



**2016 EDITION OF THE  
LOS ANGELES REGION UNIFORM CODE PROGRAM**



**RECOMMENDED CODE AMENDMENTS TO THE  
2016 EDITION OF THE CALIFORNIA BUILDING CODE,  
CALIFORNIA RESIDENTIAL CODE, AND  
CALIFORNIA GREEN BUILDING STANDARDS CODE**

**PREPARED BY:**

**ICC LOS ANGELES BASIN CHAPTER'S  
GREEN AND SUSTAINABILITY COMMITTEE  
STRUCTURAL COMMITTEE**

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## PREFACE

In 1957 our founding members established one of the earliest chapters of the International Conference of Building Officials. Today the Chapter has grown to over eighty-nine Southern California jurisdictions, plus consulting firms and other members of the construction industry. ICBO merged with two other building official organizations to create the International Code Council. The Los Angeles Basin Chapter officially became an ICC Chapter in December 2002.

The Los Angeles Basin Chapter has been very active throughout the years in leading an effort to create uniformity of building codes and regulations in the greater Los Angeles region as well as addressing policy issues of interest to building officials and the construction industry.

One such effort to promote uniformity of building regulations is through the Los Angeles Regional Uniform Code Program ("LARUCP"). The LARUCP program began in July 1999 with the purpose of developing uniform interpretations and handouts to serve as guidelines for building officials, contractors, engineers and architects in the consistent application of the codes. The mission of the program was to minimize the number of and to develop uniformity in local code amendments to the California codes for adoption by jurisdictions in the greater Los Angeles region and beyond.

Leading the efforts to creating uniformity of building codes and regulations within the region are the dedicated members of the Los Angeles County Building and Safety Division, City of Los Angeles Department of Building and Safety, City of Long Beach Building and Safety Bureau, and other jurisdictional members and partners in the greater Los Angeles region. Through the coordination of the ICC Los Angeles Basin Chapter's Fire-Life Safety Committee, Structural Committee, Green and Sustainability Committee, and Administration Committee, the following regulatory streamlining tasks to be completed are:

1. Create uniformity of building standards code that can be adopted in most of the jurisdictions in the greater Los Angeles region;
2. Reduce the total number of local technical amendments to the model code in the greater Los Angeles region;
3. Receive support from many, if not all, of the 89 jurisdictions in the greater Los Angeles region;
4. Obtain active participation from a majority of the jurisdictions in the greater Los Angeles region in formulating and implementing the program; and
5. With construction valuation of over \$5 billion in the region, conservatively assuming that the program produces a 1% construction cost savings, achieve an estimated cost saving of \$50 million per year in the greater Los Angeles region.

## DISCUSSION

Sections 13145.3, 17922, 17958 and 18941.5 of the California Health and Safety Code requires that the latest California Building Standards Codes apply to local construction 180 days after they become effective at the State level. The California Building Standards Commission has adopted the 2016 Edition of the California Building Code, California Residential Code, and California Green Building Standards Code. State Law requires that these Codes become effective at the local level on January 1, 2017.

Sections 17958.5 and 17958.7 of the California Health and Safety Code requires that local code amendments to the California Building Standards Codes and other regulations, including but not limited to, green building standards, be enacted only when an express finding is made that such modifications or changes are reasonably necessary because of local climatic, geological, topographical or environmental conditions.

The ICC Los Angeles Basin Chapter's Structural Committee and Green Building Standards Committee are recommending that the 2016 Edition of the LARUCP Recommended Code Amendments contained in this document, some of which continues amendments enacted during the previous code adoption cycle, be considered for local code adoption for the following reasons:

1. To protect the community within the greater Los Angeles region from a vast array of fault systems capable of producing major earthquakes and/or climate systems capable of producing major winds, fire and rain related disaster.
2. To ensure and encourage energy efficiency and sustainable practices are incorporated into building designs and constructions.

The 2016 Edition of the LARUCP Recommended Code Amendments have been widely circulated and discussed over the past several months with various local jurisdictional members, SEAOSC Building Code Committee, design professionals in the construction industry, and other interested groups or individuals. The proposed code language along with the reasons and findings are detailed in this document for each of the recommended code amendments to the 2016 Edition of the California Building Standards Code.

### STATEMENT ON USE OF DOCUMENT

The primary purpose of the ICC Los Angeles Basin Chapter's Committees is to serve and benefit its members. To this end, the Committees provide a forum for the exchange, consideration, and discussion of ideas and proposals that are relevant to the construction industry and the consensus of which forms the basis for the proposed amendments contained in this document.

By making available the recommendations in this document, the Los Angeles Basin Chapter's Committees do not insure any jurisdiction using the information it contains against any liability arising from that use. The Committees disclaims liability for any injury to persons or to property, or other damages of any nature whatsoever, whether special, indirect, consequential or compensatory, directly or indirectly resulting from the publication, use of, or reliance on this document. The Committees makes no guaranty or warranty as to the accuracy or completeness of any information provided herein. Any jurisdiction using this document should rely on their own independent judgment and exercise reasonable care in any given circumstances. Each jurisdiction adopting the proposed amendments contained in this document should make an independent, substantiating investigation of the validity of that information for their particular use.

### ACKNOWLEDGEMENT

The ICC Los Angeles Basin Chapter would like to express its gratitude and appreciation to all the participating committee members and correspondents that spent countless hours over the past several months assisting in the review, discussion, evaluation and drafting of the proposed recommended code amendments to the 2016 Edition of the California Building Code, California Residential Code and California Green Building Standards Code. Special thanks go out to the following individuals without whose support and effort the recommendations presented herein would not be possible.

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## **UPDATED VERSION**

Whenever there is an updated version to this document, a symbol in the margins indicate where changes have been made.

| This symbol indicates that a change has been made.

## EXPRESS TERM LANGUAGE

### LOCAL GOVERNMENT AMENDMENTS UNDER THE BUILDING STANDARDS LAW:

Pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code, the Building Standards Law takes a straightforward approach to amendments by local governments. Local code amendments are permitted under the following conditions:

- The governing body of the local government must make express findings that amendments to the building standard contained in California Codes of Regulation Title 24 are necessary because of local climatic, geological, topographical or environmental conditions.
- The local government amendments must provide a more restrictive building standard than that contained in California Codes of Regulation Title 24
- The amendments are not effective until copies of both the express findings and the amendments, with the amendments expressly marked and identified as to the applicable findings, have been filed with the California Building Standards Commission.

### LEGEND FOR PROPOSING AMENDMENTS TO PROPOSED BUILDING STANDARDS:

1. Existing California amendments or code language being modified: *All such language shown in italics, modified language is underlined or shown in ~~strikeout~~.*
2. Model code language with new California amendments: Model code language shown in Arial 10 fonts; California amendments to the model code texts shown underlined and in italics.
3. Proposed amended or adopted text: All language shown in underline.
4. Repealed text: All language shown in ~~strikeout~~.

