Code of Regulations Title 24 (California Code for Building Conservation) is permitted when approved by the Superintendent of Building.

**91.8502.12.2. Reinforced Concrete Buildings and Concrete Frame Buildings With and Without Masonry Infill Walls.** Reinforced concrete buildings or concrete frame buildings with or without masonry infill walls and that are within the scope of Section 91.9502 of this article, shall comply with all the provisions of Division 95 of this article.

**EXCEPTION:** When approved by the Superintendent of Building, the Guidelines for Seismic Retrofit of Existing Buildings may be permitted as an alternate standard to strengthen reinforced concrete buildings and concrete frame buildings with and without masonry infill walls.

**91.8502.12.3. Steel Frame Buildings with Masonry Infill Walls.** Steel frame buildings with masonry infill walls shall be made to comply with the standards as

developed by the Department and all the provisions of Division 95 of this article except for the following: Item A of Section 91.9509.6 of this article, Items 1 and 2 of Section 91.9509.7.2 of this article, and Sections 91.9509.9 and 91.9511.5.1 of this article.

**91.8502.12.4. Welded Steel Moment-Frame (WSMF) Buildings.** All buildings constructed prior to March 7, 1995 utilizing WSMF as their primary lateral force resisting system shall be evaluated by the standards developed by the Department.

All existing WSMF buildings, which have experienced greater than 0.25g-peak ground acceleration and which were constructed prior to March 7, 1995, shall be evaluated using procedures and repair criteria of FEMA 352, "Recommended Post-earthquake Evaluation and Repair Criteria for Welded Steel Moment-Frame Buildings." An engineering report shall be submitted to the Department. The engineering report shall either substantiate that the existing steel moment framed connections are in good condition, or recommend repair procedures for the welded steel moment-frame connections that are cracked or otherwise compromised.

**91.8502.13. Electrical Systems.** All electrical systems and installations for a Joint Living and Work Quarter and other alterations in adjoining areas shall be designed in accordance with the Electrical Code except that the general lighting in the Joint Living and Work Quarter shall be installed based on the unit load of 6.5 volt-amperes per square foot. The load calculation and wiring installation in a Joint Living and Work Quarter shall be as required for the residential occupancy.

**91.8502.14. Mechanical Systems.** All mechanical systems shall comply with the requirements of the Mechanical Code. The ventilation system for the corridor shall be designed independently of the ventilation system for the Joint Living and Work Quarter or any other adjoining rooms. When a corridor is divided by the placement of self-closing door(s), the ventilation system shall be designed for each portion of the corridor, except when the doors have magnetic hold-open devices, the adjoining corridors may be considered as one space for the purpose of designing the ventilation system. An existing heating and/or cooling system may be used in lieu of the ventilation system for the corridor, provided the heating and/or cooling system is independent from the heating and/or cooling system for the Joint Living and Work Quarter or from any other adjoining rooms.

**91.8502.15. Elevators.** Existing elevators need not comply with the requirements of Division 30 of this article, except when required to comply with the State Elevator Safety Order of Sub-chapter 6, of Chapter 4, Division 1 of Title 8 of the California Code of Regulations. Existing freight elevators shall not be used as passenger elevators.

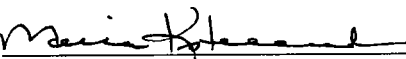
**91.8502.16. Historical Building Provisions.** Qualified Historical Buildings may use the State Historical Building Code.

(109791)

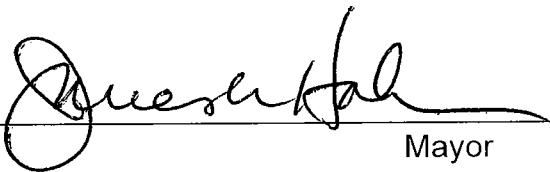
Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAY 20 2005.

FRANK T. MARTINEZ, City Clerk


By   
Deputy

Approved MAY 23 2005

  
Mayor

Approved as to Form and Legality

Rockard J. Delgadillo, City Attorney

By   
SHARON SIEDORF CARDENAS  
Assistant City Attorney

Date APR 27 2005

File No. CF 04-2661

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 176673 - Amending Division 85 of Article 1 of Chapter IX of the Los Angeles Municipal Code regarding conversion of an existing commercial or industrial building, or portion thereof, to "joint living and work quarters."

- a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on May 20, 2005, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on May 27, 2005, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on May 27, 2005 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 27th day of May 2005 at Los Angeles, California.

  
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Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: July 6, 2005 Council File No. 04-2661