



HISTORIC BROADWAY COMMERCIAL REUSE BRINGING BACK BROADWAY

This Information Bulletin (IB) is a general guideline for permit protocol on repairs, alterations and additions necessary for the preservation, rehabilitation related construction, change of use or continued use of Qualified Historical Buildings or Properties located on South Broadway in Downtown Los Angeles between 1st and 12th Streets.

This bulletin has been developed as a joint effort of the Los Angeles Department of Building and Safety (LADBS) and the Los Angeles Fire Department (LAFD), in response to Councilmember José Huizar's initiative, "Bringing Back Broadway," to encourage the reactivation of Broadway's buildings. The Bulletin provides guidelines and assistance related to the implementation of the California State Historical Building Code (CHBC).

BACKGROUND

The "Broadway Theatre and Entertainment District" (ZI No. 2408) is a National Register Historic District which is within the area covered by these guidelines. Broadway is known as the birthplace of theatrical and cinematic entertainment in Los Angeles and previously was considered the commercial and retail capital of the United States. Today, Broadway suffers from one of the largest inventories of underutilized historic buildings in the nation. Due to their 19th century design and functionality, many of these commercial and theatrical buildings have fallen to substandard levels of fire/life safety during years and decades of vacancy, and many can no longer be legally occupied, putting neighboring buildings at risk. More than 1-million square feet of commercial space remains vacant in upper floors along Broadway.

This (IB) addresses the challenges when historical buildings are undergoing change of use and/or commercial reuse with respect to compliance with the current Los Angeles Building Code (LABC). In conjunction with the LABC, the California Historical Building Code (CHBC) may be used to provide solutions that are reasonably equivalent to the regular code (as defined in CHBC Chapter 8-2) when dealing with **Qualified Historical Buildings or Properties**, and can be used to provide flexibility in addressing the challenges faced when historic buildings are undergoing change of use and/or commercial reuse. The bulletin provides solutions for the preservation of Qualified Historical Buildings or Properties on South Broadway in Downtown Los Angeles, and provides guidelines for life-safety, access for persons with disabilities, and a cost-effective approach to preservation, and also promotes sustainability. For additional information regarding efforts of Councilmember José Huizar's Bringing Back Broadway initiative, visit BringingBackBroadway.com.

QUALIFIED HISTORICAL BUILDINGS OR PROPERTIES

To utilize the provisions from the CHBC and this bulletin, buildings must be identified as a “Qualified Historical Building.” Qualified Historical Buildings are defined and are identified as follows:

Definition of Qualified Historical Building (Health and Safety Code Section 18955):

Any building, site, object, place, location, district or collection of structures, and their associated sites, deemed of importance to the history, architecture or culture of an area by an appropriate local, state or federal governmental jurisdiction. This shall include historical buildings or properties on, or determined eligible for national, state or local historical registers or inventories, such as the National Register of Historic Places, California Register of Historical Resources, State Historical Landmarks, and State Points of Historical Interest, and City or County registers, inventories or surveys of historical or architecturally significant sites, places or landmarks.

Identification of Qualified Historical Buildings:

The designation of Qualified Historic Buildings can be identified using the following resources:

- <http://zimas.lacity.org/>
 1. Search the subjected building or property by address, street intersection or Assessor Parcel Number (APN).
 2. Look for Historic Preservation Review under the planning and zoning tab of property activity report.
 3. Click “yes” and locate the designation for National register designation or eligibility as indicated, such as “Broadway Theatre and Commercial District” or other designations.
 4. Applicants should note that not all qualified historic buildings which may qualify for the use of these guidelines may have its historic status reflected in ZIMAS. Applicants are encouraged to consult with staff of the Department of City Planning Office of Historic Resources to determine and confirm eligibility. When necessary the Office of Historic Resources shall make the final determination on a building’s qualified historic status.
- National Historic Register Document
<http://www.bringingbackbroadway.com/ARCHITECTURALGEMS/NATIONALHISTORICREGISTERDOCUMENT/index.htm>

ZONING CODE

- **General zoning regulations:** All proposed work shall conform to the zoning regulation per current LA Municipal Code, including historical building requirements.

- **Community Design Overlay:** In addition to the general zoning regulations, a project located in the applicable area of ZI No. 2408 “BROADWAY THEATER AND ENTERTAINMENT DISTRICT DESIGN GUIDE (COMMUNITY DESIGN OVERLAY)” shall also follow the requirements of ZI No. 2408 and a clearance sign-off by the Department of City Planning is required, except for interior alterations that will not affect the exterior of a building.
(Zoning Information No. 2408) per Ordinance No. 180871
<http://zimas.ci.la.ca.us/documents/zoneinfo/ZI2408.pdf>.
- **Parking exemption for Historical Building under change of use:** Per LAMC 12.21A4(x)(2), any structure designated on the National Register of Historic places or State or City list of historical or cultural monuments, no additional automobile parking or bicycle parking spaces need to be provided in connection with a change of use; however a decision-making body, as part of a discretionary approval related to a change of use, may impose conditions requiring additional parking requirements in connection with the change of use.
- **Parking exemption for providing accessible parking spaces:** Per LAMC 12.2A.4(m) exception 2, the Department of Building and Safety may reduce the number of required parking spaces by the number of spaces, which the Department of Building and Safety determines are needed to provide disabled parking spaces as required by the State access laws.