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# PART I

## LARUCP RECOMMENDED CODE AMENDMENTS TO THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE



**SUMMARY OF RECOMMENDED LARUCP AMENDMENTS TO THE 2016 CBC**

(N) 2016 LARUCP NO.	(E) 2013 LARUCP NO.	TITLE/DESCRIPTION	STATUS <sup>1</sup>
15-01	15-01	Amend CBC Section 1507.3.1 Deck Requirements	R
16-01	16-01	Add CBC Section 1613.5.2 Structural Separation	M
16-02	16-02	Add CBC Section 1613.5.3 Values for Vertical Combinations	M
16-03	16-03	Add CBC Section 1613.5.4 Wood Diaphragms	M
16-04		Add CBC Section 1613.5.5 Maximum $S_{DS}$ Value in Determination of $C_s$ and $E_v$	N
16-05	16-04	Add CBC Section 1613.7 Seismic Design Provisions for Hillside Buildings	R
16-06	16-05	Add CBC Section 1613.8 Suspended Ceilings	M
17-01	17-01	Amend CBC Section 1704.6 Structural Observations	M
17-02	17-02	Amend CBC Section 1704.6.1 Structural Observations Seismic Resistance	M
17-03	17-03	Amend CBC Section 1705.3 Special Inspections for Concrete Construction	R
	<del>17-04</del>	<del>Amend CBC Table 1705.3 Special Inspection for Concrete Construction</del>	<del>D</del>
17-04	17-05	Amend CBC Section 1705.12 Special Inspections for Seismic Resistance	M
	<del>17-06</del>	<del>Amend CBC Section 1711.1 Joist Hangers</del>	<del>D</del>
18-01	18-01	Amend CBC Section 1807.1.4 Permanent Wood Foundation System	M
18-02	18-02	Amend CBC Section 1807.1.6 Prescriptive Design of Concrete and Masonry Foundation Walls	R
18-03	18-03	Amend CBC Section 1809.3 Stepped Footings	M
18-04	18-04	Amend CBC Section 1809.7 and Table 1809.7 Prescriptive Footings for Light Frame Construction	R
18-05	18-05	Amend CBC Section 1809.12 Timber Footings	M
18-06	18-06	Amend CBC Section 1810.3.2.4 Timber	M
	<del>19-01</del>	<del>Amend CBC Section 1905.1.3 Wall Pier</del>	<del>D</del>
19-01	19-02	Amend CBC Section 1905.1.7 Minimum Reinforcement	M
19-02	19-03	Amend CBC Section 1905.1 and Add Sections 1905.1.9 thru 19.05.1.11 Reinforcement	M
23-01	23-01	Amend CBC Section 2304.10.1 Fastener Requirement	M
23-02	23-02	Amend CBC Section 2304.12.5 Wood Retaining Walls	M
23-03	23-03	Add CBC Section 2305.4 Quality of Nails	R
23-04	23-04	Add CBC Section 2305.5 Hold-down Connectors	R
23-05	23-05	Amend CBC Section 2306.2 Wood-Frame Diaphragms	M
23-06	23-06	Amend CBC Section 2306.3 Wood-Frame Shear Walls	M
23-07	23-06	Add CBC Section 2307.2 Wood-Frame Shear Walls	M
23-08	23-09	Amend CBC Table 2308.6.1 Wall Bracing Requirements	M
23-09	23-08	Amend CBC Sections 2308.6.5, Figure 2308.6.5.1 and Figure 2308.6.5.2 Alternative Bracing	M
23-10	23-07	Amend CBC Section 2308.6.8.1 Foundation Requirements	M
23-11	23-10	Amend CBC Section 2308.6.9 Attachment of Sheathing	M

**FOOTNOTE:**

1. R = Retain and update existing amendment, M = Modify existing amendment, D = Delete existing 2013 LARUCP amendment, N = New amendment proposed.

**2016 LARUCP 15-01.** Section 1507.3.1 of the 2016 Edition of the California Building Code is amended to read as follows:

**1507.3.1 Deck requirements.** Concrete and clay tile shall be installed only over solid ~~sheathing or spaced~~ structural sheathing boards.

**RATIONALE:**

Section 1507.3.1 is amended to require concrete and clay tiles to be installed only over solid structural sheathing boards. The change is necessary because there were numerous observations of tile roofs pulling away from wood framed buildings following the 1994 Northridge Earthquake. The SEAOSC/LA City Post Northridge Earthquake committee findings indicated significant problems with tile roofs was due to inadequate design and/or construction. Therefore, the amendment is needed to minimize such occurrences in the event of future significant earthquakes.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures 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 1987 Whittier Narrows Earthquake, the 1971 San Fernando Earthquake and the 1933 Long Beach Earthquake. This amendment will reduce the failure of concrete and clay tile roofs during a significant earthquake and is in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 16-01.** Section 1613.5.2 is added to Chapter 16 of the 2016 Edition of the California Building Code to read as follows:

**1613.5.2 Structural Separation.** Modify ASCE 7 Section 12.12.3 Equation 12.12-1 as follows:

$$\delta_M = \frac{C_d \delta_{max}}{I_e} \quad (12.12-1)$$

**RATIONALE:**

The inclusion of the importance factor in this equation has the unintended consequence of reducing the minimum seismic separation distance for important facilities such as hospitals, schools, police and fire stations from adjoining structures. The proposal to omit the importance factor from Equation 12.12-1 will ensure that a safe seismic separation distance is provided. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures 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 1987 Whittier Narrows Earthquake, the 1971 San Fernando Earthquake and the 1933 Long Beach Earthquake. The proposed modification to omit the importance factor in the equation ensures that a safe seismic separation distance is maintained for important facilities from adjoining structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 16-02.** Section 1613.5.3 is added to Chapter 16 of the 2016 Edition of the California Building Code to read as follows:

**1613.5.3 Values for Vertical Combinations.** Modify ASCE 7 Section 12.2.3.1 Exception 3 as follows:

3. Detached one- and two-family dwellings up to two stories in height of light frame construction.

**RATIONALE:**

Observed damages to one and two family dwellings of light frame construction after the Northridge Earthquake may have been partially attributed to vertical irregularities common to this type of occupancy and construction. In an effort to improve quality of construction and incorporate lesson learned from studies after the Northridge Earthquake, the proposed modification to ASCE 7-10 Section 12.2.3.1 Exception 3 by limiting the number of stories and height of the structure to two stories will significantly minimize the impact of vertical irregularities and concentration of inelastic behavior from mixed structural systems. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures 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 proposed modification to limit mixed structural system to two stories is intended to improve quality of construction by reducing potential damages that may result from vertical irregularities of the structural system in buildings subject to high seismic load and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 16-03.** Section 1613.5.4 is added to Chapter 16 of the 2016 Edition of the California Building Code to read as follows:

**1613.5.4 Wood Diaphragms.** Modify ASCE 7 Section 12.11.2.2.3 as follows:

**12.11.2.2.3 Wood Diaphragms.** In wood diaphragms, the continuous ties shall be in addition to the diaphragm sheathing. Anchorage shall not be accomplished by use of toe nails or nails subject to withdrawal nor shall wood ledgers or framing be used in cross-grain bending or cross-grain tension. The diaphragm sheathing shall not be considered effective as providing ties or struts required by this section.

For structures assigned to Seismic Design Category D, E or F, wood diaphragms supporting concrete or masonry walls shall comply with the following:

1. The spacing of continuous ties shall not exceed 40 feet. Added chords of diaphragms may be used to form subdiaphragms to transmit the anchorage forces to the main continuous crossties.
2. The maximum diaphragm shear used to determine the depth of the subdiaphragm shall not exceed 75% of the maximum diaphragm shear.

**RATIONALE:**

A joint Structural Engineers Association of Southern California (SEAOSC), Los Angeles County and Los Angeles City Task Force investigated the performance of concrete and masonry construction with flexible wood diaphragm failures after the Northridge earthquake. It was concluded at that time that continuous ties are needed at specified spacing to control cross grain tension in the interior of the diaphragm. Additionally, there was a need to limit subdiaphragm allowable shear loads to control combined orthogonal stresses within the diaphragm. Recognizing the importance and need to continue the recommendation made by the task force while taking into consideration the improve performances and standards for diaphragm construction today, this proposal increases the continuous tie spacing limit to 40 ft in lieu of 25 ft and to use 75% of the allowable code diaphragm shear to determine the depth of the subdiaphragm in lieu of the 300 plf and is deemed appropriate and acceptable. Due to the frequency of this type of failure during the past significant earthquakes, various jurisdictions within the Los Angeles region have taken this additional step to prevent roof or floor diaphragms from pulling away from concrete or masonry walls. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures 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 proposed modification to require special anchorage of the diaphragm to the wall and limit the allowable shear will address special needs for concrete and masonry construction with flexible wood diaphragm and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 16-04.** Section 1613.5.5 is added to Chapter 16 of the 2016 Edition of the California Building Code to read as follows:

**1613.5.5 Maximum  $S_{DS}$  Value in Determination of  $C_s$  and  $E_v$ .** Modify ASCE 7 Section 12.8.1.3 as follows:

~~**12.8.1.3 Maximum  $S_s$  Value in Determination of  $C_s$ .** For regular structures five stories or less above the base, as defined in Section 11.2 and with a period,  $T$ , of 0.5 s or less,  $C_s$  is permitted to be evaluated using the larger of either  $S_s$  equal to 1.5 or 80 percent of the value of  $S_s$  determined per Section 11.4.1 or 11.4.7.~~

**12.8.1.3 Maximum  $S_{DS}$  Value in Determination of  $C_s$  and  $E_v$ .** The value of  $C_s$  and  $E_v$  are permitted to be calculated using a value of  $S_{DS}$  equal to 1.0 but not less than 70% of  $S_{DS}$  as defined in Section 11.4.4, provided that all of the following criteria are met:

1. The structure does not have irregularities, as defined in Section 12.3.2;
2. The structure does not exceed five stories above the lower of the base or grade plane as defined in Section 11.2, and, where present, each mezzanine level shall be considered a story for the purpose of this limit;
3. The structure has a fundamental period,  $T$ , that does not exceed 0.5 seconds, as determined using Section 12.8.2;
4. The structure meets the requirements necessary for the redundancy factor,  $\rho$ , to be permitted to be taken as 1.0, in accordance with Section 12.3.4.2;
5. The site soil properties are not classified as Site Classes E or F, as defined in Section 11.4.2; and
6. The structure is classified as Risk Category I or II, as defined in Section 1.5.1.

