



ORDINANCE NO. 183893

An ordinance amending Divisions 93 and 95 of Article I of Chapter IX of the Los Angeles Municipal Code to establish mandatory standards for earthquake hazard reduction in **existing wood-frame buildings with soft, weak, or open-front walls** and **existing non-ductile concrete buildings** and amending Sections 152.02, 152.04, 152.05 and 152.08 of Article 2 of Chapter XV of the Los Angeles Municipal Code to grant authority to the Rental Adjustment Commission to modify Tenant Habitability Program requirements for purposes of implementing seismic retrofit mandates.

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

Section 1. Division 93 of Article 1 of Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

**Wood-frame
Building**

ARTICLE 1, DIVISION 93

MANDATORY EARTHQUAKE HAZARD REDUCTION IN EXISTING WOOD-FRAME BUILDINGS WITH SOFT, WEAK OR OPEN-FRONT WALLS

SEC. 91.9301. PURPOSE.

The purpose of this division is to promote public welfare and safety by reducing the risk of death or injury that may result from the effects of earthquakes on existing wood-frame multi-story buildings with soft, weak or open front walls. **In the Northridge Earthquake, many multi-story wood-frame buildings with tuck-under parking performed poorly and collapsed, causing the loss of human life, personal injury and property damage.** It has been determined that the structural vulnerability of this building type is typically due to soft, weak or open front walls. This division creates minimum standards to mitigate hazards from these deficiencies. Adherence to these minimum standards will improve the performance of these buildings during earthquakes and reduce, but not necessarily prevent, the loss of life, injury or earthquake-related damage.



SEC. 91.9304. PRIORITY DESIGNATIONS.

The Department shall prioritize its enforcement of this division as follows:

- Priority I. Buildings containing 16 or more dwelling units.
- Priority II. Buildings with three stories or more, containing fewer than 16 dwelling units.
- Priority III. Buildings not falling within the definition of Priority I or II.

SEC. 91.9305. COMPLIANCE REQUIREMENTS.

91.9305.1. General. The owner of each building within the scope of this division shall cause a structural analysis to be made of the building by a civil or structural engineer or architect licensed by the state of California, and if the building does not meet the minimum earthquake standards specified in this division, the owner shall cause the building to be structurally altered to conform to such standards or, at the owner's option, cause it to be demolished within the time limits stated in Section 91.9305.2.

91.9305.2. Time Limits for Compliance. The owner of a building within the scope of this division shall comply with its requirements within the following time limits:

Analysis and plan

1. **Within one (1) year** after service of the order described in Section 91.9306, submit to the Department for review and approval:

- a. A structural analysis and plans which shall demonstrate the building, as is, meets or exceeds the requirements set forth in Section 91.9309; or
- b. A structural analysis and plans which shall demonstrate that the proposed structural alteration of the building meets or exceeds the requirements set forth in Section 91.9309; or
- c. Plans for the demolition of the building.

Permits

2. **Within two (2) years** after service of the order, obtain all necessary permits for rehabilitation or demolition.

Construction

3. **Within seven (7) years** after service of the order, complete construction or demolition work under all necessary permits.

Time limits for compliance shall be based on the service date of the original order from the Department. Transfer of title shall not change compliance dates.



VIOLATION/PENALTY.

Notwithstanding any other provision of this Code to the contrary, it shall be unlawful for any person, firm, or corporation to maintain, use, or occupy any building within the scope of this division that fails to meet the minimum earthquake standards specified in this division after receiving an order described in Section 91.9505.

Any person who violates or causes or permits another person to violate this division is guilty of a misdemeanor, and shall be subject to prosecution and/or administrative enforcement under the Los Angeles Municipal Code. For purposes of this paragraph, "any person" includes an owner, lessor, sublessor, manager or person in control of a building subject to this division. This term shall not include any person who is merely a tenant or other individual occupying any dwelling unit, efficiency dwelling unit, guest room or suite in a building. The legal owner of a building is that person, firm, corporation, partnership or other entity whose name or title appears on the record with the Office of the County Recorder, as well as all successors or assignees of these persons.