BUILDING CODE

Alterations, repairs, change of use, and additions to existing buildings shall comply with Chapters 34 and 11B of the Los Angeles Building Code (LABC) when applicable and may use the CHBC to provide solutions to facilitate the preservation of qualified historical buildings or properties.

DOCUMENTATION

When required, the establishment of existing or previously permitted uses shall be provided with a copy of documents in the order listed below:

- 1) the current Certification of Occupancy,
- 2) historical building permit records,
- 3) other official records from City, County, State, or Federal agencies,
- 4) Notations within the Broadway Theater and Entertainment National Register Historic District document, and / or updates to that document, the State of California Department of Parks & Recreation Inventory forms or other official historical studies and surveys related to legally established previous uses, and

- 5) other documentation, including but not limited to Sanborn maps, historic photographs, historic drawings, newspaper clips, etc., will be considered on a case by case basis evaluated by the Building and Safety Plan Check Supervisor.

CURRENT COMPLIANCE WITH LAFD CHIEF’S REGULATION NO. 4

Existing buildings must be continuously maintained in compliance with LAMC 91.8604. A copy of the Certification(s) for each of the “original” fire protection systems within a building, showing compliance with LAFD Chief’s Regulation No. 4 must be included with plans when requested by LAFD. A list of the fire protection devices which require periodic testing in accordance with LAFD Chief’s Regulation No. 4 is as follows: Not all systems listed below apply to each building. Those that do apply must be maintained.

- Basic Fire Warning Systems
- Complex Fire Warning Systems
- Central Station Signaling Systems
- Smoke Management Systems
- Elevators, Automatic
- Emergency Generator and Lighting Systems
- Fire Doors
- Fire Escapes
- Class I Standpipe Systems
- Class II Standpipe Systems
- Class III Standpipe Systems
- Combined Standpipe Systems
- Class H Standpipe Systems
- Fire Pumps
- Automatic Fire Sprinkler Systems
- Pressure Reducing Valves (PRV’s)
- Automatic Fire Extinguishing System

Additional information regarding LAFD Chief’s Regulation No. 4 may be found at the following link: <http://lafd.org/prevention/reg4.html>.

BUILDING PERMITTING PROTOCOL

The steps to obtain a building permit for projects within the area covered by this bulletin are listed in this section.

1. Clearly specify the proposed scope of work description on the permit application and incorporate into construction plans as necessary.

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. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

2. Establish legal existing use with the documentation as specified on pages 3 and 4. Building Records are available at the Metro and Van Nuys district offices. More information on hours and location of the Building and Safety Records Counters may be obtained from <http://ladbs.org/LADBSWeb/building-permit-records.jsf> .
3. Apply for a building permit at one of the LADBS Construction Service Centers (<http://ladbs.org/LADBSWeb/locations.jsf>).
 - A. **Express Permit application:** No construction plans are required for minor building maintenance or repair. Refer to Information Bulletin P/BC 2011-003 for types of work that qualify for Express Permit. However, clearances for historic buildings will be required to be obtained from the Department of City Planning.
 - B. **Plan Check application:**
 - i. For construction work that does not qualify for Express Permits, construction plans are required. Refer to the following Information Bulletins for document submittal requirements:
 - P/BC 2011-006 for document submittal requirements for tenant improvement, addition, or alteration to an existing commercial/industrial building.
 - P/BC 2011-021 for document requirements for changing the use of existing building.
 - ii. A separate set of construction plans may be required to be submitted for Accessibility plan check and/or Green building plan check.

Submit a separate set of construction plans to the Los Angeles Fire Department for the review concurrently.
 - iii. After building plans are submitted, plans are reviewed. Plan check corrections and a Clearance Summary Worksheet will be released to address the corrections, if any, and obtain clearance sign-offs from other City agencies as specified on the Clearance Summary Worksheet.

- iv. Verification of plan check comments:
- a) For the Over-the-Counter Plan Check, return to one of the LADBS Construction Service counters to obtain the building permit.
 - b) For the Regular Plan Check, schedule an appointment with the designated Plan Check Engineer to address corrections and obtain a building permit.

Note: Separate Mechanical and/or Electrical permits may also be required for the project. Additional permitting procedures and code requirements on mechanical, electrical, plumbing, elevator and fire sprinkler permits may be obtained at the LADBS Construction Services Center counters.