#### **RATIONALE:**

Amendment in the California Building Code is made to be consistent with ASCE 7-16, and is further amended herein to be consistent with ASCE 7-16 Supplement1. The modification is necessary to avoid misinterpretation on the intent of the five story limit for which the  $S_{DS}$  cap is applicable where there is flexible structure above a rigid podium base. The addition of “grade plane” clarifies the intent that the base is measured from the lowest structure in those instances where there is a vertical combination of two systems. Many of such combinations of systems will not satisfy exclusion 1, in which the structure must meet the definition of “regular” based on ASCE 7 Section 12.3.2. This modification provides safe design requirements in the selection of building period to calculate seismic base shear in building design accounting for dynamic story mass distribution throughout the inelastic range of ground motion. This amendment does not prevent designing of five levels of light frame wood construction on top of a concrete podium by using the calculated  $S_{DS}$  without the 70% cap.

#### **FINDINGS:**

Local Geological Conditions – The greater Los Angeles 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. Currently mezzanines do not have to be considered as a floor level for Heights and Areas limits of Chapter 5 of the IBC. When applying the story height allowing  $S_{DS}$  to be equal to 1.0, but not less than 70% of calculated  $S_{DS}$ , the five story height limitation needs to consider mezzanines as individual floor levels due to added mass, overturning forces and variation in shear wall stiffness at the mezzanine floor levels, and therefore needs to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 16-05.** Section 1613.7 is added to Chapter 16 of the 2016 Edition of the California Building Code to read as follows:

**1613.7 Seismic Design Provisions for Hillside Buildings.**

**1613.7.1 Purpose.** The purpose of this section is to establish minimum regulations for the design and construction of new buildings and additions to existing buildings when constructing such buildings on or into slopes steeper than one unit vertical in three units horizontal (33.3%). These regulations establish minimum standards for seismic force resistance to reduce the risk of injury or loss of life in the event of earthquakes.

**1613.7.2 Scope.** The provisions of this section shall apply to the design of the lateral-force-resisting system for hillside buildings at and below the base level diaphragm. The design of the lateral-force-resisting system above the base level diaphragm shall be in accordance with the provisions for seismic and wind design as required elsewhere in this division.

**Exception:** Non-habitable accessory buildings and decks not supporting or supported from the main building are exempt from these regulations.

**1613.7.3 Definitions.** For the purposes of this section certain terms are defined as follows:

BASE LEVEL DIAPHRAGM is the floor at, or closest to, the top of the highest level of the foundation.

DIAPHRAGM ANCHORS are assemblies that connect a diaphragm to the adjacent foundation at the uphill diaphragm edge.

DOWNHILL DIRECTION is the descending direction of the slope approximately perpendicular to the slope contours.

FOUNDATION is concrete or masonry which supports a building, including footings, stem walls, retaining walls, and grade beams.

FOUNDATION EXTENDING IN THE DOWNHILL DIRECTION is a foundation running downhill and approximately perpendicular to the uphill foundation.

HILLSIDE BUILDING is any building or portion thereof constructed on or into a slope steeper than one unit vertical in three units horizontal (33.3%). If only a portion of the building is supported on or into the slope, these regulations apply to the entire building.

PRIMARY ANCHORS are diaphragm anchors designed for and providing a direct connection as described in Sections 1613.7.5 and 1613.7.7.3 between the diaphragm and the uphill foundation.

SECONDARY ANCHORS are diaphragm anchors designed for and providing a redundant diaphragm to foundation connection, as described in Sections 1613.7.6 and 1613.7.7.4.

UPHILL DIAPHRAGM EDGE is the edge of the diaphragm adjacent and closest to the highest ground level at the perimeter of the diaphragm.

UPHILL FOUNDATION is the foundation parallel and closest to the uphill diaphragm edge.

**1613.7.4 Analysis and Design.**

**1613.7.4.1 General.** Every hillside building within the scope of this section shall be analyzed, designed, and constructed in accordance with the provisions of this division. When the code-

prescribed wind design produces greater effects, the wind design shall govern, but detailing requirements and limitations prescribed in this and referenced sections shall be followed.

**1613.7.4.2 Base Level Diaphragm-Downhill Direction.** The following provisions shall apply to the seismic analysis and design of the connections for the base level diaphragm in the downhill direction.

**1613.7.4.2.1 Base for Lateral Force Design Defined.** For seismic forces acting in the downhill direction, the base of the building shall be the floor at or closest to the top of the highest level of the foundation.

**1613.7.4.2.2 Base Shear.** In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems. The total base shear shall include the forces tributary to the base level diaphragm including forces from the base level diaphragm.

### **1613.7.5 Base Shear Resistance-Primary Anchors.**

**1613.7.5.1 General.** The base shear in the downhill direction shall be resisted through primary anchors from diaphragm struts provided in the base level diaphragm to the foundation.

**1613.7.5.2 Location of Primary Anchors.** A primary anchor and diaphragm strut shall be provided in line with each foundation extending in the downhill direction. Primary anchors and diaphragm struts shall also be provided where interior vertical lateral-force-resisting elements occur above and in contact with the base level diaphragm. The spacing of primary anchors and diaphragm struts or collectors shall in no case exceed 30 feet (9144 mm).

**1613.7.5.3 Design of Primary Anchors and Diaphragm Struts.** Primary anchors and diaphragm struts shall be designed in accordance with the requirements of Section 1613.7.8.

**1613.7.5.4 Limitations.** The following lateral-force-resisting elements shall not be designed to resist seismic forces below the base level diaphragm in the downhill direction:

1. Wood structural panel wall sheathing.
2. Cement plaster and lath.
3. Gypsum wallboard, and
4. Tension only braced frames.

Braced frames designed in accordance with the requirements of Section 2205.2.1.2 may be used to transfer forces from the primary anchors and diaphragm struts to the foundation provided lateral forces do not induce flexural stresses in any member of the frame or in the diaphragm struts. Deflections of frames shall account for the variation in slope of diagonal members when the frame is not rectangular.

### **1613.7.6 Base Shear Resistance-Secondary Anchors.**

**1613.7.6.1 General.** In addition to the primary anchors required by Section 1613.7.5, the base shear in the downhill direction shall be resisted through secondary anchors in the uphill foundation connected to diaphragm struts in the base level diaphragm.

**Exception:** Secondary anchors are not required where foundations extending in the downhill direction spaced at not more than 30 feet (9144 mm) on center extend up to and are directly connected to the base level diaphragm for at least 70% of the diaphragm depth.

**1613.7.6.2 Secondary Anchor Capacity and Spacing.** Secondary anchors at the base level diaphragm shall be designed for a minimum force equal to the base shear, including forces



tributary to the base level diaphragm, but not less than 600 pounds per lineal foot (8.76 kN/m) based on Allowable Stress Design (ASD) levels. The secondary anchors shall be uniformly distributed along the uphill diaphragm edge and shall be spaced a maximum of 4 feet (1219 mm) on center.

**1613.7.6.3 Design.** Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.7.8.

**1613.7.7 Diaphragms Below the Base Level-Downhill Direction.** The following provisions shall apply to the lateral analysis and design of the connections for all diaphragms below the base level diaphragm in the downhill direction.

**1613.7.7.1 Diaphragm Defined.** Every floor level below the base level diaphragm shall be designed as a diaphragm.

**1613.7.7.2 Design Force.** Each diaphragm below the base level diaphragm shall be designed for all tributary loads at that level using a minimum seismic force factor not less than the base shear coefficient.

**1613.7.7.3 Design Force Resistance-Primary Anchors.** The design force described in Section 1613.7.7.2 shall be resisted through primary anchors from diaphragm struts provided in each diaphragm to the foundation. Primary anchors shall be provided and designed in accordance with the requirements and limitations of Section 1613.7.5.

**1613.7.7.4 Design Force Resistance-Secondary Anchors.**

**1613.7.7.4.1 General.** In addition to the primary anchors required in Section 1613.7.7.3, the design force in the downhill direction shall be resisted through secondary anchors in the uphill foundation connected to diaphragm struts in each diaphragm below the base level.

