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July 23, 2025

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**REPORT RELATIVE TO JURISDICTIONS THAT ALLOW "SINGLE-STAIR" BUILDINGS
OVER THREE STORIES; CF 25-0247**

SUMMARY

On April 4, 2025, the Los Angeles City Council adopted a motion (CF 25-0247) instructing the Department of Building and Safety (LADBS), in consultation with the Los Angeles Fire Department (LAFD) and Department of City Planning (City Planning), and with input from stakeholders including the Livable Communities Initiative (LCI) and the American Institute of Architects Los Angeles (AIA LA), to present within 90 days modifications to the City's building code to allow for single-exit, single-stairway multifamily residential buildings up to six stories.

The motion also instructed City Planning to report back on jurisdictions that already allow for single-stair buildings over three stories, as well as efforts underway in other jurisdictions to similarly update their codes.

This report provides an overview of jurisdictions that have implemented single-stair building regulations for multi-story residential structures over three stories in height and outlines efforts currently underway in California to explore similar policies. LADBS has prepared a report on the feasibility of adopting single-stair building regulations in Los Angeles, which can be found in the Council File.

Introduction

Currently, the California Building Code requires two means of egress for multi-family residential buildings above three stories. Typically, this has taken the form of stairways at either end of a building, connected by an internal hallway with units on each side, also known as a double-loaded corridor. Housing and urban design advocates have highlighted this requirement as a significant barrier to the efficient construction of smaller, mid-rise apartment buildings (generally under 75

feet in height), especially on smaller or irregularly shaped lots. The two-exit requirements that became standard practice after the 1970s have resulted in less livable, family-friendly, and climate adaptive homes, while not demonstrably making residents safer.

An alternative construction method called “point access blocks” allows compact single-stair buildings with a smaller number of dwellings on each floor centered around a single-stairway (and an elevator in many cases). Single-stair construction was used historically in many of Los Angeles’ cherished historic neighborhoods such as in Hollywood, South Los Angeles, and along the Wilshire corridor and is the predominant contemporary housing typology of cities the world over. This method is commonly seen in Europe, Asia, and Latin America but is presently illegal in most of the U.S. for residential buildings over three stories.

In a City Council report back in response to the Livable Communities Initiative Council Motion (CF 21-1230-S2), Los Angeles City Planning was asked to report back on methods to link transit-rich areas to housing opportunities, while creating world-class public realm enhancements to improve the quality of Los Angeles’ public realm. One of the code amendment solutions identified in the department’s report presented to the Housing and Homelessness and Planning and Land Use Management (PLUM) Committees was to address vertical shared access to unlock opportunities on smaller, infill lots in Los Angeles.

