RECONSTRUCTION AND REPLACEMENT OF EARTHQUAKE DAMAGED MASONRY CHIMNEYS

This Los Angeles Department of Building and Safety (LADBS) standard plan provides prescriptive details to facilitate the reconstruction of an earthquake damaged masonry chimney using a new factory-built metal chimney or replacement of an earthquake damaged masonry firebox and chimney with a new masonry firebox and a factory-built metal chimney. The two methods are titled:

• RECONSTRUCTION OF EARTHQUAKE DAMAGED MASONRY CHIMNEY USING A NEW FACTORY-BUILT METAL CHIMNEY; and,

• REPLACEMENT OF EARTHQUAKE DAMAGED MASONRY FIREBOX AND CHIMNEY WITH A NEW MASONRY FIREBOX AND A FACTORY-BUILT METAL CHIMNEY.

Masonry chimneys are required to be anchored and reinforced in accordance with LABC Section 2113 and must be either free standing or supported from the attached structure. Reconstruction or replacement of a damaged masonry chimney is not allowed with masonry unless completely removed, redesigned and constructed to current code requirements. This will require structural plans and calculations prepared by a civil engineer, structural engineer, or architect licensed by the State of California. These structural plans and calculations must be reviewed prior to permit issuance at the plan check counter of an LADBS Construction Services Center.

A building permit is required for either method. Method 1, reconstruction of the chimney, does not require plan check and the permit can be issued at an LADBS Construction Services Center or electronically by facsimile or through the internet (www.ladbs.org). Method 2, replacement of the firebox and chimney, does require plan check and the permit can only be issued at an LADBS Construction Services Center. For Method 2, provide the following indelible plans:

• A plot plan drawn to scale showing the shape of the parcel, the perimeter of the building, and the setback of the building and fireplace perimeter to all parcel boundaries.

• A floor plan drawn to a scale of 1/4 inch to 1 foot showing the existing use of each room adjacent to the fireplace.
I. RECONSTRUCTION OF EARTHQUAKE DAMAGED MASONRY CHIMNEY USING A NEW FACTORY-BUILT METAL CHIMNEY

A. Un-reinforced Masonry Chimneys
Damaged un-reinforced masonry chimneys shall be repaired by:

   a. Utilizing Section "B" of this standard.

   b. Removal down to the throat of the nearest undamaged firebox.

   c. Construction of a concrete bond beam on top of the remaining firebox.

   d. The concrete bond beam need not be anchored to the building.

B. Reinforced Masonry Chimneys
Reinforced masonry chimneys shall be repaired based on the following damage cases:

   CASE 1 - Damaged above the Ceiling/Roof Line

      a. Section "A" of this standard shall be utilized for repair.

      b. The old reinforced masonry shall be removed down to the roof line.

      c. A concrete bond beam shall be constructed on top of the remaining reinforced masonry chimney.

      d. The concrete bond beam shall be anchored to the building.

   CASE 2 - Damaged below the Ceiling/Roof Line of a One-Story Building

      a. Section "B" of this standard shall be utilized for repair.

      b. The old masonry shall be removed down to the throat of the firebox.

      c. A concrete bond beam shall be constructed on top of the remaining firebox.
d. The concrete bond beam need not be anchored to the building.

**CASE 3 - Damaged below the Ceiling Line of the First Floor of a Two-Story Building**

a. **Section "C"** of this standard shall be utilized for repair.

b. The old masonry shall be removed down to the throat of the firebox.

c. A concrete bond beam shall be constructed on top of the remaining firebox.

d. The concrete bond beam need not be anchored to the building.

**CASE 4a - Damaged Between the Ceiling/Roof Line and the Second Floor of a Two-Story Building**

a. **Section "D"** of this standard shall be utilized for repair.

b. The old reinforced masonry shall be removed down to the second floor-line.

c. A concrete bond beam shall be constructed on top of the remaining masonry chimney.

d. The concrete bond beam shall be anchored to the second floor diaphragm.