**Exception:** Secondary anchors are not required where foundations extending in the downhill direction, spaced at not more than 30 feet (9144 mm) on center, extend up to and are directly connected to each diaphragm below the base level for at least 70% of the diaphragm depth.

**1613.7.7.4.2 Secondary Anchor Capacity.** Secondary anchors at each diaphragm below the base level diaphragm shall be designed for a minimum force equal to the design force but not less than 300 pounds per lineal foot (4.38 kN/m) based on Allowable Stress Design (ASD) levels. The secondary anchors shall be uniformly distributed along the uphill diaphragm edge and shall be spaced a maximum of 4 feet (1219 mm) on center.

**1613.7.7.4.3 Design.** Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.7.8.

**1613.7.8 Primary and Secondary Anchorage and Diaphragm Strut Design.** Primary and secondary anchors and diaphragm struts shall be designed in accordance with the following provisions:

- 1. Fasteners.** All bolted fasteners used to develop connections to wood members shall be provided with square plate washers at all bolt heads and nuts. Washers shall be minimum 0.229 inch by 3 inches by 3 inches (5.82 mm by 76 mm by 76 mm) in size. Nuts shall be tightened to finger tight plus one half (1/2) wrench turn prior to covering the framing.
- 2. Fastening.** The diaphragm to foundation anchorage shall not be accomplished by the use of toenailing, nails subject to withdrawal, or wood in cross-grain bending or cross-grain tension.

3. Size of Wood Members. Wood diaphragm struts, collectors, and other wood members connected to primary anchors shall not be less than 3 inch (76 mm) nominal width. The effects of eccentricity on wood members shall be evaluated as required per Item 9.
4. Design. Primary and secondary anchorage, including diaphragm struts, splices, and collectors shall be designed for 125% of the tributary force.
5. Allowable Stress Increase. The one-third allowable stress increase permitted under Section 1605.3.2 shall not be taken when the working (allowable) stress design method is used.
6. Steel Element of Structural Wall Anchorage System. The strength design forces for steel elements of the structural wall anchorage system, with the exception of anchor bolts and reinforcing steel, shall be increased by 1.4 times the forces otherwise required.
7. Primary Anchors. The load path for primary anchors and diaphragm struts shall be fully developed into the diaphragm and into the foundation. The foundation must be shown to be adequate to resist the concentrated loads from the primary anchors.
8. Secondary Anchors. The load path for secondary anchors and diaphragm struts shall be fully developed in the diaphragm but need not be developed beyond the connection to the foundation.
9. Symmetry. All lateral force foundation anchorage and diaphragm strut connections shall be symmetrical. Eccentric connections may be permitted when demonstrated by calculation or tests that all components of force have been provided for in the structural analysis or tests.
10. Wood Ledgers. Wood ledgers shall not be used to resist cross-grain bending or cross-grain tension.

#### **1613.7.9 Lateral-Force-Resisting Elements Normal to the Downhill Direction.**

**1613.7.9.1 General.** In the direction normal to the downhill direction, lateral-force-resisting elements shall be designed in accordance with the requirements of this section.

**1613.7.9.2 Base Shear.** In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems.

**1613.7.9.3 Vertical Distribution of Seismic Forces.** For seismic forces acting normal to the downhill direction the distribution of seismic forces over the height of the building using Section 12.8.3 of ASCE 7 shall be determined using the height measured from the top of the lowest level of the building foundation.

**1613.7.9.4 Drift Limitations.** The story drift below the base level diaphragm shall not exceed 0.007 times the story height at strength design force level. The total drift from the base level diaphragm to the top of the foundation shall not exceed 3/4 inch (19 mm). Where the story height or the height from the base level diaphragm to the top of the foundation varies because of a stepped footing or story offset, the height shall be measured from the average height of the top of the foundation. The story drift shall not be reduced by the effect of horizontal diaphragm stiffness.

#### **1613.7.9.5 Distribution of Lateral Forces.**

**1613.7.9.5.1 General.** The design lateral force shall be distributed to lateral-force-resisting elements of varying heights in accordance with the stiffness of each individual element.

**1613.7.9.5.2 Wood Structural Panel Sheathed Walls.** The stiffness of a stepped wood structural panel shear wall may be determined by dividing the wall into adjacent rectangular

elements, subject to the same top of wall deflection. Deflections of shear walls may be estimated by AWC SDPWS Section 4.3.2. Sheathing and fastening requirements for the stiffest section shall be used for the entire wall. Each section of wall shall be anchored for shear and uplift at each step. The minimum horizontal length of a step shall be 8 feet (2438 mm) and the maximum vertical height of a step shall be 2 feet 8 inches (813 mm).

**1613.7.9.5.3 Reinforced Concrete or Masonry Shear Walls.** Reinforced concrete or masonry shear walls shall have forces distributed in proportion to the rigidity of each section of the wall.

**1613.7.9.6 Limitations.** The following lateral force-resisting-elements shall not be designed to resist lateral forces below the base level diaphragm in the direction normal to the downhill direction:

1. Cement plaster and lath,
2. Gypsum wallboard, and
3. Tension-only braced frames.

Braced frames designed in accordance with the requirements of Section 2205.2.1.2 of this Code may be designed as lateral-force-resisting elements in the direction normal to the downhill direction, provided lateral forces do not induce flexural stresses in any member of the frame. Deflections of frames shall account for the variation in slope of diagonal members when the frame is not rectangular.

#### **1613.7.10 Specific Design Provisions.**

**1613.7.10.1 Footings and Grade Beams.** All footings and grade beams shall comply with the following:

1. Grade beams shall extend at least 12 inches (305 mm) below the lowest adjacent grade and provide a minimum 24 inch (610 mm) distance horizontally from the bottom outside face of the grade beam to the face of the descending slope.
2. Continuous footings shall be reinforced with at least two No. 4 reinforcing bars at the top and two No. 4 reinforcing bars at the bottom.
3. All main footing and grade beam reinforcement steel shall be bent into the intersecting footing and fully developed around each corner and intersection.
4. All concrete stem walls shall extend from the foundation and reinforced as required for concrete or masonry walls.

**1613.7.10.2 Protection Against Decay and Termites.** All wood to earth separation shall comply with the following:

1. Where a footing or grade beam extends across a descending slope, the stem wall, grade beam, or footing shall extend up to a minimum 18 inches (457 mm) above the highest adjacent grade.

**Exception:** At paved garage and doorway entrances to the building, the stem wall need only extend to the finished concrete slab, provided the wood framing is protected with a moisture proof barrier.

2. Wood ledgers supporting a vertical load of more than 100 pounds per lineal foot (1.46 kN/m) based on Allowable Stress Design (ASD) levels and located within 48 inches (1219 mm) of adjacent grade are prohibited. Galvanized steel ledgers and anchor bolts,

with or without wood nailers, or treated or decay resistant sill plates supported on a concrete or masonry seat, may be used.

**1613.7.10.3 Sill Plates.** All sill plates and anchorage shall comply with the following:

1. All wood framed walls, including nonbearing walls, when resting on a footing, foundation, or grade beam stem wall, shall be supported on wood sill plates bearing on a level surface.
2. Power-driven fasteners shall not be used to anchor sill plates except at interior nonbearing walls not designed as shear walls.

**1613.7.10.4 Column Base Plate Anchorage.** The base of isolated wood posts (not framed into a stud wall) supporting a vertical load of 4,000 pounds (17.8 kN) based on Allowable Stress Design (ASD) levels or more and the base plate for a steel column shall comply with the following:

1. When the post or column is supported on a pedestal extending above the top of a footing or grade beam, the pedestal shall be designed and reinforced as required for concrete or masonry columns. The pedestal shall be reinforced with a minimum of four No. 4 bars extending to the bottom of the footing or grade beam. The top of exterior pedestals shall be sloped for positive drainage.
2. The base plate anchor bolts or the embedded portion of the post base, and the vertical reinforcing bars for the pedestal, shall be confined with two No. 4 or three No. 3 ties within the top 5 inches (127 mm) of the concrete or masonry pedestal. The base plate anchor bolts shall be embedded a minimum of 20 bolt diameters into the concrete or masonry pedestal. The base plate anchor bolts and post bases shall be galvanized and each anchor bolt shall have at least 2 galvanized nuts above the base plate.

**1613.7.10.5 Steel Beam to Column Supports.** All steel beam to column supports shall be positively braced in each direction. Steel beams shall have stiffener plates installed on each side of the beam web at the column. The stiffener plates shall be welded to each beam flange and the beam web. Each brace connection or structural member shall consist of at least two 5/8 inch (15.9 mm) diameter machine bolts.

