

An aerial photograph of a city skyline, likely Los Angeles, featuring several prominent skyscrapers and a dense urban landscape. In the background, a range of mountains is visible under a clear blue sky. A large, dark blue diagonal graphic element is present on the left side of the image, partially overlapping the text.

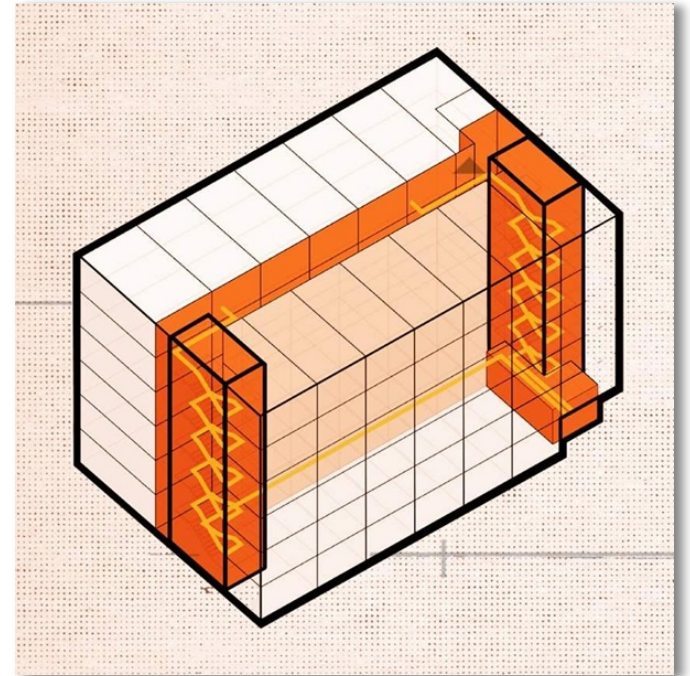
Single-Exit Ordinance

2022 California Building Code Amendment

Chapter 10

Outline

- Change to the CBC
- Seattle code provisions
- Seattle's provisions adapted for Los Angeles
- Additional provisions for Los Angeles



CBC Amendment

- New Section 1006.3.5
- 29 provisions

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

Sec. 1. Division 10, Article 1, Chapter IX of the Los Angeles Municipal Code is hereby amended to read as follows:

DIVISION 10 MEANS OF EGRESS

Section

91.1000 Basic Provisions.

91.1006 Number of Exits and Exit Access Stairways.

Sec. 2. Section 91.1000, Division 10, Article 1 Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

SEC. 91.1000. BASIC PROVISIONS.

Chapter 10 of the CBC is adopted by reference except as amended herein.

Sec. 3. Section 91.1006, Division 10, Article 1 Chapter IX of the Los Angeles Municipal Code is added to read as follows:

SEC. 91.1006. NUMBER OF EXITS AND EXIT ACCESS STAIRWAYS.

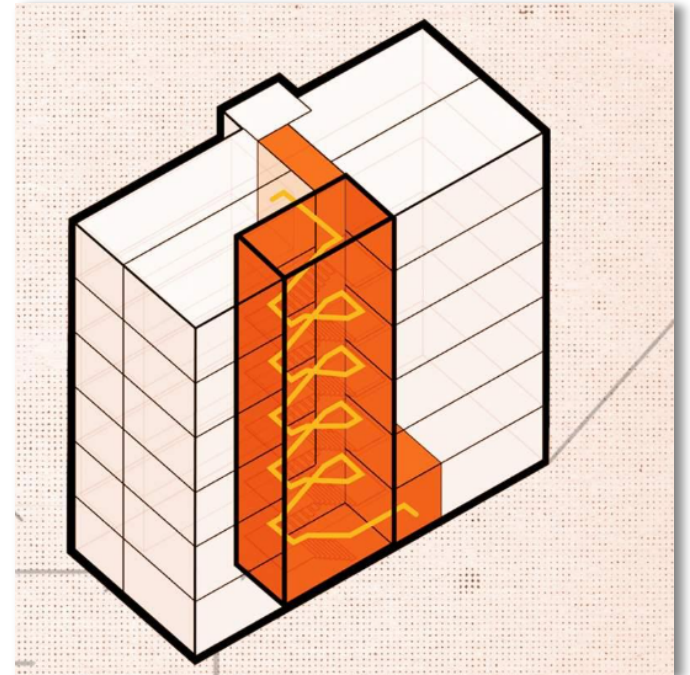
Section 1006 of the CBC is adopted by reference except as amended herein.