HISTORIC BROADWAY COMMERCIAL REUSE GUIDELINES

Attachment A of this IB, "Historic Broadway Commercial Reuse Guidelines", may be used to provide guidance to determine fire/life safety and building code. This document provides guidance on how to apply alternative methods of the CHBC for the commercial reuse of historical buildings. These Guidelines interpret some of the requirements for each category to utilize alternative methods per the CHBC, so that if compliance with the current code is triggered by the project, a set of applicable alternative methods may be used. The commercial reuse of historic buildings has been categorized as listed below:

Categories:

- Category 1. This is the least intensive category of commercial reuse project. Reactivation of the historical use or change of use to a less hazardous group shall not mandate conformance with the new construction requirements as set forth in the current code, provided the qualified historic building or property conforms to the requirements applicable to the new reactivated use or character of occupancy as set forth in the CHBC.

Category 1 projects are:

- Reactivation of any previously permitted use, AND/OR
- Change of use to a less hazardous occupancy group.

Category 2. Category 2 projects are :

- Alteration to existing building resulting in an increase of occupant load, OR
- Change of use to a more hazardous group.

Category 3. Category 3 projects are:

- Alteration to existing building resulting in an increase of occupant load, AND
- Change of use to a more hazardous group.

SECTION A: BASIC GUIDELINES FOR EXISTING BUILDINGS:

The following basic guidelines shall be applied to each category of commercial reuse projects covered in these guidelines.

I. Helipad:

New helipads are not required for existing buildings.

II. Rooftop Egress:

Any new assembly use on a rooftop will require at least 2 means of egress which are not fire escapes. New occupied roofs shall be provided with exits in compliance with the current code [LABC Sec.1021].

III. Fire Alarm Systems:

Every qualified historic building or property shall be provided with fire alarm systems as required for the occupancy by the current Building Code [CHBC 8-409]. Other technologies including fire alarm systems, smoke and heat detection systems, occupant notification and annunciation systems, smoke control systems and fire modeling, timed egress analysis and modeling, as well as other engineering methods and technologies may be accepted by the enforcing agency to address areas of non-conformance on a case-by-case basis [CHBC 8-411].

IV. High Rise Retrofit Ordinance:

High rise buildings cited as part of Ordinance Nos. 163836 and 165319 must meet the City's High Rise Retrofit Ordinance or may comply with the current Plumbing Code, when floors above the ground floor are to be occupied.

V. Green Building Code Compliance:

Additions of any size and/or alterations more than \$200,000 shall be subjected to the green building code requirements. If the historical significance or character defining features are threatened, alternative provisions for access may be applied and will be considered on a case by case basis.

VI. Disabled Access Compliance:

Section 1134B of the LABC shall be used in conjunction with Section 8-6 of the CHBC to achieve access for people with disabilities.

VII. Rooftop Garden:

Rooftop gardens for the purposes of urban farming shall not be considered an assembly use or occupancy. Rooftop gardens shall be made accessible to persons with disabilities.

SECTION B: ADDITIONS TO EXISTING BUILDINGS:

All new additions shall comply with current LA Building Code requirements since this category of work does not qualify for alternative methods.

In any case, no work undertaken shall make the building less conforming than before the repair or remodel was undertaken, including fire protection, means of egress and accessibility.

ADDITIONAL DOCUMENTS AND REFERENCES RELATED TO ALTERATIONS AND REPAIRS TO EXISTING BUILDINGS

Information Bulletins:

P/GI 2010-005: RESTAURANT & HOSPITALITY EXPRESS PERMITTING AND CONSTRUCTION PROCESS

P/GI 2011-006: DOCUMENT SUBMITTAL REQUIREMENTS FOR TENANT IMPROVEMENT, ADDITION, ALTERATION TO AN EXISTING COMMERCIAL/INDUSTRIAL BUILDING

LADBS Plan Check Correction Lists:

PC/STR/Corr.Lst.112: Supplemental Plan Check Corrections Sheet for Historic Commercial Reuse Bringing Back Broadway (www.ladbs.org)

PC/STR/Corr.Lst.111: Supplemental Plan Check Corrections Sheet for Bicycle Parking Ordinance (Effective 3/13/2013) (www.ladbs.org)

References:

American Society of Civil Engineers Standard 41-06

Broadway Theater and Entertainment National Register Historic District

State of California Department of Parks & Recreation Inventory forms

Individual Broadway Historic Building inventory – compilation of use notations

2010 California Historical Building Code (CHBC)

Attachments:

A. Historic Broadway Commercial Reuse Guidelines - CHBC Alternative

HISTORIC BROADWAY COMMERCIAL REUSE GUIDELINES – CHBC ALTERNATIVE Attachment A

The following table is to illustrate when the scope of work being undertaken would trigger compliance with the current building code, and to identify applicable alternative methods which may be used to achieve equivalent building code compliance.