**RATIONALE:**

Due to the difficulty of fire suppression vehicles accessing winding and narrow hillside properties and the probabilities for future earthquakes in the Los Angeles region, this technical amendment is required to address the special needs for buildings constructed on hillside locations. A joint Structural Engineers Association of Southern California (SEAOSC) and both the Los Angeles County and Los Angeles City Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by both the City and County of Los Angeles for several years with much success. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Topographical and Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. Additionally, the topography within the Los Angeles region includes significant hillsides with narrow and winding access that makes timely response by fire suppression vehicles challenging and difficult. The

proposed modification establishes design parameters to better mitigate and limit property damage that are the results of increased seismic forces which are imparted upon hillside buildings and structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 16-06.** Section 1613.8 is added to Chapter 16 of the 2016 Edition of the California Building Code to read as follows:

**1613.8 Suspended Ceilings.** Minimum design and installation standards for suspended ceilings shall be determined in accordance with the requirements of Section 2506.2.1 of this Code and this section.

**1613.8.1 Scope.** This part contains special requirements for suspended ceilings and lighting systems. Provisions of Section 13.5.6 of ASCE 7 shall apply except as modified herein.

**1613.8.2 General.** The suspended ceilings and lighting systems shall be limited to 6 feet (1828 mm) below the structural deck unless the lateral bracing is designed by a licensed engineer or architect.

**1613.8.3 Sprinkler Heads.** All sprinkler heads (drops) except fire-resistance-rated floor/ceiling or roof/ceiling assemblies, shall be designed to allow for free movement of the sprinkler pipes with oversize rings, sleeves or adaptors through the ceiling tile. Sprinkler heads and other penetrations shall have a 2 inch (50mm) oversize ring, sleeve, or adapter through the ceiling tile to allow for free movement of at least 1 inch (25mm) in all horizontal directions. Alternatively, a swing joint that can accommodate 1 inch (25 mm) of ceiling movement in all horizontal directions is permitted to be provided at the top of the sprinkler head extension.

Sprinkler heads penetrating fire-resistance-rated floor/ceiling or roof/ceiling assemblies shall comply with Section 714 of this Code.

**1613.8.4 Special Requirements for Means of Egress.** Suspended ceiling assemblies located along means of egress serving an occupant load of 30 or more shall comply with the following provisions.

**1613.8.4.1 General.** Ceiling suspension systems shall be connected and braced with vertical hangers attached directly to the structural deck along the means of egress serving an occupant load of 30 or more and at lobbies accessory to Group A Occupancies. Spacing of vertical hangers shall not exceed 2 feet (610 mm) on center along the entire length of the suspended ceiling assembly located along the means of egress or at the lobby.

**1613.8.4.2 Assembly Device.** All lay-in panels shall be secured to the suspension ceiling assembly with two hold-down clips minimum for each tile within a 4-foot (1219 mm) radius of the exit lights and exit signs.

**1613.8.4.3 Emergency Systems.** Independent supports and braces shall be provided for light fixtures required for exit illumination. Power supply for exit illumination shall comply with the requirements of Section 1008.3 of this Code.

**1613.8.4.4 Supports for Appendage.** Separate support from the structural deck shall be provided for all appendages such as light fixtures, air diffusers, exit signs, and similar elements.

## **RATIONALE:**

The California Building Code has little to no information regarding the safe design and construction requirements for ceiling suspension systems subject to seismic loads. It is through the experience of prior earthquakes, such as the Northridge Earthquake, that this amendment is proposed so as to minimize the amount of bodily and building damage within the spaces in which this type of ceiling will be installed. This proposed amendment complements ASCE 7-10 Chapter 13 Section 13.5.6.2.2 and the cited reference to ASTM E580. The amended requirements retained herein are a continuation of portions of an amendment adopted during the previous code adoption cycles.

## **FINDINGS:**

Local Geological Conditions – The greater Los Angeles 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 proposed modification requiring safe design and construction requirements for ceiling suspension systems to resist seismic loads is intended to minimize the amount of damage within a building and therefore need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 17-01.** Section 1704.6 of the 2016 Edition of the California Building Code is amended to read as follows:

**1704.6 Structural Observations.** Where required by the provisions of Section 1704.6.1 or 1704.6.2, the owner or the owner's authorized agent shall employ a ~~registered design professional structural observer~~ to perform structural observations. ~~Structural observation does not include or waive the responsibility for the inspections in Section 110 or the special inspections in Section 1705 or other section of this code. The structural observer shall be one of the following individuals:~~

- ~~1. The registered design professional responsible for the structural design, or~~
- ~~2. A registered design professional designated by the registered design professional responsible for the structural design.~~

Prior to the commencement of observations, the structural observer shall submit to the building official a written statement identifying the frequency and extent of structural observations.

~~At the conclusion of the work included in the permit, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.~~

~~The owner or owner's authorized agent shall coordinate and call a preconstruction meeting between the structural observer, contractors, affected subcontractors and special inspectors. The structural observer shall preside over the meeting. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load resisting systems of the structure and to review scheduling of the required observations. A record of the meeting shall be included in the report submitted to the Building Official.~~

~~Observed deficiencies shall be reported in writing to the owner or owner's authorized agent, special inspector, contractor and the Building Official. Upon the form prescribed by the Building Official, the structural observer shall submit to the Building Official a written statement at each significant construction stage stating that the site visits have been made and identifying any reported deficiencies which, to the best of the structural observer's knowledge, have not been resolved. A final report by the structural observer which states that all observed deficiencies have been resolved is required before acceptance of the work by the Building Official.~~

#### **RATIONALE:**

The language in Section 1704.6 of the California Building Code permits the owner to employ any registered design professional to perform structural observations with minimum guideline. However, it is important to recognize that the registered design professional responsible for the structural design has thorough knowledge of the building he/she designed. By requiring the registered design professional responsible for the structural design or their designee who were involved with the design to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. Additional requirements are provided to help clarify the role and duties of the structural observer and the method of reporting and correcting observed deficiencies to the building official. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

#### **FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures 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 proposed



modification to require the registered design professional in responsible charge for the structural design to observe the construction will help ensure acceptable standards of workmanship is provided and to improve the quality of the observation and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 17-02.** Section 1704.6.1 of the 2016 Edition of the California Building Code is amended to read as follows:

**1704.6.1 Structural observations for seismic resistance.** Structural observations shall be provided for those structures assigned to Seismic Design Category D, E or F, where one or more of the following conditions exist:

1. The structure is classified as Risk Category III or IV in accordance with Table 1604.5.
2. The height of the structure is greater than 75 feet (22860 mm) above the base.
3. The structure ~~is assigned to Seismic Design Category E, is~~ classified as Risk Category I or II in accordance with Table 1604.5, and ~~is greater than two stories one stories above grade plane a~~ lateral design is required for the structure or portion thereof.

**Exception:** One-story wood framed Group R-3 and Group U Occupancies less than 2,000 square feet in area, provided the adjacent grade is not steeper than 1 unit vertical in 10 units horizontal (10% sloped), assigned to Seismic Design Category D.

4. When so designated by the registered design professional responsible for the structural design.
5. When such observation is specifically required by the building official.

**RATIONALE:**

With the higher seismic demand placed on buildings and structures in this region, the language in Section 1704.6.1 of the California Building Code would permit many low-rise buildings and structures with complex structural elements to be constructed without the benefit of a structural observation. By requiring a registered design professional to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. An exception is provided to permit simple structures and buildings to be excluded. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures 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 proposed modification to require the registered design professional in responsible charge for the structural design to observe the construction will help ensure acceptable standards of workmanship is provided and to improve the quality of the observation and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 17-03.** Section 1705.3 of the 2016 Edition of the California Building Code is amended to read as follows:

**1705.3 Concrete Construction.** The special inspections and tests for concrete construction shall be performed in accordance with this section and Table 1705.3.

