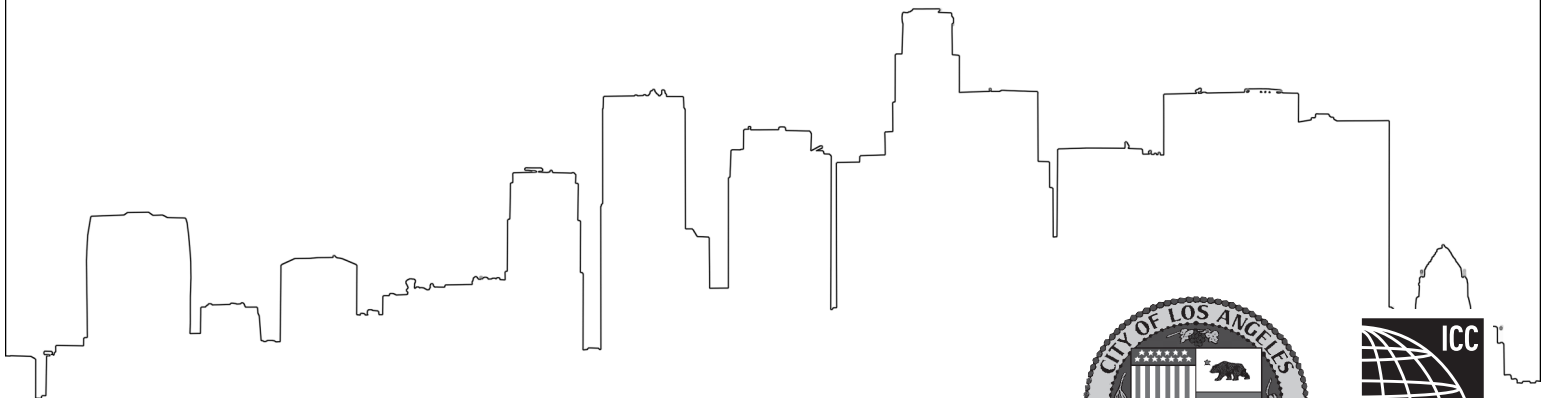


CITY OF LOS ANGELES GREEN BUILDING CODE

2014



Based on the 2013 CALGreen



2014 City of Los Angeles Green Building Code
(Based on the 2013 California Green Building Standards Code)

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CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

The mission of the Department of Building and Safety is to protect the lives and safety of the residents and visitors of the City of Los Angeles and enhance the quality of life, housing, economic prosperity, and job creation citywide. Through a timely, cooperative, and transparent process, the Department advises, guides, and assists customers to achieve compliance with the Building, Zoning, Plumbing, Mechanical, Electrical, Disabled Access, Energy, and Green Codes and local State laws to build safe, well, and fast.

The Department of Building and Safety is the largest organization of its kind in the United States with a dedicated staff of more than 830 employees. The Department provides service to a population of more than 3.8 million people in a metropolitan area of more than 470 square miles with its 12 offices located throughout the City.

The Responsibilities of the Department of Building and Safety Are Assigned to Four Bureaus:

The Engineering Bureau is primarily responsible for the plan checking, report approval, and permit issuance related to building projects within privately owned property in the City of Los Angeles. In the course of carrying out these responsibilities, the Engineering Bureau enforces the structural, building, plumbing, mechanical, electrical, disabled access, green, grading and zoning regulations of the City. In addition, the Engineering Bureau is responsible for reviewing applications for building, plumbing, mechanical and electrical product approvals through its Building Research Section, and Electrical and Mechanical Test Laboratories.

The Inspection Bureau is responsible for inspection of all construction activities for new and existing buildings, plumbing, mechanical, electrical, elevator and pressure vessel systems, the enforcement of applicable State and local laws relating to existing buildings and property, and the administration of various special programs mandated by the City Council.

The Code Enforcement Bureau was created as a part of a reorganization of code enforcement functions in 1999. This Bureau is responsible for the enforcement of Municipal Code requirements for all existing buildings in the City of Los Angeles, except rental multifamily dwellings. The Bureau handles complaints, citations, processing of vacant and nuisance buildings for repair or demolition, Signs, the Vehicle Establishment Inspection Program and the Proactive Code Enforcement Program among others.

The Resource Management Bureau is responsible for the direction and coordination of administrative and financial projects, systems development, training and acts as the emergency disaster coordinator for all Department operations.

The Board of Building and Safety Commissioners:

The Board of Building and Safety Commissioners is a five-member board of citizens residing in the City and appointed by the Mayor and confirmed by the City Council. The Commission has the authority to hear and act upon appeals from determinations, orders, or actions of the Department or the Superintendent of Building, pertaining to enforcement of the codes under the jurisdiction of the Department. In addition, the Commission conducts public hearings, as needed, regarding procedures, new codes and various functions of the Department. Finally, the Commission acts in an advisory capacity to the Department and the Superintendent of Building.

The Board of Disabled Access Appeals Commissioners:

The Board of Disabled Access Appeals Commissioners comprises of five qualified persons appointed by the Mayor and confirmed by the City Council. Two members of the commission shall be physically disabled persons, and two members shall be persons experienced in construction. The fifth member may be any resident of the City of Los Angeles. The Commission has the authority to hear and act upon appeals from determinations, orders, or actions of the Department or the Superintendent of Building, pertaining to enforcement of the disabled access codes under the jurisdiction of the Disabled Access Division of the Department.



EFFECTIVE USE OF THE CITY OF LOS ANGELES BUILDING CODE

The State of California adopted and published the *2013 California Green Building Standards Code (CALGreen)*, which made it mandatory for all cities to begin enforcing on January 1, 2014. The City Council for the City of Los Angeles has passed Ordinance Number 182849 (operative January 1, 2014) to add Article 9 of Chapter 9 of the *Los Angeles Municipal Code* and to adopt and amend the 2013 edition of the *CALGreen* and hereinafter be called the 2014 edition of the *City of Los Angeles Green Building Standards Code*.

Marginal Markings

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These symbols indicate that a City of Los Angeles amendment has been added to the 2013 CBC.

➔ This symbol indicates a deletion of IBC or CBC or city of Los Angeles language by the City of Los Angeles.

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