



ACCESS REQUIREMENTS TO MECHANICAL EQUIPMENT LOCATED ON ROOFS OF BUILDINGS

Sections 304.3 and 1105.3 exception 4 of the Los Angeles City Mechanical Code address the location and accessibility of HVAC and other equipment that are installed on the roof of a building.

These Sections of the Mechanical Code are interpreted to allow the use of portable ladders for access to mechanical equipment, located on the roof of a building, subject to the following provisions:

1. The slope of the roof giving access to the equipment is not more than four inches measured vertically to 12 inches measured horizontally.
2. For exterior means of roof access where the building is an existing nonresidential or a new or existing residential type building, and the roof is safely accessible from the ground level or exterior deck or balcony not exceeding one level below the roof or 15 feet, whichever is less.
3. For interior means of roof access where the building has an R-3 occupancy, the inside means of access to the roof shall have minimum opening dimensions of 22-in x 30-in and the level of mechanical equipment shall be located no more than (15) feet above the floor level directly below.

A permanent exterior ladder on any building, regardless of building height, need not extend closer than eight feet to the finished adjoining grade level. The construction of this ladder shall comply with Section 304.3.1.2 of the Mechanical Code.

Permanent ladders providing roof access shall:

1. Have side railings which extend at least thirty (30) inches above the roof edge or parapet wall.
2. Have landings less than eighteen (18) feet apart measured from the finished grade.
3. Width shall not be less than fourteen (14) inches on center.
4. Rung spacing shall not exceed twelve (12) inches on center.
5. Toe space shall be not less than six (6) inches.