“ Y “ – means “YES”, the proposed scope of work under this category triggers compliance with the current code, and the alternative method(s) may be used, as approved by the Department.

“ N ” – means “NO”, the proposed scope of work under this category does not trigger compliance with the current code.

	Does Current Building Code Apply?			Applicable Alternative Method(s), If Current Code Applies
	Category			
	1	2	3	
MEANS OF EGRESS	I) Non-conforming door and corridor width:			
	Y	Y	Y	Existing door openings and corridor widths of less than dimensions required by regular code shall be permitted where there is sufficient width and height for the occupants to pass through the opening or traverse the exit. [Adapted from CHBC 8-502.2]
	II) Non-conforming stairs and handrails:			
	Y	Y	Y	Existing non-compliant conditions such as stair riser/treads, handrail grip size or height, and/or guardrail height may be maintained if analyzed and approved not to constitute a distinct hazard on a case-by-case basis. [Adapted from CHBC 8-502.3, 8-502.4, 8-504]
	III) Non-conforming entry doors:			
	Y	Y	Y	The front or main entry doors need not be rehung to swing in the direction of exit travel, provided other means or conditions of exiting, as necessary to serve the total occupant load, are provided. [Adapted from CHBC 8-502.4]
	IV) Existing fire escape:			
Y	Y	Y	Existing previously approved fire escapes and fire escape ladders shall be acceptable as one of the required means of egress, provided they extend to the ground and are easily negotiated, adequately signed and in good working order, as determined by LAFD. Existing fire escapes shall not be acceptable for rooftop assembly and occupant load greater than 300 on other floors (see XII below.) Access shall be by an opening having a minimum width of 29" when open with a sill no more than 30" above the adjacent floor, landing or approved step. [Adapted from CHBC 8-502.5]	
V) Occupancy with alternative fire escape standard:				
N	Y	Y	If a project utilizes the above alternative standard, the total occupant load of the floor may be determined based on the exit stairway width serving the floor, in lieu of floor area.	

HISTORIC BROADWAY COMMERCIAL REUSE GUIDELINES – CHBC ALTERNATIVE

MEANS OF EGRESS (CONTINUED)	VI) Fire escape landings:			
	N	Y	Y	Landings may be required to be modified to provide a surface with openings no larger than 5/8 inch. [Adapted from CHBC 8-502.6 (5)]
	VII) New / existing exterior opening within 10 feet of fire escape:			
	Y	Y	Y	All openings within 10 feet of the fire escape shall be protected and shall be in compliance with CHBC 8-502, and determined to be in good working order as described in CHBC 8-502. [Adapted from CHBC 8-502.6 (2)]
	VIII) New Fire escape / required stairways:			
	Y	Y	Y	Fire escapes shall not take the place of stairways required by the codes under which a building was constructed. [Adapted from CHBC 8-502.6 (8)]
	IX) Fire escapes – hotel uses:			
	N	Y	Y	If the building has a change of use to hotel, the existing fire escape may be used pending a complete building egress analysis including compliance with LABC 1005.1
	X) Dead-end corridors:			
	N	Y	Y	Except for A and H occupancies, existing dead-end corridors which exceed 20 feet in length shall comply with LABC 8502.7.2 in a non-sprinklered building. Path of travel distance to exits shall comply with the regular code.
	XI) Existing exit stairway:			
	N	Y	Y	Existing exit stairway enclosures for all uses (including hotel and A occupancies) shall 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. [Adapted from LABC 8502.7.4]
	XII) Exit width / occupancy load:			
N	Y	Y	In the event of a change of use that also increases occupant load or is an A occupancy, LABC 1005.1 should be used to determine exit width required based on the occupant load. For example: the eleventh floor of a building has existing offices with 60 occupants and a new assembly occupancy of 140 occupants. Total occupants on that floor = 200. LABC 1005.1 requires the exit width of the exits to total 40" (.2 x 200). If the Fire escape is over 20", it may be used as a required exit (assuming fire escape is one of two exits, the other being a stair). In no event shall assembly occupancy exceed 300 per floor.	
XIII) Ceiling height:				
N	Y	Y	For all residential occupancies, the minimum ceiling height in the exit corridor shall be seven feet. Ceiling heights within the units shall be a minimum of seven feet. [Adapted	