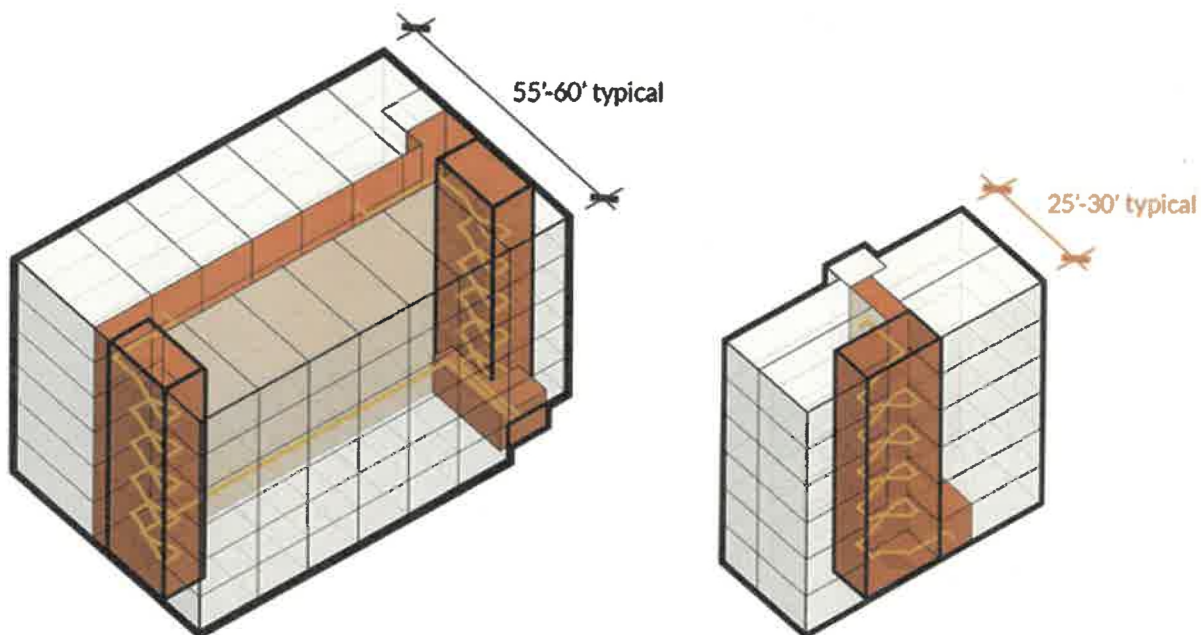
As described in the adopted motion, the requirement for two stairways and a connecting corridor, which was first adopted in California in 1981, has often been identified as a significant challenge to creating multi-bedroom units, with greater natural light and ventilation. This is especially true for many projects on smaller infill lots. The amount of space dedicated to dual loading corridors and stairways decreases the amount of occupiable floor space in buildings above three stories, particularly on standard sized residential lots. To make projects feasible, developers often consolidate multiple smaller parcels into a larger development project which can yield projects that are viewed as bulky and incompatible with community character and scale. Requiring two or more stairs also adds costs and results in longer construction timelines. Costs have been recently estimated to be about 6-13 percent higher for dual stairway buildings compared to comparable single-stair designs (The Pew Charitable Trusts and the Center for Building in North America, 2025).

The requirement for a second exit stair constrains design flexibility and typically results in dwelling units arrayed on either side of a single long hallway. This type of configuration means that most dwelling units located in buildings that are more than three stories only have windows on one side, thereby reducing access to natural light and the cross ventilation needed to help cool living spaces in an increasingly warming climate (see Figure 1 below)

Another consequence is that family-sized units with more than one or two bedrooms become less efficient to construct, as these require significantly more floor area than comparable units. Bedrooms must be arrayed against the perimeter to provide windows for emergency rescue access, widening the length of larger units, which then increases the amount of lightless interior space that is filled with less habitable spaces such as closets and storage. This makes family-sized units even less feasible on a cost per square foot basis, which makes them less attractive to develop and more expensive to develop and rent. The result is that family-sized units – a much-

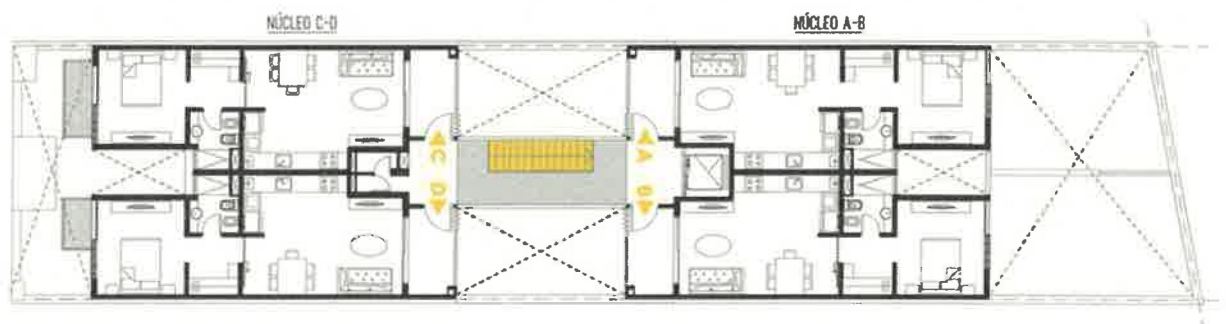
needed segment of Los Angeles' housing stock – are not being produced at the scale required to meet existing and projected needs.