**Exceptions:** Special inspections and tests shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength,  $f'_c$ , no greater than 2,500 pounds per square inch (psi) (17.2 Mpa) regardless of the compressive strength specified in the construction documents or used in the footing construction.
2. Continuous concrete footings supporting walls of buildings three stories or less above grade plane that are fully supported on earth or rock where:
  - 2.1. The footings support walls of light-frame construction;
  - 2.2. The footings are designed in accordance with Table 1809.7; or
  - 2.3. The structural design of the footing is based on a specified compressive strength,  $f'_c$ , no greater than 2,500 pounds per square inch (psi) (17.2 Mpa), regardless of the compressive strength specified in the construction documents or used in the footing construction.
3. Nonstructural concrete slabs supported directly on the ground, including prestressed slabs on grade, where the effective prestress in the concrete is less than 150 psi (1.03 Mpa).
- ~~4. Concrete foundation walls constructed in accordance with Table 1807.1.6.2.~~
- ~~5. Concrete patios, driveways and sidewalks, on grade.~~

**RATIONALE:**

Results from studies after the 1994 Northridge Earthquake indicated that a lot of the damage was attributed to a lack of quality control during construction resulting in poor performance of the building or structure. Therefore, the proposed amendment requires special inspection for concrete with a compressive strength greater than 2,500 pounds per square inch. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures 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 proposed modification to require special inspection for concrete with a compressive strength greater than 2,500 psi to improve quality of control during construction and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 17-04.** Exception 3 of Section 1705.12 of the 2016 Edition of the California Building Code is amended to read as follows:

**1705.12 Special inspections for seismic resistance.** Special inspections for seismic resistance shall be required as specified in Sections 1705.12.1 through 1705.12.9, unless exempted by the exceptions of Section 1704.2.

**Exception:** The special inspections specified in Sections 1705.12.1 through 1705.12.9 are not required for structures designed and constructed in accordance with one of the following:

1. The structure consists of light-frame construction; the design spectral response acceleration at short periods,  $S_{DS}$ , as determined in Section 1613.3.4, does not exceed 0.5; and the building height of the structure does not exceed 35 feet (10 668 mm)
2. The seismic force-resisting system of the structure consists of reinforced masonry or reinforced concrete; the design spectral response acceleration at short periods,  $S_{DS}$ , as determined in Section 1613.3.4, does not exceed 0.5; and the building height of the structure does not exceed 25 feet (7620 mm)
3. The structure is a detached one- or two-family dwelling not exceeding two stories above grade plane, is not assigned to Seismic Design Category D, E or F and does not have any of the following horizontal or vertical irregularities in accordance with Section 12.3 of ASCE 7:
  - 3.1 Torsional or extreme torsional irregularity.
  - 3.2 Nonparallel systems irregularity.
  - 3.3 Stiffness-soft story or stiffness-extreme soft story irregularity.
  - 3.4 Discontinuity in lateral strength-weak story irregularity.

#### **RATIONALE:**

In Southern California, very few detached one- or two-family dwellings not exceeding two stories above grade plane are built as “box-type” structures, especially those in hillside areas and near the oceanfront. Many steel moment frames or braced frames and/or cantilevered columns within buildings can still be shown as “regular” structures by calculations. With the higher seismic demand placed on buildings and structures in this region, the language in Section 1705.12 Exception 3 of the California Building Code would permit many detached one- or two-family dwellings not exceeding two stories above grade plane with complex structural elements to be constructed without the benefit of special inspections. By requiring special inspections, the quality of major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. The exception should only be allowed for detached one- or two-family dwellings not exceeding two stories above grade plane assigned to Seismic Design category A, B and C.

#### **FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures 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 proposed modification to require special inspections for detached one- or two-family dwellings not exceeding two stories above grade plane assigned to Seismic Design Category D, E and F will help ensure that acceptable standards of workmanship and quality of construction are provided and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to

existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 18-01.** Section 1807.1.4 of the 2016 Edition of the California Building Code is amended to read as follows:

**1807.1.4 Permanent wood foundation systems.** Permanent wood foundation systems shall be designed and installed in accordance with AWC PWF. Lumber and plywood shall be treated in accordance with AWPA U1 (Commodity Specification A, Use Category 4B and Section 5.2) and shall be identified in accordance with Section 2303.1.9.1. Permanent wood foundation systems shall not be used for structures assigned to Seismic Design Category D, E or F.

**RATIONALE:**

No substantiating data has been provided to show that wood foundation systems are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Wood foundation systems not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result in using wood foundation systems that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Climatic and Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the 1994 Northridge Earthquake. In addition, the region is within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather. This region is especially susceptible to more active termite and wood attacking insects and microorganisms. The proposed modification to prohibit the use of wood foundation systems as well as limit prescriptive design provisions in an effort to mitigate potential problems or deficiencies due to the proliferation of wood-destroying organisms and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 18-02.** Section 1807.1.6 of the 2016 Edition of the California Building Code is amended to read as follows:

**1807.1.6 Prescriptive design of concrete and masonry foundation walls.** Concrete and masonry foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and constructed in accordance with this section. Prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E or F.

**RATIONALE:**

With the higher seismic demand placed on buildings and structures in this region, it is deemed necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions that does not take into consideration the surrounding environment. Plain concrete performs poorly in withstanding the cyclic forces resulting from seismic events. In addition, no substantiating data has been provided to show that under-reinforced foundation walls are effective in resisting seismic loads and may potentially lead to a higher risk of failure. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these issues into consideration. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

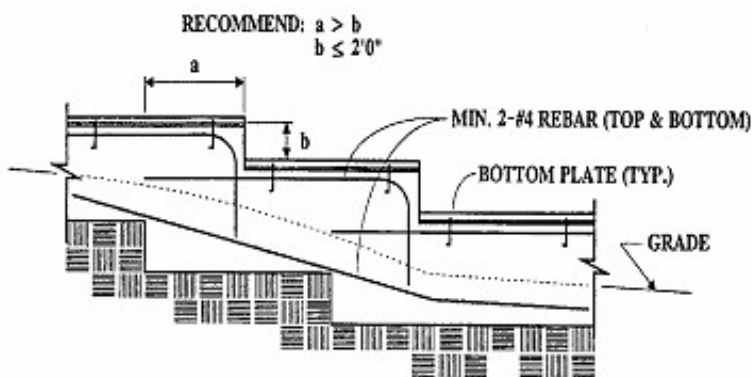
**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures 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 proposed modification to prohibit prescriptive design provisions for foundation walls as plain concrete have performed poorly in withstanding the cyclic forces resulting from seismic events and to require the walls to be designed by a registered design professional to ensure that the proper analysis of the structure takes into account the surrounding condition and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 18-03.** Section 1809.3 of the 2016 Edition of the California Building Code is amended to read as follows:

**1809.3 Stepped footings.** The top surface of footings shall be level. The bottom surface of footings shall be permitted to have a slope not exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground slopes more than one unit vertical in 10 units horizontal (10-percent slope).

For structures assigned to Seismic Design Category D, E or F, the stepping requirement shall also apply to the top surface of grade beams supporting walls. Footings shall be reinforced with four No. 4 bars. Two bars shall be placed at the top and bottom of the footings as shown in Figure 1809.3.



STEPPED FOUNDATIONS

FIGURE 1809.3  
 STEPPED FOOTING

**RATIONALE:**

With the higher seismic demand placed on buildings and structures in this region, precautionary steps are proposed to reduce or eliminate potential problems that may result for under reinforced footings located on sloped surfaces. Requiring minimum reinforcement for stepped footings is intended to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to require minimum reinforcement in stepped footings is intended to improve performance of buildings and structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.



**2016 LARUCP 18-04.** Section 1809.7 and Table 1809.7 of the 2016 Edition of the California Building Code are amended to read as follows:

**1809.7 Prescriptive footings for light-frame construction.** Where a specific design is not provided, concrete or masonry-unit footings supporting walls of light-frame construction shall be permitted to be designed in accordance with Table 1809.7. Prescriptive footings in Table 1809.7 shall not exceed one story above grade plane for structures assigned to Seismic Design Category D, E or F.

