

ANALYSIS

This ordinance repeals those provisions of Title 33 – Existing Building Code – of the Los Angeles County Code that incorporated by reference portions of the 2022 California Existing Building Code and replaces them with provisions incorporating by reference portions of the 2025 California Existing Building Code, published by the California Building Standards Commission, with certain changes and modifications. Unless deleted or modified herein, the previously enacted provisions of Title 33 continue in effect.

State law requires that the County's Existing Building Code impose the same requirements as are contained in the building standards published in the most recent edition of the California Existing Building Code. State law allows the County to change or modify these requirements in compliance with section 17958 of the California Health and Safety Code.

The changes and modifications to requirements contained in the building standards published in the 2025 California Existing Building Code that are contained in this ordinance are based upon express findings, contained in the ordinance, that such changes are reasonably necessary due to local climatic, geological, or topographical conditions. These changes and modifications are substantially equivalent to changes or modifications previously filed by the County of Los Angeles, which were in effect as of September 30, 2025.

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County Counsel

By 
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Public Works Division

MFA/bc:

Requested: 07/31/25
Revised: 10/22/25

ORDINANCE NO. _____

An ordinance amending Title 33 – Existing Building Code – of the Los Angeles County Code, to adopt and incorporate by reference the ~~2022~~2025 California Existing Building Code, with certain changes and modifications.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Chapters 2 through 5, 15, and 16, and Appendix A, Chapters A1, A3, A4, and A5, of this Title 33 of the Los Angeles County Code, which incorporated by reference and modified portions of the ~~2019~~2022 California Existing Building Code, are hereby repealed.

SECTION 2. Chapter 1 is hereby amended to read as follows:

100 ADOPTION AND INCORPORATION BY REFERENCE

Except as hereinafter changed or modified, Sections 102 through 119 of Chapter 1 of Title 26 of the Los Angeles County Code are adopted and incorporated by reference into this Title 33 of the Los Angeles County Code as if fully set forth below, and shall be known as Sections 102 through 119 of Chapter 1 of Title 33 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through ~~511~~, 14, 15, and 16, and Appendix A, Chapters A1, A3, A4, and A5, of that certain code known and designated as the ~~2022~~2025 California Existing Building Code, as published by the California Building Standards Commission, are adopted and incorporated by reference into this Title 33, as if fully set forth below, and shall be known as Chapters 2

through ~~§11, 14,~~ 15 and 16, and Appendix A, Chapters A1, A3, A4, and A5, of Title 33 of the Los Angeles County Code.

A copy of the ~~2022~~2025 California Existing Building Code shall be at all times maintained by the Building Official for use and examination by the public.

SECTION 3. Section 302.6 is hereby added to read as follows:

302.6 **Parapets and appendages.**

302.6.1 **General compliance.** Whenever the Building Official determines by inspection that, as a result of inadequate construction or bracing to resist horizontal forces, an existing parapet or appendage attached to and supported by an exterior wall of a building is likely to become a hazard to life or property in the event of earthquake disturbance, and such parapet or appendage is not an immediate hazard or danger, as described in Section 102, the Building Official may provide the owner of the building or other person or agent in control of the building, where such parapet or other appendage exists, with a written notice specifying the hazards and the inadequacies of the construction or bracing. The owner of the building or other person or agent in control of the building shall, within 12 months from the date of such written notice, eliminate the hazard as set forth below. Any person receiving notice as set out in this Section may appeal, in the manner provided by Section 102.4, to the Building Board of Appeals.

302.6.2 **Wall anchor.** The parapet or appendage shall be removed and the remainder of the wall shall be anchored at the roof line, or it shall be reconstructed so that it will conform structurally as nearly as practicable to the requirements of Chapter 16 of the Building Code, or it shall be otherwise braced and strengthened in a manner satisfactory to the Building Official, so that it will resist a reasonable degree of horizontal forces without becoming dislodged or at risk of falling.