Figure 1: Comparison of Typical Double-Loaded Corridor and Single-Stair Buildings



Credit: SAR+ Architects, completed for Center for Building in North America; 2025, The Pew Charitable Trusts.

Figure 2: Plan View of a Single-Stair Building in Argentina



Credit: Livable Communities Initiative, "A Vision for Point Access Blocks 'Courtyard Buildings' in Los Angeles"

With growing concerns about housing shortages and affordability locally and nationally, many states and cities in the United States are reconsidering exit requirements to better align with contemporary urban housing needs and the safety provisions required in contemporary multi-family construction. Single-stairway code reforms have gained significant political momentum. As of fall 2024, at least 11 states and five cities have enacted laws or amended regulations to explore

or allow single-stairway designs for four-to-six-story buildings. Most of that legislative and regulatory activity has occurred in the last couple years.

Regulatory Framework in Los Angeles

The California Building Standards Commission adopts and modifies the International Building Code (IBC) developed by the International Code Council (ICC), publishing the California Building Standards Code, also known as Title 24, Part 2 of which is the California Building Code (CBC). Both the IBC and the CBC are on a three-year revision cycle and discussion of any proposed changes begins as soon as each edition is released, with new editions scheduled for 2027. California typically adopts the new edition of the IBC, with amendments, in the year after its release (2028), so the earliest that the current ICC proposals could become effective in Los Angeles is January 1, 2029. Building standards that apply to housing must be approved by the Department of Housing and Community Development (HCD) and standards focused on fire and other emergency response are developed by the Office of State Fire Marshal.

State law allows local governments to adopt more restrictive building standards if findings are made based on the changes being reasonably necessary based on local climatic, geological, topographical or environmental conditions (CA Health and Safety Code §18941.5). Local modifications to promote “green building standards” are also expressly permitted, including building practices that reduce negative impacts on the environment and occupants, improve indoor environmental quality as well as promote sustainable land use. Any local changes must also be submitted to the California Building Standards Commission before they can take effect. This is similar, though not identical to other States’ legal frameworks where single-stair reform has taken place in recent years. While local changes must always be at least as restrictive as the state adopted building code, the provisions around local climatic, geological, topographical or environmental conditions are unique to California.

Jurisdictions Allowing Single-Stair Buildings

While most countries allow residential buildings taller than six stories to have just one staircase, several major U.S. cities allow these buildings to have a maximum of five stories of live/work or dwelling units in buildings up to six stories total. These cities are Seattle, which has allowed single-stair buildings since 1977 and, more recently, Honolulu, Memphis and Austin. New York City has allowed single-exit stair buildings up to six stories, with strict limits of 2,000 square feet per floor and requiring Type I or II non-combustible construction (i.e. concrete or steel). The reform is currently under study in dozens of more cities and states. Los Angeles’ Council motion seeks to allow single-stair exiting in buildings up to six stories. The single-stair strategies employed in the cities of Seattle, New York, Honolulu and most recently in Austin and Memphis are outlined below; Tennessee and Texas have passed legislation in 2025 to enable local jurisdictions to adopt single-stair code amendments in residential buildings up to six stories, while statewide efforts in New York, Minnesota, Oregon and Virginia, like California, remain at the ‘study and recommend’ stage.

1. Seattle, Washington

Prior to 1977, Seattle wrote its own building code, as did many other U.S. jurisdictions at the time, selecting provisions from various model codes that best fit the city’s context and development

patterns. Seattle's amendments to the Uniform Building Code (UBC) were influenced by a 1973 Mayoral task force convened to review the UBC prior to adoption amid concerns that the model code could limit the types of projects that were being built.