Sec. 4. Subsection 91.1006.3.5 of Section 91.1006, Division 10, Article 1 Chapter IX of the Los Angeles Municipal Code is added to read as follows:

91.1006.3.5 Single-exit buildings with Group R-2 dwelling units with an occupied floor or roof above the third story. Single-exit, R-2 occupancy buildings with an occupied floor or roof above the third story need not comply with Section 1006.3.4 and instead shall comply with all of the following in addition to the requirements of this code:

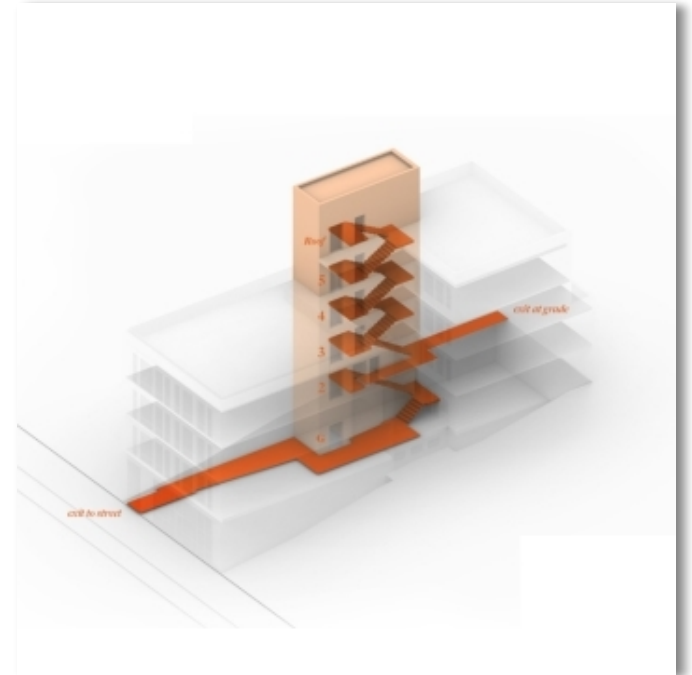
Seattle's Code Provisions (1006.3.4.7)

- 6 stories, 5 of R2
- 4 dwelling units per floor
- 1-hour-rated construction
- NFPA 13 sprinklers (NFPA 13R can be used inside the dwelling unit)
- Exterior or interior exit stair is required
- Interior exit stairway must be pressurized
- 20' maximum travel between dwelling unit door and stair
- 125' maximum exit access travel distance
- Emergency egress is required
- Other occupancies must separately comply



Adapted provisions from Seattle to provide clarity.

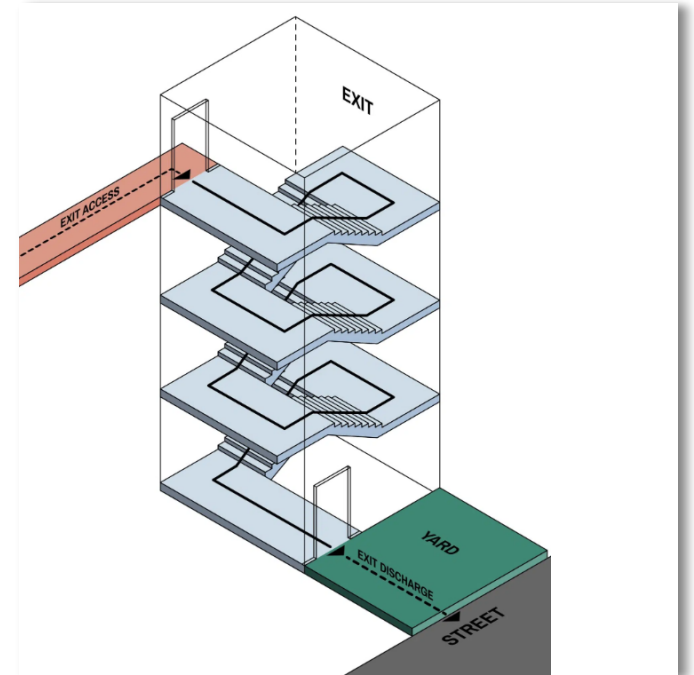
- 6 stories (basements shall count as stories)
- 4 dwelling units (including ADU's) per floor
- Type VA, IVA, IVB, IVC, IIIA, IIA, IB, or IA
- NFPA 13 sprinklers throughout



Additional provisions to provide clarity.

- R2 occupancy, apartment houses only **
- 4000 square feet maximum per floor
- VHFHSZ & HFHSZ limitation
- Chute access room requirement **
- Private roof decks **
- Electrical receptacles disallowed in stair**
- 150' maximum horizontal distance from edge of road to dwelling **
- Manual fire alarm system and additional smoke detectors **
- Shall not be a highrise building **

** added for clarification from the building code





Thank you

Q&A