



INFORMATION BULLETIN / PUBLIC - BUILDING CODE

REFERENCE NO.: LAMC 91.109

Effective: 01-01-2020

DOCUMENT NO.: P/BC 2020-109

Revised:

Previously Issued As: P/BC 2017-109

CERTIFICATE OF OCCUPANCY

Pursuant to Los Angeles Municipal Code (LAMC) Section 91.109, the Department of Building and Safety is required to issue a Certificate of Occupancy for every building or structure (with exceptions where the occupancy of the original building permit has not changed, where Group A or E occupancies constructed prior to 1934 have not been discontinued for a period of more than six months, and where the architecture of the structure inhibits occupancy). Many lenders require a valid Certificate of Occupancy prior to a change in the ownership or prior to refinancing of a property. However, the past Los Angeles Municipal Codes did not require the Department of Building and Safety to issue a Certificate of Occupancy. As an example, prior to 1923 the Department of Building and Safety was not required to issue a Certificate of Occupancy for any building or structure, and prior to 1943, 1 and 2 family dwellings did not require issuance of a Certificate of Occupancy. For information regarding Certificates of Completion for condominium conversions and other alterations to apartment buildings, see information bulletin P/BC 2020-108 "Certificates of Completion versus Certificates of Occupancy for Condominium Conversions and Other Alterations to Apartment Buildings."

To assist customers and lenders, the following pages outline the history of code requirements for issuance of Certificates of Occupancy.

HISTORY OF CODE REQUIREMENTS FOR ISSUING CERTIFICATES OF OCCUPANCY

Years	Document Name	Code and Section	Type of Building	Comments
1923 - 1939	Certificate of Final Completion Permit of Occupancy	State Housing Code Section 8	<ul style="list-style-type: none"> All new Apartments & Hotels 	A Certificate of Final Completion Permit of Occupancy was provided by Los Angeles Department of Building and Safety only upon request at time of completion
1940 - 1942	Certificate of Final Completion Permit of Occupancy	State Housing Code Sections 15380-15388	<ul style="list-style-type: none"> New Apartments over 4 Units & Hotels 	A Certificate of Final Completion Permit of Occupancy was provided by Los Angeles Department of Building and Safety only upon request at time of completion
1943 - 1950	Certificate of Occupancy	LAMC Section 91.0315 Section 12.26D (eff. 1946)	<ul style="list-style-type: none"> All new buildings and existing buildings with new occupancy designation, except R-1 Occupancies & accessory buildings Use of Land 	<p>Certificates of Occupancy were issued per code.</p> <p>R-1 Occupancy means 1- & 2-family dwellings.</p>
1951 - 1960	Certificate of Occupancy	LAMC Section 91.0315 Section 12.26D	<ul style="list-style-type: none"> All new buildings and existing buildings with new occupancy designation Use of Land 	
1961 - 1965	Certificate of Occupancy	LAMC Sections 91.0315 & 91.0809 (eff. 2-16-61) Section 12.26D	<ul style="list-style-type: none"> All <u>new</u> buildings and existing buildings with new occupancy designation Existing S occupancies Use of Land 	Existing S Occupancy, School Buildings, constructed prior to July 1, 1961 shall require a new Certificate of Occupancy, provided it complies with provisions of Division 8 or is made to comply with the requirements of subsections (f), (g) and (h) of Section 91.0809.

HISTORY OF CODE REQUIREMENTS FOR ISSUING CERTIFICATES OF OCCUPANCY (continued)

Years	Document Name	Code and Section	Type of Building	Comments
1966 - 1979	Certificate of Occupancy	LAMC Sections 91.0315 & 91.0809 (b) Section 12.26E (eff. 1972)	<ul style="list-style-type: none"> All <u>new</u> buildings and existing buildings with new occupancy designation, except 1- & 2-family dwellings Use of Land 	Certificates of Occupancy were issued per code, one- and two-family dwelling are approved for occupancy when a final inspection certification by the Superintendent of Building is posted at the building at the completion of the final inspection.
1980 - 1984	Certificate of Occupancy	LAMC Sections 91.0315 & 91.0809 (b) Section 12.26E	<ul style="list-style-type: none"> All <u>new</u> buildings and existing buildings with new occupancy designation, except 1- & 2-family dwellings Use of Land 	Certificates of Occupancy were issued per code, one- and two-family dwelling are approved for occupancy when a final inspection certification by the Superintendent of Building is posted at the building at the completion of the final inspection.
1985 - 1989 (UBC was adopted)	Certificate of Occupancy	LAMC Sections 91.0315 & 91.8602 (b) Section 12.26E	<ul style="list-style-type: none"> All <u>new</u> buildings and existing buildings with new occupancy designation Use of Land 	Certificates of Occupancy were issued per code, one- and two-family dwelling are approved for occupancy when a final inspection certification by the Superintendent of Building is posted at the building at the completion of the final inspection.
1990 - 1991	Certificate of Occupancy	LAMC Sections 91.0307 & 91.8602 (b) Section 12.26E	<ul style="list-style-type: none"> All buildings Use of Land 	Certificates of Occupancy were issued for all buildings.
1992 - 1995	Certificate of Occupancy	LAMC Sections 91.0308 & 91.8602 (b) Section 12.26E	<ul style="list-style-type: none"> All buildings Use of Land 	Certificates of Occupancy were issued for all buildings.
1996 - Present	Certificate of Occupancy	LAMC Sections 91.109 & 91.8602.2 Section 12.26E	<ul style="list-style-type: none"> All buildings Use of Land 	Certificates of Occupancy are issued for all buildings.