In 1977, Seattle's amendment to the 1973 UBC consisted of a single, simple sentence to "...*permit single-stair buildings of any height with not more than four living units per floor and provided with a smokeproof (interior) stair tower or outside stairway...*". It was conceived primarily to recognize and legalize an existing typology, as many of Seattle's existing multifamily buildings were built with a single stair. After 1987, the Seattle City Council passed additional ordinances to require additional fire protection measures, culminating in 2016 in the adoption of the 2015 International Building Code with Seattle's amendments.

Key, enhanced fire safety measures incorporated in the Seattle Building Code include:

- Not more than five stories of R-2¹ (multifamily residential) occupancy and no more than four dwelling units per floor.
- Entire building of not less than one-hour fire resistive construction and sprinklered throughout
- No more than 20 feet of travel to the exit stairway from the entry/exit door of any dwelling unit.
- 125 feet maximum travel distance from any point in the dwelling units to the exit stairway.
- If not utilizing an exterior stairway, the interior stairway must be pressurized, typically only required for high-rise buildings.
- If there are non R-2 (Residential) occupancies in the same building, they must not share the single-exit stairway or communicate with the residential portion of the building.
- No openings within 10 feet of unprotected openings into the stairway.

Up until the present day the amendments have remained limited to Seattle's Building Code but in 2023 the Washington legislature approved SB 5491-S to convene a technical advisory group for the purpose of recommending modifications to the building code for single-stair buildings up to six stories. Starting last year, building officials there are working to similarly amend the Washington State Building Code, drafting Appendix Q to enable other jurisdictions to adopt provisions similar to Seattle's and directing the state code council to adopt a path to amend the Building Code by 2026.

2. New York City, New York

New York City (NYC) has the most single-stair buildings in the U.S.², reflecting a pattern common in many older cities that continued European building traditions. It has long permitted these

¹ Apartments are considered an R-2 occupancy, along with live/work units, residential (non-transient) hotels with more than 75 guest rooms and congregate living facilities with more than 16 occupants.

² New York City has often led the nation in innovations in fire safety as exterior fire escapes became common in the late nineteenth century, including as retrofits to existing apartment buildings. Exemptions from a second exit were provided for buildings with non-combustible construction from the earliest legislation in the 1860s, establishing a link that has continued to the present day in the requirement for single-stair buildings to be of Type I or II (non-combustible, steel or concrete) construction.

When fire escapes were prohibited in new construction, in 1968, a second option was introduced for single-stair buildings of five or six stories, limiting area per floor to 2,000 square feet. In over 4,000 buildings constructed since 1968, this latter option has become the most frequently used

designs in mid-rise walk-ups and apartment buildings, formalizing building standards in 1938 to allow a single stairway for apartment buildings up to 75 feet high (roughly equivalent to seven stories), if each floor was no larger than 2,500 square feet. NYC's current code has two options for single exit buildings, Option 1 for up to four stories and Option 2 for up to six stories.

NYC is the only jurisdiction that requires Type I or II (non-combustible) construction as part of single-stair allowance. Fire safety is enhanced by limiting the maximum travel distance from the most remote point on a floor to the stair, to 50 feet as compared to 125 feet in Seattle, Honolulu, Austin, Memphis and proposed changes to the 2027 International Building Code (IBC)/2028 California Building Code. Mixed-use with other occupancies is also not allowed in the single-stair building, whereas the other jurisdictions simply require a second completely separated stairway. The city's code also has looser requirements for sprinklers and doesn't require smoke-control systems, such as allowing National Fire Protection Association (NFPA) 13R sprinkler systems that are less extensive than the NFPA 13 systems required in the IBC for buildings of this height.

3. Honolulu, Hawaii

In 2019, the City Council of Honolulu adopted a bill to amend the Hawaii State Building Code (based on the 2012 IBC) to allow single-exit buildings with up to five stories of multifamily residential (R2) occupancy, in buildings up to six stories. It was adopted in 2020 by the City and County of Honolulu, which have the same boundary and cover the entire island of O'ahu, hosting most of the state's population.

Honolulu made these changes as part of broader land-use reforms intended to increase housing supply and affordability on an island without much land. This change has been beneficial for developing more affordable housing typologies on smaller parcels that would otherwise be underutilized.