HISTORIC BROADWAY COMMERCIAL REUSE GUIDELINES – CHBC ALTERNATIVE

				from ARO guidelines / LABC 8502.1.1]
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FIRE PROTECTION	Does Current Building Code Apply?			Applicable Alternative Method(s), If Current Code Applies
	Category			
	1	2	3	
I) Existing vertical shafts:				
	Y	Y	Y	Vertical shafts need not be enclosed, but shall be contained on each floor by the installation of not less than 2 full inches of solid wood or equivalent construction to prevent passage of smoke and flame. Pending a case-by-case analysis of the location of character defining features, and the use of automatic sprinklers and other alternative, flexible solutions may be considered. [Adapted from CHBC 8-407]
II) Existing unprotected opening(s) on property line:				
	N	Y	Y	Existing unprotected openings on property line may be maintained, but will require water curtains (see LABC P/BC 2011-106 and CHBC 8-402)
III) Existing exterior unprotected opening(s)				
	N	Y	Y	Existing unprotected openings which are required to be protected due to a change of use or change to a hazardous occupancy group shall be protected with an approved water curtain or may use CHBC 8-402.3 .
IV) Exterior walls:				
	Y	Y	Y	Existing construction of exterior walls may be maintained. Any new additions shall comply with the current code. CHBC 8-402 provides guidance for using fire sprinklers as a substitute for fire-resistive construction.
V) Existing non-rated corridor:				
	N	Y	Y	Existing fire-resistive walls and ceiling of a corridor constructed of wood lath and plaster which are in good condition may be deemed equivalent to the required one-hour fire-resistive construction. Wood stud wall assembly with gypsum or lime plaster on hand split or sawn wooden lath which are in good condition may be deemed equivalent to a one-half-hour fire-resistive rating. This rating may be increased for interior walls to as much as one hour by filling the wall with mineral fiber or glass fiber. [Adapted from CHBC 8-404]
VI) Existing interior opening(s):				
	N	Y	Y	Historical glazing materials and existing solid wood non-rated doors in interior walls are allowed in place of one-hour fire restrictive ratings and shall have operable doors provided with approved smoke seals and self-closing latching devices to prevent smoke penetration. Windows shall have similar requirements, but be in a fixed position. [Adapted from CHBC 8-402.3]

HISTORIC BROADWAY COMMERCIAL REUSE GUIDELINES – CHBC ALTERNATIVE

Does Current Building Code Apply?				Applicable Alternative Method(s), If Current Code Applies
Category				
1	2	3		
FIRE SEPARATION	I) Occupancy separation:			
	Y	Y	Y	Required occupancy ratings can be reduced to one-hour fire-resistive assemblies, if required to be more than one-hour. If required to be one-hour, they can be reduced to non-rated when the building is provided with an automatic sprinkler system throughout. [Adapted from CHBC 8-302.3]
	II) Doors with automatic-closing devices:			
	Y	Y	Y	Doors equipped with automatic-closing devices shall be of a type which will function upon activation of a device which responds to products of combustion other than heat if the building is provided with an automatic sprinkler system. [Adapted from CHBC 8-302.3]
	III) Area separation:			
N	Y	Y	Multi-story historical buildings may be unlimited in floor area without fire-resistive area separation walls when provided with an automatic sprinkler. If no sprinkler system is provided then floor areas will be limited and regular code requirements regarding area separation walls shall be provided. [Adapted from CHBC 8-302.4]	

Does Current Building Code Apply?				Applicable Alternative Method(s), If Current Code Applies
Category				
1	2	3		
FIRE ALARMS	I) Fire alarm system:			
	Y	Y	Y	Buildings shall have fire alarm systems as prescribed by current code, for the use or occupancy by regular code or other approved alternative. [Adapted from CHBC 8-409] When fire alarms are installed as part of the commercial reuse, strobes may be required per 1114B2.2.
	II) Occupancy change exceptions:			
	N	Y	Y	Exceptions may be granted for projects that have an occupancy change only on the ground floor when the new use includes fire separation and dedicated exits that are separate from the rest of the building.
	III) Fire alarm systems for high-rise buildings:			

HISTORIC BROADWAY COMMERCIAL REUSE GUIDELINES – CHBC ALTERNATIVE

	N	Y	Y	When a new fire alarm system is required, high-rise buildings shall be provided with a fire control room with a minimum area of 100 square feet. A fire control room may not be required under some circumstances, at the discretion of LAFD.
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Does Current Building Code Apply?				Applicable Alternative Method(s), If Current Code Applies
Category				
1	2	3		
FIRE PUMPS	I) Fire pump pressure:			
	Y	Y	Y	Buildings subject to the high rise retrofit Ordinance Nos. 163836 and 165319: When existing pumps which are taking suction from the City main do not meet the High-Rise Retrofit Ordinance flow and pressure requirements, the pumps shall be replaced to meet the required roof pressure of 65 psi@750 gpm and 125 psi@300gpm at the outlet of any hose valve pressure regulating valve.
	II) Fire pump testing and approval:			
	Y	Y	Y	If existing fire pumps are retained in the building, pre-pump acceptance shall be conducted to ensure their performance prior to official City testing of the equipment.
	III) Fire pump performance test:			
Y	Y	Y	A pump performance test curve is required to be submitted with the fire protection plans of the building. A copy of the manufacturer’s certified pump test characteristic curve shall be available for comparison to results of field acceptance tests.	
IV) Fire pump testing and approval:				
Y	Y	Y	Any new fire pumps shall be listed by a listing agency that is approved by LADBS .	

