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MOTION

Elevators are essential infrastructure in multi-story buildings, especially for seniors, persons with disabilities, families with young children, and anyone with mobility limitations. The current requirements under state and local building codes, including Los Angeles Municipal Code Section 92.0109, generally mandate that only one operational elevator be available for occupancy in residential or commercial buildings, regardless of building height or the total number of elevators installed.

This standard is increasingly inadequate in high-rise or mid-rise buildings where vertical travel is the only feasible option for accessing homes or businesses. In buildings of 10, 15, or 20+ stories, relying on a single operational elevator can result in unreasonably long wait times, severe crowding, and dangerous conditions in the event of a service disruption or emergency. This is particularly problematic in buildings that were constructed with multiple elevators, but are allowed to operate with only one in service at any given time.

Given the growing number of high-density developments and aging elevator infrastructure across the city, it is appropriate to re-evaluate whether existing code requirements are adequate to protect public health, safety, and accessibility in taller structures.

I THEREFORE MOVE that the Department of Building and Safety (LADBS), in consultation with the Fire Department, Department on Disability, and the City Attorney, be directed to report back to the City Council within 90 days with:

5. An analysis of best practices and feasibility for requiring that residential and commercial buildings exceeding a certain number of stories (e.g., 10, 15, or 20) maintain more than one operational elevator at all times.
6. Recommendations for amendments to local building codes or the Los Angeles Municipal Code to implement such a requirement, including thresholds by building height, occupancy type, or number of elevators installed.
7. Evaluation of the potential public safety, accessibility, and quality-of-life impacts of current elevator operation minimums in high-rise structures.
8. Options for enforcement, compliance timelines, and potential exemptions or hardship considerations for existing buildings with limited elevator infrastructure.

PRESENTED BY:

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SECONDED BY:

For Blumfeld

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