Honolulu's code amendments largely mirror Seattle's provisions for single-stair buildings, including the allowance for an exterior stairway to serve as the sole exit. An outdoor stairway enables smoke to dissipate quickly during a fire, reducing the threat to human life during evacuation. This approach may be well suited for Los Angeles' climate and would help avoid the need for mechanical pressurization systems in the of the stairwell, which demand regular maintenance, inspections and are vulnerable to failure during power outages. Honolulu added a unique requirement that stairways must be a minimum of 48 inches wide.

4. Memphis, Tennessee

In April 2024, Tennessee passed Senate Bill 2834, amending the Statewide Building Construction Safety Standards to create an exception allowing for single-exit, multifamily buildings up to six stories and enabling local governments to adopt the exception by resolution or ordinance. Memphis' Division of Planning and Development sponsored an ordinance to adopt the Standards that was approved by the City Council's Planning & Zoning Committee in January 2025, and by

as the narrow and deep lots make it difficult to provide street-facing window access for each unit, as is required for single-stair buildings of up to four stories.

the full Council at their February meeting. The changes became effective April 1, 2025, to allow multifamily buildings up to six stories and 24 units to be built with a single stair (see 7.0 added to IBC Section 1006.3.4, pages 11-12, of Memphis and Shelby County 2021 Building Code).

Memphis' nine exceptions to the 2021 IBC's single-exit requirements are somewhat less restrictive than those of the other jurisdictions, in that they do not reference sprinkler systems, fire-resistive construction or other specific requirements for corridors and exit stairways, aside from a one-hour rating for the required exit doors. Instead, these exceptions focus on limiting the number of dwelling units to four per floor and limiting travel distances from units to exits. They share the common prohibition that the single-exit stairway serving the residential portion is completely separate from exits serving the other occupancies in the building, and that no openings are allowed within ten feet of unprotected openings into the stairway.

5. Austin, Texas

In May 2024, the Austin City Council passed a resolution directing City departments to evaluate and provide options for the Council to adopt building code updates that would allow a single-exit stairway for multifamily developments of at least five stories, or four stories with an occupied roof.

The provisions adopted by the Council, which became effective as of July 10, 2025, are similar to Seattle's, except for a couple of provisions. Austin became the only jurisdiction to require elevators in single-exit buildings. While elevators are not to be used in fire evacuation, this provision was added in consideration of the difficulty in responding to medical emergencies in taller buildings. Another amendment prohibits electrical receptacles in the single exit stairway out of a concern that charging e-mobility and other electronic devices could compromise the stairway with obstructions or the potential for lithium ion battery fires.

There are a few provisions found in single-stair codes in other cities that are not included in Austin's. Seattle requires stair pressurization similar to that required for high-rise buildings (not exceeding 75' above the lowest level of fire department vehicle access) in the City of Los Angeles, unless the single exit is an exterior stairway. Austin's amendments do not address fire-resistive construction or construction types.

6. State of Texas

In May 2025, the Texas legislature enacted SB 2835 that will take effect on September 1, 2025, authorizing municipalities to allow apartment buildings to have a single exit stairway. Important fire protection provisions are in the state bill, on which Austin's IBC amendments are silent, requiring a one-hour rated corridor from each unit's entry to an interior exit stairway enclosure with a fire resistance rating of not less than two hours. Also included is the prohibition of openings within ten feet of an unprotected opening into the exit stairway, initiated by Seattle and incorporated by Honolulu and Memphis into their codes.

Significantly, the state's enabling legislation allows for residential buildings up to six stories not a high-rise (exceeding 75' height). Elevators are not required, nor is there a limit on the floor area per story, to allow for unit sizes more likely to accommodate families.

