

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to amending the California Building Code permitting single-exit, single-stairway, multifamily residential buildings of up to six stories.

Recommendations for Council action:

1. ADOPT the proposed Ordinance included in the Department of Building and Safety (DBS) Report dated September 5, 2025, attached to the Council file, as revised by the version of the ordinance introduced at the PLUM meeting on September 9, 2025, that includes technical amendments, and the following additional language:
  - a. Add paragraph 30 to section 91.1006.3.5:

30. Compliance with these requirements does not exempt Single-exit, Group R-2 occupancy buildings with an occupied floor or roof above the third story from any other applicable requirements of the Los Angeles City Fire Code or the State Fire Code.
  - b. Add the following section regarding the operative date of the ordinance:

Sec. 5. OPERATIVE DATE. This ordinance shall become operative only if and when both of the following occur, upon the effective date of the later to occur: (a) the State either amends the California Building Code to make lawful the provisions of this ordinance which allows single-exit, single-stairway buildings of greater than three stories, or the provisions of this ordinance are approved by the California Building Standards Commission; and (b) the City amends its Fire Code to reflect the life safety enhancements required by this ordinance or otherwise required by City Council upon recommendation from the Los Angeles Fire Department.
2. INSTRUCT the Department of City Planning (DCP) to conduct further outreach and analysis following the adoption of the proposed single-stair Building Code amendment prior to initiating a work program that would explore future zoning code amendments.
3. REQUEST the City Attorney to transmit a draft Ordinance to the Council file for City Council's consideration, pursuant to Amending Motion 42A (Rodriguez – Park) as Amended by Motion (Blumenfield - Yaroslavsky), attached to the Council file, adopted by the Council on August 20, 2025.

Fiscal Impact Statement: None submitted by the DBS or DCP. Neither the Chief Legislative Analyst nor the CAO has completed a financial analysis of this report.

Community Impact Statement: None submitted

#### SUMMARY

At its regular meeting held on September 9, 2025, the PLUM Committee considered reports from the DCP and DBS, and a proposed Ordinance relative to amending the California Building Code permitting single-exit, single-stairway, multifamily residential buildings of up to six stories. DBS staff provided an overview

of the matter. After an opportunity for public comment, the Committee moved to adopt the proposed Ordinance included in the DBS report, as revised by the version of the ordinance introduced in committee, attached to the Council file, that includes technical amendments, and the additional language listed above; and request the City Attorney to transmit a draft Ordinance to the Council file. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	NO
NAZARIAN:	YES
LEE:	YES
RAMAN:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**