302.6.3 **Inspection of existing condition.** Where, in the opinion of the Building Official, it is necessary to open a portion of a roof, wall, or ceiling of a building in order to determine the structural condition of any parapet or appendage, the Building Official may order the owner to make such opening, and the owner shall comply with said order at the owner's sole cost and expense.

SECTION 4. Section 302.7 is hereby added to read as follows:

302.7 **Existing glass.** Whenever the Building Official determines by inspection that an existing glass installation, in rooms having an occupant load of more than 100 persons or a means of egress serving an occupant load of more than 100 persons, as determined by Chapter 10 of the Building Code, is likely to become a hazard in the event of accidental human impact, as described in Section 2406.4 of the Building Code, and such installation does not comply with the provisions for glazing in such locations, the Building Official may provide the owner of the building or other person or agent in control of the building where such glazing exists with a written notice of such condition. The owner of the building or other person or agent in control of the

building shall, within 90 days after receiving said notice, replace such glass or otherwise cause the installation to conform to the requirements of the Building Code.

SECTION 5. Section A401.2 is hereby amended to read as follows:

A401.2 Scope. The provisions of this ~~e~~Chapter ~~apply to~~may be used for voluntary seismic improvements to existing buildings of wood construction that contain residential occupancies and are assigned to Risk Category II, and where the structure has a soft, weak, or open-front wall line, and there exists one or more stories above.

SECTION 6. Section A403.1 is hereby amended to read as follows:

[BS] A403.1 General. Modifications required by the provisions in this ~~e~~Chapter shall be designed in accordance with the ~~California~~ Building Code provisions for new construction, except as modified by this ~~e~~Chapter.

Exception: Buildings for which the prescriptive measures provided in Section A404 apply and are used.

Alteration of the existing lateral force-resisting system or vertical load-carrying system shall not reduce the strength or stiffness of the existing structure, unless the altered structure would remain in conformance to the ~~b~~Building ~~e~~Code and this ~~e~~Chapter.

SECTION 7. Section A404.1 is hereby amended to read as follows:

[BS] A404.1 Limitation. These prescriptive measures shall apply only to two-story buildings and only when deemed appropriate by the ~~code~~Building Official. These prescriptive measures rely on rotation of the second floor diaphragm to distribute the seismic load between the side and rear walls around a ground floor open area. In the absence of an existing floor diaphragm of wood structural panel or diagonal sheathing at the top of the first story, a new wood structural panel diaphragm of minimum thickness of $\frac{3}{4}$ inch (19.1 mm) and with 10d common nails at 6 inches (152 mm) on center shall be applied. A California licensed architect or engineer shall demonstrate compliance with the requirements of Section A404.1 and shall approve and stamp the construction documents.

SECTION 8. Section A405.1 is hereby amended to read as follows:

[BS] A405.1 New materials. New materials shall meet the requirements of the ~~California~~California-Building Code, except where allowed by this ~~e~~Chapter.

SECTION 9. Section A407.1 is hereby amended to read as follows:

[BS] A407.1 Structural observation.

Structural observation, in accordance with Section 1704.6 of the ~~California~~California Building Code, is required, regardless of seismic design category, height, or other conditions. Structural observation shall include visual observation of work for conformance to the approved construction documents and confirmation of existing conditions assumed during design.

SECTION 10. Section A407.3 is hereby amended to read as follows:

[BS] A407.3 Testing and inspection.

Structural testing and inspection for new construction materials, submittals, reports and certificates of compliance shall be in accordance with Sections 1704 and 1705 of the ~~California~~ Building Code. Work done to comply with this ~~e~~Chapter shall not be eligible for Exceptions 1, 2, or 3 of Section 1704.2 of the ~~California~~ Building Code or for the exception to Section 1705.13.2 of the ~~California~~ Building Code.