Efforts Underway in California

There are several cities in California, as well as statewide efforts, actively exploring avenues to incorporate single-stairway designs into building regulations, recognizing their potential to enhance housing affordability and architectural flexibility. Following is an overview of current initiatives and alternative compliance pathways:

1. Statewide Legislative Efforts (AB 835)

- Assembly Bill 835, passed by the California Legislature in 2023, directs the State Fire Marshal to study and make recommendations to address fire/life safety or emergency activities in single-stair multi-family buildings above three stories and up to the high-rise limit (not exceeding 75' above the lowest level of fire department vehicle access).
- The Single-Exit Stair Work Group was convened by the State Fire Marshal in February 2025 with the meetings typically held, virtually, on the first Tuesday of each month and open to the public.
- The Work Group's draft recommendations are anticipated to be released by November of this year.
- The State Fire Marshal will provide a report to the Senate Committee on Governmental Organization, the Assembly Committee on Emergency Management, the Joint Legislative Committee on Emergency Management, and the California Building Standards Commission by January 1, 2026.
- This report could pave the way for statewide adoption of regulations similar to those in Seattle and NYC, enabling increased housing density while ensuring safety compliance.

2. San Francisco

- Pursuant to a Supervisorial Resolution, San Francisco is evaluating policy changes that would permit single-stair buildings to support housing initiatives.
- The city has received proposals from architects and housing advocates suggesting alternative building exiting strategies that also align with fire safety regulations.

3. San Diego

- In 2024, San Diego's City Council initiated discussions on modifying building codes related to single-stair apartment buildings.
- The Council and all the public departments are comfortable with exploring the issue, perhaps by writing an ordinance by the end of this year.
- The City Council's Land Use and Housing Committee added single-stair reform to San Diego's 2025-2026 legislative platform.
- San Diego received a Regional Early Action Planning (REAP) grant from SANDAG to partially fund the city's Small-Scale Neighborhood Homes initiative, focused on home ownership, that could help move forward the work on single-stair reform.

Summary of Local Jurisdictional Requirements with Single-Stair Reforms

	NYC	Seattle	Honolulu	Austin	Memphis
R Group Occupancy	R2*	R2	R2	R2	R2
Construction Type	Type I or II	1-Hour Rated Construction	1-Hour Rated Construction	N/L	N/L
Height	6 Stories in option 2; 4 Stories in option 1	5 Stories R2, 6 with ground floor commercial	5 Stories R2, 6 with ground floor commercial	5 Stories R2, 6 with ground floor commercial	6 Stories
Units per Floor	3 units in option 1, up to 4 stories; N/L in option 2	4 units	4 units	4 units	4 units
Sq. Ft. per Floor	2,000 in option 2; 2,500 in option 1	N/L**	4,000	4,000	N/L
Distance to Exit Stair	50 ft to furthest distance	20 ft. to door; 125 ft to furthest distance	20 ft. to door; 125 ft to furthest distance	20 ft. to door; 125 ft to furthest distance	20 ft. to door; 125 ft to furthest distance
Pressurized Stairs	No - Only Over 75 Ft	Required for interior, or exterior stair	Required for interior, or exterior stair	N/L	N/L
Sprinklers	NPFA 13R or NPFA 13	NPFA 13	NPFA 13	NPFA 13 or NFPA 13R	NPFA 13
Openings prohibited within 10' of stair	N/L	Yes	Yes	N/L	Yes

* **Residential Group R2 occupancies** contain more than two dwelling or sleeping units where the occupants are primarily permanent, including apartments, dormitories and live/work units

** **N/L:** not limited or not required

For further details, see Exhibit A in LADBS' report: Single-Exit Provisions/Codes, Comparative Matrix.

Progress in the Model Code

The most widely used and relevant model code is the International Building Code (IBC), published by the International Code Council (ICC). The ICC's Code Development Committee is currently considering a proposal (E24-24) for the 2027 IBC, to increase the single-stair allowance from the current limit of three stories (or two with occupiable roof) to four stories.