**TABLE 1809.7  
PRESCRIPTIVE FOOTINGS SUPPORTING WALLS OF  
LIGHT-FRAME CONSTRUCTION** <sup>a, b, c, d, e</sup>

NUMBER OF FLOORS SUPPORTED BY THE FOOTING <sup>f</sup>	WIDTH OF FOOTING (inches)	THICKNESS OF FOOTING (inches)
1	12	6
2	15	6
3	18	8 <sup>g</sup>

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm

- a. Depth of footings shall be in accordance with Section 1809.4.
- b. The ground under the floor shall be permitted to be excavated to the elevation of the top of the footing.
- c. ~~Interior stud-bearing walls shall be permitted to be supported by isolated footings. The footing width and length shall be twice the width shown in this table, and footings shall be spaced not more than 6 feet on center. Not Adopted.~~
- d. See Section 1908 for additional requirements for concrete footings of structures assigned to Seismic Design Category C, D, E or F.
- e. For thickness of foundation walls, see Section 1807.1.6.
- f. Footings shall be permitted to support a roof addition to the stipulated number of floors. Footings supporting roof only shall be as required for supporting one floor.
- g. ~~Plain concrete footings for Group R-3 occupancies shall be permitted to be 6 inches thick.~~

**RATIONALE:**

No substantiating data has been provided to show that under-reinforced footings are effective in resisting seismic loads and may potentially lead to a higher risk of failure. Therefore, this proposed amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. With the higher seismic demand placed on buildings and structures in this region, precautionary steps are proposed to reduce or eliminate potential problems that may result by following prescriptive design provisions for footing that does not take into consideration the surrounding environment. It was important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these issues into consideration. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force that investigated the poor performance observed in the 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to limit the use of the prescriptive design provisions and under-reinforced or plain concrete is to ensure that the proper analysis of the structure takes into account the surrounding condition and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 18-05.** Section 1809.12 of the 2016 Edition of the California Building Code is amended to read as follows:

**1809.12 Timber footings.** Timber footings shall be permitted for buildings of Type V construction and as otherwise approved by the building official. Such footings shall be treated in accordance with AWPA U1 (Commodity Specification A, Use Category 4B). Treated timbers are not required where placed entirely below permanent water level, or where used as capping for wood piles that project above the water level over submerged or marsh lands. The compressive stresses perpendicular to grain in untreated timber footing supported upon treated piles shall not exceed 70 percent of the allowable stresses for the species and grade of timber as specified in the AF&PA/ANSI/AWC NDS. Timber footings shall not be used in structures assigned to Seismic Design Category D, E or F.

**RATIONALE:**

No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event, especially while being subjected to deterioration caused by the combined detrimental effects of moisture in the soil and wood-destroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic event and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Climatic and Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. In addition, the region is within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather. This region is especially susceptible to more active termite and wood attacking insects and microorganisms. The proposed modification to prohibit the use of timber footings in an effort to mitigate potential problems or deficiencies due to the proliferation of wood-destroying organisms and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 18-06.** Section 1810.3.2.4 of the 2016 Edition of the California Building Code is amended to read as follows:

**1810.3.2.4 Timber.** Timber deep foundation elements shall be designed as piles or poles in accordance with AF&PAANSI/AWC NDS. Round timber elements shall conform to ASTM D 25. Sawn timber elements shall conform to DOC PS-20. Timber shall not be used in structures assigned to Seismic Design Category D, E or F.

**RATIONALE:**

No substantiating data has been provided to show that timber deep foundation is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Timber deep foundation, when they are not properly treated and protected against deterioration, has performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic event and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result by using timber deep foundation that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Climatic and Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. In addition, the region is within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather. This region is especially susceptible to more active termite and wood attacking insects and microorganisms. The proposed modification to prohibit the use of timber deep foundation in an effort to mitigate potential problems or deficiencies due to the proliferation of wood-destroying organisms and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 19-01.** Section 1905.1.7 of the 2016 Edition of the California Building Code is amended to read as follows:

**1905.1.7 ACI 318, Section 14.1.4.** Delete ACI 318, Section 14.1.4, and replace with the following:

14.1.4 – Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

14.1.4.1 – Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

(a) ~~Structural plain concrete basement, foundation or other walls below the base as defined in ASCE 7 are permitted in detached one and two family dwellings three stories or less in height constructed with stud-bearing walls. In dwellings assigned to Seismic Design Category D or E, the height of the wall shall not exceed 8 feet (2438 mm), the thickness shall not be less than 7½ inches (190 mm), and the wall shall retain no more than 4 feet (1219 mm) of unbalanced fill. Walls shall have reinforcement in accordance with 14.6.1. Concrete used for fill with a minimum cement content of two (2) sacks of Portland cement or cementitious material per cubic yard.~~

(b) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

~~Exception: In detached one and two family dwellings three stories or less in height, the projection of the footing beyond the face of the supported member is permitted to exceed the footing thickness.~~

(c) Plain concrete footings supporting walls are permitted provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. ~~For footings that exceed 8 inches (203 mm) in thickness, a~~ minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exceptions:

~~1. In Seismic Design Categories A, B and C, Detached one- and two-family dwellings three stories or less in height and constructed with stud-bearing walls, are permitted to have plain concrete footings without longitudinal reinforcement with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.~~

~~2. For foundation systems consisting of a plain concrete footing and a plain concrete stemwall, a minimum of one bar shall be provided at the top of the stemwall and at the bottom of the are footing.~~

~~3. Where a slab on ground is cast monolithically with the footing, one No. 5 bar is permitted to be located at either the top of the slab or bottom of the footing.~~

## RATIONALE:

This proposed amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in

1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to require minimum reinforcement to address the problem of poor performance of plain or under-reinforced footings during a seismic event and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 19-02.** Section 1905.1 is amended and Sections 1905.1.9 thru 1905.1.11 are added to Chapter 19 of the 2016 Edition of the California Building Code to read as follows:

**1905.1 General.** The text of ACI 318 shall be modified as indicated in Sections 1905.1.1 through 1908.1.8 1905.1.11.

**1905.1.9 ACI 318, Section 18.7.5.** Modify ACI 318, Section 18.7.5, by adding Section 18.7.5.7 and 18.7.5.8 as follows:

*18.7.5.7 Where the calculated point of contraflexure is not within the middle half of the member clear height, provide transverse reinforcement as specified in ACI 318 Sections 18.7.5.1, Items (a) through (c), over the full height of the member.*

*18.7.5.8 – At any section where the design strength,  $\phi P_n$ , of the column is less than the sum of the shears  $V_e$  computed in accordance with ACI 318 Sections 18.7.6.1 and 18.6.5.1 for all the beams framing into the column above the level under consideration, transverse reinforcement as specified in ACI 318 Sections 18.7.5.1 through 18.7.5.3 shall be provided. For beams framing into opposite sides of the column, the moment components are permitted to be assumed to be of opposite sign. For the determination of the design strength,  $\phi P_n$ , of the column, these moments are permitted to be assumed to result from the deformation of the frame in any one principal axis.*

**1905.1.10 ACI 318, Section 18.10.4.** Modify ACI 318, Section 18.10.4, by adding Section 18.10.4.6 as follows:

*18.10.4.6 – Walls and portions of walls with  $P_u > 0.35P_o$  shall not be considered to contribute to the calculated shear strength of the structure for resisting earthquake-induced forces. Such walls shall conform to the requirements of ACI 318 Section 18.14.*

**1905.1.11 ACI 318, Section 18.12.6.** Modify ACI 318, by adding Section 18.12.6.2 as follows:

*18.12.6.2 Collector and boundary elements in topping slabs placed over precast floor and roof elements shall not be less than 3 inches (76 mm) or  $6 d_b$  in thickness, where  $d_b$  is the diameter of the largest reinforcement in the topping slab.*

#### **RATIONALE:**

This amendment is intended to carry over critical provisions for the design of concrete columns in moment frames from the legacy 1997 Uniform Building Code. Increased confinement is critical to the integrity of such columns and these modifications ensure that it is provided when certain thresholds are exceeded.

In addition, this amendment carries over from the legacy 1997 Uniform Building Code a critical provision for the design of concrete shear walls. It essentially limits the use of very highly gravity-loaded walls in being included in the seismic load resisting system, since their failure could have catastrophic effect on the building.

Furthermore, this amendment was incorporated in the code based on observations from the 1994 Northridge Earthquake. Rebar placed in very thin concrete topping slabs have been observed in some instances to have popped out of the slab due to insufficient concrete coverage. This modification ensures that critical boundary and collector rebars are placed in sufficiently thick topping slab to prevent buckling of such reinforcements.

This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to increase confinement in critical columns, limiting the use of highly gravity loaded walls, and increase concrete coverage in thin slabs will have to prevent failure of the structure and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 23-01.** Section 2304.10.1 of the 2016 Edition of the California Building Code is amended to read as follows:

**2304.10.1 Fastener requirements.** Connections for wood members shall be designed in accordance with the appropriate methodology in Section 2301.2. The number and size of fasteners connecting wood members shall not be less than that set forth in Table 2304.10.1. Staple fasteners in Table 2304.10.1 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

**Exception:** Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the building official.

**RATIONALE:**

Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this proposed local amendment limit the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. The test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This proposed amendment is a continuation of a similar amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to limit the use of staple fasteners to resist or transfer seismic load improve the performance of buildings and structures during a seismic event and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.