Does Current Building Code Apply?				Applicable Alternative Method(s), If Current Code Applies
Category				
1	2	3		
GENERATOR AND FIRE PUMP ROOMS	I) Fire pump and emergency generator rooms:			
	Y	Y	Y	Every fire pump and emergency generator room shall be protected by fire sprinklers and shall be of one-hour fire-resistive construction with minimum one-hour self-closing fire assemblies in all openings (except combustion air openings).

HISTORIC BROADWAY COMMERCIAL REUSE GUIDELINES – CHBC ALTERNATIVE

SMOKE CONTROL SYSTEMS	II) Air ducts:		
	N	Y	Y
	Ventilation make-up air, exhaust air, and combustion air ducts shall be of metal, shall be enclosed in at least one-hour fire-resistive duct enclosures, and shall be terminated at the outside of the building. However, on a case-by-case basis the LADBS may allow exhaust air from room ventilation to be discharged into a ventilated parking garage provided that exhaust air ducts terminate at a minimum of 20 feet away from any fire pump room or emergency generator room; and, sprinklers shall be installed within 3 feet from the discharge opening.		

Does Current Building Code Apply?				Applicable Alternative Method(s), If Current Code Applies
Category				
1	2	3		
SMOKE CONTROL SYSTEMS	I) Smoke control systems:			
	Y	Y	Y	
	Where a smoke control system is required, and when approved by LADBS and LAFD, the system maybe designed per the 1992 LA Mechanical Code, including but not limited to: <ol style="list-style-type: none"> 1. Smoke evacuation is not required if there is a minimum of 20 square feet of breakable glass every 50 feet around the perimeter of the building. 2. Rooms that are 50 square feet or less and bathrooms are not required to have a smoke evacuation system. 3. Rooms (and rooms adjacent to rooms) that are at or above grade having direct egress to the outside need not be provided with a smoke evacuation system. 4. Air conditioning and ventilation systems may be used as part of the smoke evacuation and make-up air systems. Concealed spaces used in normal mode as return air. 5. Make-up air or smoke shall not pass through any adjacent rooms. 6. Air balance reports may be accepted in lieu of performance tests. 7. All smoke dampers within the same smoke zone and having the same function may be actuated by one switch unless an alternate method is approved by both LAFD and LADBS. 8. Smoke dampers that interfere with smoke evacuation system shall not be installed. 9. Other engineered methods may be acceptable with the approval of LAFD and LADBS . 			
	II) High-rise stair pressurization:			
Y	Y	Y		
Where a stair pressurization system is required, and when approved by LADBS and LAFD, the stair pressurization system may comply with either the High-Rise Retrofit Ordinance or the 1992 or 1996 building code as an alternate means of compliance.				
III) High-rise/atrium smoke control system:				
Y/ N*	Y	Y		
When a smoke control system is required, spaces housing only mechanical equipment may be exempt from having a smoke control system subject to approval from LADBS and LAFD. Smoke control systems shall be provided in occupy-able basements.				

HISTORIC BROADWAY COMMERCIAL REUSE GUIDELINES – CHBC ALTERNATIVE

			<p>Alternate means to comply with this requirement may be considered.</p> <p>(*) Current code (and applicable alternative requirements) applies to Category 1 high-rise buildings, but not Category 1 low-rise buildings.</p>
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SPRINKLER & STANDPIPE	Does Current Building Code Apply?			Applicable Alternative Method(s), If Current Code Applies
	Category			
	1	2	3	
I) Fire sprinkler system:				
	Y	Y/ N*	Y	<p>Any building which undergoes a change of use to a more hazardous group shall provide an automatic fire sprinkler system complying with all the applicable sections of LAPC Division 20, Fire Protection Systems, when required by code. The sprinkler system shall cover all areas of the building.</p> <p>(*) Current code (and applicable alternative requirements) applies to Category 2 if there is a change of use to a more hazardous group, not in the event of an increase in occupancy.</p>
II) New fire protection systems (existing buildings 75 to 165 feet):				
	Y	Y	Y	<p>All new fire protection systems including fire sprinkler systems, standpipe systems, pumps and tanks shall meet Division 20 of the Los Angeles Plumbing Code (LAPC). However, buildings that were cited under the High-Rise Retrofit Ordinance Nos. 163836 and 165319 may meet the provisions of the ordinance which include the following:</p> <ul style="list-style-type: none"> • Single 750 G.P.M. fire pump (on emergency power or diesel driven, with a four hour fuel supply for the diesel motor). • On site water storage is not required. • 750 G.P.M. flow at 65 psi is required at roof and 125 psi@300 gpm at the outlet of any hose valve pressure regulating valve. • If pressure reducing type hose valves are used, a 3" test drain shall be provided. • Existing or new sprinkler and standpipe risers shall be connected at the base of the riser system with a minimum of one Fire Department connection for the time being. • Buildings over 150 feet will be allowed to use the above criteria on a case by case basis, subject to approval by LADBS and LAFD for the time being. <p>Note: LADBS and LAFD are pursuing a code revision to allow the design criteria of this section to apply all existing buildings up to 165 feet.</p> <p>Existing buildings, 75 to 165 feet, that were not cited under the High-Rise Retrofit Ordinance and are not able to meet current codes may request modification to meet the design criteria stated above. Modifications will be evaluated on a case by case basis by the LADBS and the LAFD.</p>