The amendments to allow four story buildings with a single exit propose additional safeguards for fire and life safety including:

- The net floor area of each floor shall not exceed 4,000 square feet.
- Openings to the interior exit stairway enclosure are limited to those that are part of the egress system and elevators shall not open into the interior exit stairway enclosure.
- A manual fire alarm system and automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5. Smoke detectors required in common spaces outside of dwelling units.
- Automatic sprinkler locations required at each landing in interior exit stairways in compliance with NFPA 13, as is now required for buildings above three stories.
- Electrical receptacles prohibited in an interior exit stairway.

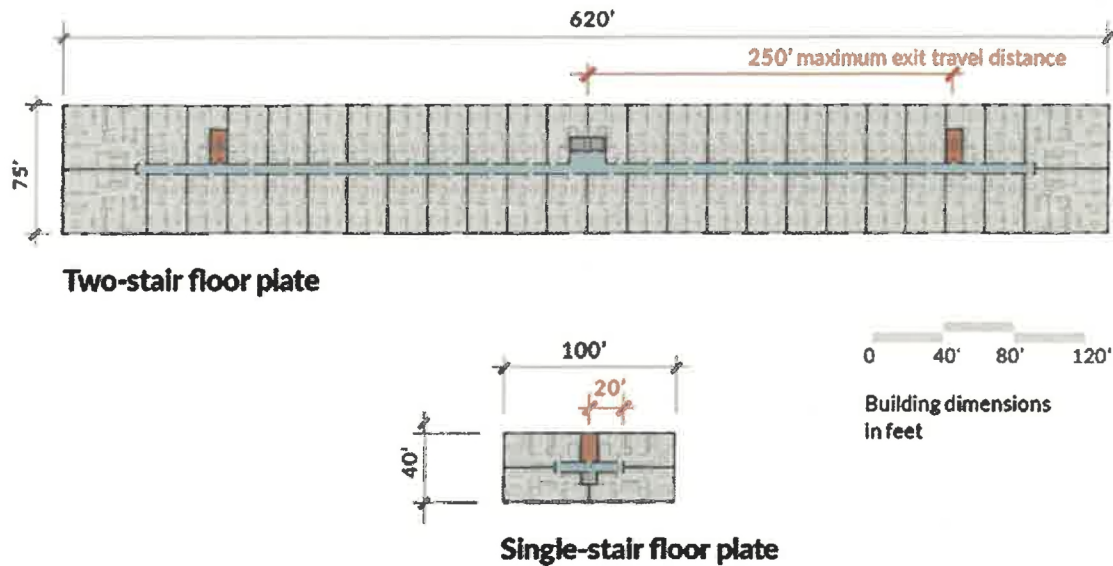
The 4,000 square foot floor area limitation equates to 20 occupants per story, above which the IBC requires the second stair. The addition of a manual fire alarm system is consistent with what is currently required for dormitories and should help provide earlier warnings for residents.

Life-Safety Considerations

As noted earlier, the current International Building Code does not allow single-exit designs in structures taller than three stories. This restriction is largely rooted in safety considerations, which have led many fire and building authorities in the US to resist efforts to revise this standard. Fire safety officials have raised multiple concerns, including the risks of relying on a single stairwell for both resident evacuation and firefighter access, the increased dependence on rescue operations via windows or balconies, and the potential for smoke to infiltrate and fill that stairwell, among other hazards.

Proponents of single-stair reform emphasize several points. First, that the types of single-exit stairway buildings permitted in other jurisdictions and under consideration would be significantly limited in size and include multiple additional protections to address and mitigate risk. Most cities that adopted single-stair have done so with strict limitations on the number of units per floor (usually 4), distance requirements to the stairway as well as other mitigations to protect the stairway. As such, absence of a second stair is offset by dramatically reducing the time it takes to evacuate all occupants, due to much shorter exit pathways and well-protected routes from each unit to the street. The elimination of long hallways that can easily fill with smoke provides a major safety enhancement compared to typical double-loaded corridor apartment buildings (see Figure 2 below).

Figure 2. Comparison of Potential Two-Stair vs Single-Stair Existing Travel Distances



Source Drawing by Sean Jursnick, with SAR+ Architects, completed for Center for Building in North America; 2025 The Pew Charitable Trusts.