SECTION 11. The provisions of this ordinance contain various changes, modifications, and additions to the 2025 Edition of the California Existing Building Code. Some of these changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Existing Building Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code contained in this ordinance are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles due to the potential for seismic activity in the region, topographical conditions that contribute to the spread of wild fires, and climatic conditions that impact air quality and increase the risk of wild fires. In addition, the Board of Supervisors expressly finds that the modifications herein are substantially equivalent to modifications that were previously filed by the County of Los Angeles and

were in effect as of September 30, 2025. Without limiting the foregoing, the County makes additional findings herein:

EXISTING BUILDING CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
302.6.1 to 302.6.3	Geologic	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of the amendments is to prevent inadequate construction or bracing to increase resistance to horizontal forces, thus minimizing hazards to life or property in the event of an earthquake.
302.7	Geologic	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of the amendment is to minimize injuries caused by shattering glass in the event of an earthquake.
A401.2	Geologic, Administrative, Voluntary Appendix	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of this amendment is to provide voluntary building standards to constituents that are performing seismic retrofitting for existing structures.
A404.1	Administrative, Geologic, Voluntary Appendix	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of this amendment is to provide voluntary building standards to constituents that are performing seismic retrofitting for existing structures. Due to these factors, the County requires a licensed

EXISTING BUILDING CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
		architect or engineer stamp and approval of the construction documents.

SECTION 12. This ordinance shall become operative on January 1, 2026.

[TITLE33EXISTBUILDCODE2025CSCC]

**NOTICE OF HEARING
REGARDING ORDINANCES AMENDING TITLES 26 - BUILDING CODE,
27 - ELECTRICAL CODE, 28 - PLUMBING CODE, 29 - MECHANICAL CODE,
30 - RESIDENTIAL CODE, 31 - GREEN BUILDING STANDARDS CODE, AND
33 - EXISTING BUILDING CODE OF THE LOS ANGELES COUNTY CODE**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Supervisors regarding the adoption of ordinances amending Titles 26 - Building Code, 27 - Electrical Code, 28 - Plumbing Code, 29 - Mechanical Code, 30 - Residential Code, 31 - Green Building Standards Code, and 33 - Existing Building Code of the Los Angeles County Code.

Said hearing will be held in the Hearing Room of the Board of Supervisors, Room 381B, Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California, 90012, on November 25, 2025, at 9:30 a.m.

The proposed ordinances will amend Titles 26 - Building Code, 27 - Electrical Code, 28 - Plumbing Code, 29 - Mechanical Code, 30 - Residential Code, 31 - Green Building Standards Code, and Title 33 - Existing Building Code of the Los Angeles County Code by repealing the provisions contained in these Titles, which had incorporated by reference the 2022 Edition of the California Building Standards Code and replacing them with provisions incorporating by reference the applicable portions of the 2025 Edition of the California Building Standards Code, published by the California Building Standards Commission, with certain changes and modifications.

Copies of the applicable portions of the 2025 Edition of the California Building Standards Code, published by the California Building Standards Commission, are on file with the Executive Office of the Board and are available for public inspection and also available at the following website link: <https://www.dgs.ca.gov/BSC/Codes>.

Notice is further given that at the conclusion of the hearing, the Board of Supervisors may adopt the proposed ordinances, decline to adopt the proposed ordinances, or make amendments to the ordinances that are justified by the evidence presented and warranted by local conditions.

If you do not understand this notice or need more information, please call Ms. Jennifer Dang of Public Works, Building and Safety Division, at (626) 458-2679. Our office hours are Monday through Thursday from 7 a.m. to 5:45 p.m.

Upon (7) business day notice, the County can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, documents are available at the Kenneth Hahn Hall of Administration in Los Angeles (500 West Temple Street), which is accessible to individuals with disabilities. Individuals requiring reasonable accommodations, interpretation services, and materials in other languages or in an alternate format may submit a request to Public Works free of charge at (626) 979-5333 at least seven (7) business days prior to the meeting. Hours of operation are Monday - Thursday from

7 a.m. - 5 p.m. Requests outside of the 7-day time frame will be accommodated to the extent feasible. Individuals with hearing or speech impairment may use California Relay Service 711.

Para acomodaciones razonables de ADA (Ley de Estadounidenses con Discapacidades) y Adaptación del Título VI, servicios de interprete y materiales en otros idiomas, por favor contactarse con Obras Publicas al (626) 979-5333. Este servicio es gratuito.