**CASE 4b - Damaged Between the Ceiling/Roof Line and the Second Floor of a Two-Story Building (Firebox Located at Second Floor)**

a. **Section "B"** of this standard shall be utilized for repair.

b. The old masonry shall be removed down to the throat of the second floor firebox.

c. The remaining portion below the second floor is undamaged.

d. A concrete bond beam shall be constructed on top of the remaining firebox.

e. The concrete bond beam need not be anchored to the building.

**II. REPLACEMENT OF EARTHQUAKE DAMAGED MASONRY FIREBOX AND CHIMNEY WITH A NEW MASONRY FIREBOX AND A FACTORY-BUILT METAL CHIMNEY**

Metal chimney/masonry fireplace combinations for new construction are allowed provided the firebox construction complies with LABC Section 2111 for new construction and the bond beam firebox transition does not extend more than seven (7) feet above grade and the construction complies with the details in this standard.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.
A. The prescriptive details provide that the concrete footing/masonry firebox combination is self支撑ing and does not rely on or provide support to the building. The following conditions shall apply:

a. All mortar and grout shall be sack mix only; no on-site mixing of cement, sand and lime shall be permitted.

b. Reinforcing steel shall be minimum grade 40 with main vertical bars continuous from footing to bond beam.

c. Tack welding shall not be permitted.

d. All voids within the masonry shall be solidly grouted.

III. CHIMNEY SPECIFICATIONS

A. The following specifications must be met:

a. All factory-built chimney assemblies (pipes, spark arrester, and anchor plates) shall be tested to U.L. Standard 103 by a testing laboratory approved by the City of Los Angeles.

b. Chimneys shall be listed by the testing laboratory as "Residential Type and Building Heating Appliance Chimney" when used for wood burning fireplaces. Chimneys listed only as a "Building Heating Appliance Chimney" are for installation in other than one-or-two-family dwellings.

c. Chimneys for fireplaces with a closed air-tight combustion chamber shall be designated "Type HT".

d. Factory-built chimney assemblies shall be used and installed in accordance with the terms of their listing and the manufacturer's instructions.

e. The masonry to metal chimney transition shall be accomplished through the use of a 12 gage steel adapter cone which is imbedded in the concrete bond beam as detailed in this standard plan. A stone wool insulation gasket shall be installed between the adapter cone flange and the metal chimney anchor plate.

IV. ADDITIONAL REQUIREMENTS

A. The following additional requirements must be met:

a. Maximum Height
   The height of the chimney above the roof shall be limited to ten feet under this standard.
b. **Diameter of Metal Chimney** The diameter of the factory-built metal chimney assembly shall be based upon the manufacturer's specifications and instructions for the least dimension of the existing flue, whichever is greater.

c. **Draft Stop** A draft stop consisting of drywall or plywood shall be provided to separate the chase from wood members of the existing building.

d. **Inspection** The firebox, chimney, and other undamaged areas MUST be carefully visually inspected for cracks or voids, which may permit the access of flames or smoke to the surrounding wood framing, prior to any construction.
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

SECTION A
Chimney Damage Above Roof Line

Top of Chimney shall extend a minimum of 2'-0" above all portions of roof within 10'-0" of chimney.

See Detail 4 for construction of steel stud chase.

Clearance to combustible materials shall be in accordance with the manufacturer's listing and instructions.

Factory-built anchor plate

Concrete bond beam
See Detail "1".

H = 10'-0" Maximum above roof

Factor-built spark arrestor

Single brace required if chimney is between 4'-0" and 5'-11" above the bond beam.

Double braces required if chimney is between 6'-0" and 10'-0" above the bond beam.

3½" x 1" steel strap cast in concrete bond beam
See Detail "2" for anchorage into building

Warning: Install only a properly listed "residential type and building heating appliance Chimney on wood burning fireplaces. Chimneys for fireplaces with a closed air-tight combustion chamber shall be "TYPE HT" designation. Any other type of chimney may create a potential fire or safety hazard.
Top of chimney shall extend a minimum of 2'-0" above all portions of roof within 10'-0" of chimney.