HISTORIC BROADWAY COMMERCIAL REUSE GUIDELINES – CHBC ALTERNATIVE

SPRINKLER & STANDPIPE (CONTINUED)	III) New fire protection systems (existing buildings over 165 to 275 feet):		
	Y	Y	Y

All new fire protection systems including fire sprinkler systems, standpipe systems, pumps and tanks shall meet Division 20 of the Los Angeles Plumbing Code (LAPC). However, buildings that were cited under the High-Rise Retrofit Ordinance Nos. 163836 and 165319 may meet the provisions of the ordinance which include the following:

- Two 750 G.P.M. fire pumps (on emergency power or diesel driven, with a four hour supply for the diesel motors).
- 20,000 gallon water storage tank on site.
- 750 G.P.M. flow at 65 psi is required at roof and 125 psi@300 gpm at the outlet of any hose valve pressure regulating valve.
- If pressure reducing type hose valves are used, a 3” test drain shall be provided.
- Existing or new sprinkler and standpipe risers shall be connected at the base of the riser system, with a minimum of one Fire Department connection.

Existing buildings, 165 to 275 feet, that were not cited under the High-Rise Retrofit Ordinance and are not able to meet current codes may request modification to meet the design criteria stated above. Modifications will be evaluated on a case by case basis by the LADBS and the LAFD.

SPRINKLER & STANDPIPE (CONTINUED)	IV) New fire protection systems (existing buildings taller than 275 feet):		
	Y	Y	Y
	<p>All new fire protection systems including fire sprinkler systems, standpipe systems, pumps and tanks shall meet Division 20 of the Los Angeles Plumbing Code (LAPC). However, buildings that were cited under the High-Rise Retrofit Ordinance Nos. 163836 and 165319 may meet the provisions of the ordinance which include the following:</p> <ul style="list-style-type: none"> • Three 750 G.P.M. fire pumps, with at least one electric pump (on emergency power). The diesel driven pumps shall have a four hour fuel supply for diesel motors. • 40,000 Gallon water storage tank on site. • 1000 G.P.M. flow at 65 psi is required at roof and 125 psi@300 gpm at the outlet of any hose valve pressure regulating valve. • If pressure reducing type hose valves are used, a 3" test drain shall be provided. • Existing or new sprinkler and standpipe risers shall be connected at the base of the riser system, with a minimum of one Fire Department connection. <p>Existing buildings, taller than 275 feet, that were not cited under the High-Rise Retrofit Ordinance and are not able to meet current codes may request modification to meet the design criteria stated above. Modifications will be evaluated on a case by case basis by the LADBS and the LAFD.</p>		
V) Existing standpipes:			
Y	Y*	Y	<p>When the new fire protection design includes using parts of the existing fire protection system, such as the existing standpipes and supply piping, these systems shall be hydrostatically tested to comply with NFPA 14, 2013 Edition, and Section 10-2.2 of NFPA</p>

HISTORIC BROADWAY COMMERCIAL REUSE GUIDELINES – CHBC ALTERNATIVE

			13, 2013 Edition to ensure the safety and operational conditions of all risers. (*) When new sprinklers are to be installed throughout the building, removal of Class II standpipes is acceptable to the Fire Department after the installation of sprinkler systems is completed. A plumbing permit will be required for the capping of the outlets and inspections will be required by both the Fire Department and the Fire Sprinkler Inspection Section of the Department of Building and Safety. Capping within existing cabinets is permitted. The cabinets shall be properly labeled.
VI) 2.5" fire hose valve outlet removal:			
Y	Y	Y	All 2.5" fire hose valve outlets not located in fire-rated stair shafts adjacent to approved fire escapes or parking garages shall be removed with prior approval of LAFD. A 2.5" fire hose valve outlet shall be installed on the floor landing at every floor in every required stair shaft.
VII) Fire-resistive construction and corridors exceptions:			
Y	Y	Y	Upgrading an existing Qualified Historical Building to one-hour fire-resistive construction and one-hour corridors shall not be required, regardless of construction or occupancy, when one of the following is provided: <ol style="list-style-type: none"> 1. An automatic sprinkler system throughout. 2. A life-safety evaluation approved by the LAFD. 3. Other alternative measures as approved by the LAFD. [Adapted from CHBC 8-402.2]
VIII) Flexible couplings for existing standpipes:			
Y	Y	Y	When new sprinklers are provided, flexible couplings will not be required on existing standpipe piping, including the bottom and the top of the riser.