Some jurisdictions have added additional requirements to their single-stair laws. While most are too early to evaluate, it is important to note that there will be costs and unanticipated outcomes by adding additional requirements. For example, requiring a pressurized exiting system in lieu of a second stairway may necessitate more frequent inspections to ensure that the systems being relied upon in an emergency are properly installed, tested and maintained. City Planning defers to other agencies on building safety issues but encourages thoughtful consideration of the potential costs along with the benefits of added regulations, particularly for those that are in excess of those seen to have worked in other cities.

The first comprehensive report on the safety of single-stair buildings was recently released. The report by The Pew Charitable Trusts and the Center for Building in North America found no indication that single-stairway apartment buildings with sprinkler systems pose greater safety risks. An analysis of fire fatalities from 2012 to 2024 in New York City revealed that death rates in newer, four-to-six-story single-stair buildings were no different than those of other residential types. In both New York and Seattle, not a single fatality during that 12-year span was attributed to the presence of only one exit in modern buildings of this height. Supporting fire safety data from Europe and Asia—where such building designs are common—further reinforces their safety record when used alongside advanced fire safety systems standard in the US.

The Pew report also emphasizes that the overall life-safety of the residential housing stock may benefit from replacing older, unsafe housing types with the construction of more modern multifamily housing. Data is presented showing that older single-family and apartment buildings, which often lack sprinklers, self-closing doors and fire-rated construction, account for a much higher share of fire fatalities compared to modern multifamily buildings. By making it harder to build safer, code-compliant housing, regulations that require more than one stairway for new

buildings (or double-loaded corridor buildings) may inadvertently prolong reliance on older, less-safe structures.

Finally, the Pew Trust report underscores concerns about conventional multifamily building designs that rely on double-loaded corridors. For example, research in the Netherlands into the safety of double-loaded corridor buildings with two exits was conducted after their fire services were seeing more injuries in multi-family buildings from smoke than from actual fires. A series of field tests and modeling exercises was performed on a building with a 62-foot-long corridor with five apartments arrayed on either side (modest by LA standards). The researchers found that “almost immediately” after opening the door from the room of origin to the common corridor, “the possibility of escape for people in other residences [opening onto the corridor] is seriously impaired, since the corridor will fill up with smoke in a matter of seconds” and concluded that the double-loaded corridor building (although without sprinklers as are required in California today) does not deliver a level of safety for vulnerable occupants that is acceptable by Dutch standards.

Conclusion

The cities described herein have adopted single-stair building code reform to support the creation of more affordable, space-efficient housing, especially in low- to mid-rise buildings. By allowing a single exit stairway in buildings up to a certain height, cities can enable better use of small or narrow lots, reduce construction costs, and encourage more livable, light-filled units. These reforms align building codes with modern fire safety technology and international best practices, as well as include additional regulations such as limitations on square-footage and units per floor, which help cities address housing shortages while maintaining safety standards.

Single-stair mid-rise housing is not only a common typology found in many global cities of comparable stature, but also a building typology once common in Los Angeles’ own historic neighborhoods – one that creates a more varied and human-scaled urban fabric than larger, monolithic projects that are the result of lot consolidation. Reforming the city’s current requirement for two means of ingress and egress could unlock more climate-adaptive, space-efficient, and affordable housing—particularly important given the City’s ambitious housing goals and the urgent need to add new units without sacrificing quality or safety. With appropriate safeguards, adopting single-stair provisions locally could make a substantial contribution to Los Angeles’ housing supply, creating many livable homes while expanding opportunity and architectural flexibility across the city. In addition to building code amendments, related Zoning Code development standards may need to be evaluated to further incentivize single-stair construction on smaller lots; for instance, allowances to support stair egress in required front yard setbacks. Council may, at its discretion, direct staff to explore any recommended Zoning Code amendments that would support potential building code updates.

PLUM Committee
CF 25-0247
Page 13

If you have any questions, please contact Matthew Glesne via email at matthew.glesne@lacity.org.

Sincerely,



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