Concrete Bond Beam
see Detail "1"
(Steel anchor straps not required)

See Detail "4" for construction of steel stud chase.

SECTION B

SECTION C

SECTION D
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

**DETAIL A**
TRANSFORMATION FROM MASONRY FIREPLACE TO METAL CHIMNEY
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

DETAIL 2

(Concrete Bond Beam Anchorage Into Building)
<table>
<thead>
<tr>
<th>Covering Material</th>
<th>Fasteners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laths for stucco</td>
<td>No. 8 x 5/8&quot; sheet Metal screws at 6&quot; o.c.</td>
</tr>
<tr>
<td>Plywood</td>
<td>No. 6 Bugle head screws at 6&quot; o.c. at chase and 12&quot; o.c. at interior edges and fields.</td>
</tr>
</tbody>
</table>

**STEEL STUDS SPECIFICATIONS:**

All steel studs shall be either galvanized or factory painted "C" type stud.

Minimum 13 gage
Minimum width 3 1/2"/4"
Minimum Fy = 33 ksi

**COVERING**

Steel stud chase may be covered with stucco or adhered veneer.

Note: Adhered veneer shall be a max. 1" with plywood backing (1/8" min.) and shall be installed per division 14 of the L.A. building code.

- Continuous 1 1/4" x 14" gage steel strap at floor and ceiling/roof lines
- Horizontal Bracing at floor(s) and ceiling/roof lines, and at roof bracing.
- Blocking of studs at every 4'-0" vertical distance and at floors(s) and ceiling/roof lines.
- Draft stop to separate chase from wood member of existing building.
- Corner studs shall be anchored into existing building with 1/4" dia. x 2 1/2" lag screws at 24" o.c.
- Steel studs max. 16" o.c.
- 16 gage steel track
- Inspection door lockable 6" x 8" 14 gage steel held in place by nail or lag bolts

---

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

At ceiling/roof line anchor strap across 4 joists with 1-16d nail into each joist. Joist shall be blocked with 2X member.

Corner studs shall be anchored into existing building with 3/8" dia x 2 1/2" lag screws at 24" o.c.

Horizontal bracing
- Brace vertical studs at 8' o.c. vertically
- w/ stud section, attach with 2 - #8 x 5/8" sheet metal screws

Continuous 1 1/4" x 14 gage steel strap at ceiling/roof and floor lines.

Strapping & Bracing Detail
@ Ceiling/Roof and Floors

Track blocking inverted
- Bend shoe on track blocking min. 1 1/2" w/ 2 - #8 screw each side of stud
- Bend shoe in opposite direction on adjacent blocking

Bent Shoe Option

Blocking Details

At floor(s) line anchor steel strap with 1/2" dia. x 2 1/2" lag screws
Total 3

3" x 3" bent clip angle

Angle Clip Option
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

**Inspection Requirements**

The permit holder or his agent shall notify the Department when the chimney is ready for each of the following inspections:

1. **Concrete Bond Beam:** When the form and required reinforcing steel are in place but before any concrete is poured.
2. **Framing:** When all members including but not limited to bracing, blocking, metal chimney or flashing are in place, but before any covering is in place.
3. **Stucco:** When the backing and lath is in place ready for stucco.
4. **Final:** When the chimney is completed.

---

**Track Detail**

18 gage steel studs

18 gage steel track

1/2" dia. anchor bolt at 24" o.c. minimum

2 per side, 4" embedment

---

**Splice Detail**

18 gage steel stud

18 gage steel track

#8 x 5/8" sheet metal screws

#8 x 5/8" sheet metal screws

Total 12 per splice

Splice shall be staggered a minimum of 12" vertically.

Maximum one splice per stud.
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.