	Does Current Building Code Apply?			Applicable Alternative Method(s), If Current Code Applies
	Category			
	1	2	3	
MECHANICAL & PLUMBING	I) HVAC and lighting:			
	Y	Y	Y	In the event of changes to the building envelope, new HVAC and new lighting shall comply with the energy requirements contained in Title 24 of the State Building Standards Code. If changes are not made to the building envelope, this is not required.
	II) Existing/modified elevators:			
Y	Y	Y	Existing, safely operable elevators are acceptable and need not be removed or replaced. Existing/modified elevators are exempt from compliance with the requirements of the current code unless retroactive provisions of the State Elevator Safety Order apply.	

HISTORIC BROADWAY COMMERCIAL REUSE GUIDELINES – CHBC ALTERNATIVE

	IV) Sound transmission:			
	Y	Y	Y	<p>Sound transmission requirements may be omitted for existing construction. New construction (walls, ceilings, etc.) shall comply with current code (reference chapter 85 of the LABC).</p> <p>Note: It is known and understood the historic Broadway corridor is an entertainment district with numerous live entertainment venues which may create noise and attract large crowds at various hours. Additional sound-proofing measures, such as double-paning of windows or the installation of additional sound barrier windows, which protect interior units from outside sound, are encouraged.</p>

BUILDING ENVELOPE	I) Building height (not over 75ft in height)			
	N	Y	Y	<p>The maximum height and number of stories of a Qualified Historical Building or Property shall not be limited because of construction type, provided such height or number of stories does not exceed that of its historical design. [Adapted from CHBC 8-302.5]</p> <p>Note: A rooftop addition or penthouse addition will be considered if the building plus such addition remains under the allowable maximum height / floor area for the property zone. The addition shall be reviewed for compliance with the Secretary of the Interior Standards for the Treatment of Historic Properties (36 CFR 68) regarding location, size and appearance. All additions shall meet applicable zoning and building codes with consideration from LADBS and LAFD for modifications on a case-by-case basis.</p> <p>Example: If a Type III building is 8 stories, it is a part of the historical design and shall remain without upgrades for existing use / continued use. See CHBC 8-302.5.1 and the High-Rise Retrofit Ordinance No. 163836 and No. 165319 for additional High Rise requirements.</p>

STRUCTURAL/SEISMIC UPGRADE	I) Structural or seismic upgrade:			
	N	Y	Y	<p>With the exception of critical facilities, seismic upgrades are generally <u>not</u> triggered by repairs, change of use, or change of occupancy (not including change of design category or assembly area more than 300 people).</p>
	II) Buildings exempt from structural/seismic upgrade requirements:			
	N	Y	Y	<p>CHBC Section 8-705 provides requirements for evaluation of both gravity-resisting systems (CHBC 8-705.1) and lateral-force resisting systems (CHBC 8-705.2). CHBC Section 8-701.1 states that where no distress is evident, where a complete load path is present, and where the anticipated dead and live loads do not exceed those historically present, the structure may be assumed adequate based on having withstood the test of time. For only unreinforced masonry historic buildings, CHBC Section 8-705.2 references CHBC Section 8-706, which provides a reduced level of seismic forces, from the California Existing Building Code Appendix A1, 2010.</p>

HISTORIC BROADWAY COMMERCIAL REUSE GUIDELINES – CHBC ALTERNATIVE

ACCESSIBILITY	I) Accessibility:			
	Y	Y	Y	The regular code for access for people with disabilities (Title 24, Pat 2, Vol. 1, Chapter 11b) shall be applied to Qualified Historical Buildings or Properties unless strict compliance with the regular code will threaten or destroy the historical significance of character-defining features of the building or property. [Adapted from CHBC 8-602.1]
	II) Alternative minimum standards for historic buildings:			
	Y	Y	Y	Alternative minimum standards for historic buildings, applicable when strict application of the current code would destroy the historic significance or character, are included in Section 4.1.7(3) of the ADASAD as well as in CHBC Section 8-603.
	III) Application of alternative minimum standards:			
	Y	Y	Y	If the historical significance or character defining features are threatened, alternative provisions for access may be applied, provided that: <ul style="list-style-type: none"> 1. The provisions are applied on an item-by-item or case-by-case basis. 2. Documentation is provided stating the reasons for the application of the alternative provisions, and such documentation is retained by the City.
	IV) Application of equivalent facilitation:			
Y	Y	Y	Application of equivalent facilitation with the required findings under the CHBC Section 8-604 may be reviewed through the City of Los Angeles Department of Building and Safety Disabled Access Commission hearing process.	