**2016 LARUCP 23-02.** Section 2304.12.5 of the 2016 Edition of the California Building Code is amended to read as follows:

**2304.12.5 Wood used in retaining walls and cribs.** Wood installed in retaining or crib walls shall be preservative treated in accordance with AWPA U1 for soil and fresh water use. Wood shall not be used in retaining or crib walls for structures assigned to Seismic Design Category D, E or F.

**RATIONALE:**

No substantiating data has been provided to show that wood used in retaining or crib walls are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood used in retaining or crib walls, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic event and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result by using wood in retaining or crib walls that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Climatic and Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. In addition, the region is within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather. This region is especially susceptible to more active termite and wood attacking insects and microorganisms. The proposed modification to prohibit the use of wood in retaining or crib walls in an effort to mitigate potential problems or deficiencies due to the proliferation of wood-destroying organisms and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 23-03.** Section 2305.4 is added to Chapter 23 of the 2016 Edition of the California Building Code to read as follows:

**2305.4 Quality of Nails.** In Seismic Design Category D, E or F, mechanically driven nails used in wood structural panel shear walls shall meet the same dimensions as that required for hand-driven nails, including diameter, minimum length and minimum head diameter. Clipped head or box nails are not permitted in new construction. The allowable design value for clipped head nails in existing construction may be taken at no more than the nail-head-area ratio of that of the same size hand-driven nails.

**RATIONALE:**

The overdriving of nails into the structural wood panel still remains a concern when pneumatic nail guns are used for wood structural panel shear wall nailing. Box nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the 1994 Northridge Earthquake. The use of clipped head nails as allowed in Table A1 of AFPA SDPWS footnote referencing to ASTM F1667, continues to be restricted from being used in wood structural panel shear walls where the minimum nail head size must be maintained in order to minimize nails from pulling through sheathing materials. Clipped or mechanically driven nails used in wood structural panel shear wall construction were found to perform much less in previous wood structural panel shear wall testing done at the University of California Irvine. The existing test results indicated that, under cyclic loading, the wood structural panel shear walls were less energy absorbent and less ductile. The panels reached ultimate load capacity and failed at substantially less lateral deflection than those using same size hand-driven nails. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to require mechanically driven nails to have the same dimensions as hand-driven nail will result in improved quality of construction and performance of wood structural panel shear walls and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 23-04.** Section 2305.5 is added to Chapter 23 of the 2016 Edition of the California Building Code to read as follows:

**2305.5 Hold-down connectors.** In Seismic Design Category D, E or F, hold-down connectors shall be designed to resist shear wall overturning moments using approved cyclic load values or 75 percent of the allowable seismic load values that do not consider cyclic loading of the product. Connector bolts into wood framing shall require steel plate washers on the post on the opposite side of the anchorage device. Plate size shall be a minimum of 0.229 inch by 3 inches by 3 inches (5.82 mm by 76 mm by 76 mm) in size. Hold-down connectors shall be tightened to finger tight plus one half (1/2) wrench turn just prior to covering the wall framing.

### **RATIONALE:**

ICC-ES AC 155 Acceptance Criteria for Hold-downs (Tie-Downs) Attached to Wood Members is widely used to establish allowable values for hold-down connectors in evaluation reports. AC 155 uses monotonic loading to establish allowable values. Yet, cyclic and dynamic forces imparted on buildings and structures by seismic activity cause more damage than equivalent forces that are applied in a monotonic manner. However, the engineering, regulatory and manufacturing industries have not reached consensus on the appropriate cyclic or dynamic testing protocols. This condition is expected to continue for some time. In the interim, this proposed amendment continues to limit the allowable capacity to 75% of the evaluation report value to provide an additional factor of safety for statically tested anchorage devices. Steel plate washers will reduce the additional damage that can result when hold-down connectors are fastened to wood framing members. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles with additional editorial revisions for clarification.

### **FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to establish minimum performance requirements for hold-down connectors will reduce failure of wood structural panel shear walls due to excessive deflection and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 23-05.** Section 2306.2 of the 2016 Edition of the California Building Code is amended to read as follows:

**2306.2 Wood-frame diaphragms.** Wood-frame diaphragms shall be designed and constructed in accordance with AWC SDPWS. Where panels are fastened to framing members with staples, requirements and limitations of AWC SDPWS shall be met and the allowable shear values set forth in Table 2306.2(1) or 2306.2(2) shall only be permitted for structures assigned to Seismic Design Category A, B, or C.

**Exception:** Allowable shear values where panels are fastened to framing members with staples may be used if such values are substantiated by cyclic testing and approved by the building official.

The allowable shear values in Tables 2306.2(1) and 2306.2(2) are permitted to be increased 40 percent for wind design.

Wood structural panel diaphragms used to resist seismic forces in structures assigned to Seismic Design Category D, E or F shall be applied directly to the framing members.

**Exception:** Wood structural panel diaphragms are permitted to be fastened over solid lumber planking or laminated decking, provided the panel joints and lumber planking or laminated decking joints do not coincide.

#### **RATIONALE:**

The Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and does not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner.

In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with staples would exhibit the same behavior as the wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with staples appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of staples as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be substantiated by cyclic testing.

Furthermore, the cities and county within the Los Angeles region has taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This proposed amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board.

This proposed amendment continues the previous amendment adopted during the 2010 code adoption cycle.

#### **FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to place design and construction limits on staples as fasteners used in wood structural panel or diaphragms not substantiated with cyclic testing will help to maintain minimum quality of construction and performance standards of structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 23-06.** Section 2306.3 of the 2016 Edition of the California Building Code is amended to read as follows:

**2306.3 Wood-frame shear walls.** Wood-frame shear walls shall be designed and constructed in accordance with AWC SDPWS. For structures assigned to Seismic Design Category D, E, or F, application of Tables 4.3A and 4.3B of AWC SDPWS shall include the following:

1. Wood structural panel thickness for shear walls shall not be less than 3/8 inch thick and studs shall not be spaced at more than 16 inches on center.
2. The maximum nominal unit shear capacities for 3/8 inch wood structural panels resisting seismic forces in structures assigned to Seismic Design Category D, E or F is 400 pounds per linear foot (plf).

**Exception:** Other nominal unit shear capacities may be permitted if such values are substantiated by cyclic testing and approved by the building official.
3. Nails shall be placed not less than 1/2 inch in from the panel edges and not less than 3/8 inch from the edge of the connecting members for shear greater than 350 plf using ASD or 500 plf using LRFD. Nails shall be placed not less than 3/8 inch from panel edges and not less than 1/4 inch from the edge of the connecting members for shears of 350 plf or less using ASD or 500 plf or less using LRFD.
4. Table 4.3B application is not allowed for structures assigned to Seismic Design Category D, E, or F.

For structures assigned to Seismic Design Category D, application of Table 4.3C of AWC SDPWS shall not be used below the top level in a multi-level building.

Where panels are fastened to framing members with staples, requirements and limitations of AWC SDPWS shall be met and the allowable shear values set forth in Table 2306.3(1), 2306.3(2) or 2306.3(3) shall only be permitted for structures assigned to Seismic Design Category A, B, or C.

**Exception:** Allowable shear values where panels are fastened to framing members with staples may be used if such values are substantiated by cyclic testing and approved by the building official.

The allowable shear values in Tables 2306.3(1) and 2306.3(2) are permitted to be increased 40 percent for wind design. Panels complying with ANSI/APA PRP-210 shall be permitted to use design values for Plywood Siding in the AWC SDPWS.

#### **RATIONALE:**

The Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with stapled nails are based on monotonic testing and does not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner.

In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with stapled nails would exhibit the same behavior as the wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with

stapled nails appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of stapled nail as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be substantiated by cyclic testing.

Furthermore, the cities and county within the Los Angeles region has taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This proposed amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board.

This proposed amendment continues the previous amendment adopted during the 2010 code adoption cycle.

### **FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to place design and construction limits on stapled nail fasteners used in wood structural panel shear walls or diaphragms not substantiated with cyclic testing will help to maintain minimum quality of construction and performance standards of structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 23-07.** Section 2307.2 is added to the 2016 Edition of the California Building Code to read as follows:

**2307.2 Wood-frame shear walls.** Wood-frame shear walls shall be designed and constructed in accordance with Section 2306.3 as applicable.

### **RATIONALE:**

The Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with stapled nails are based on monotonic testing and does not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner.

In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with stapled nails would exhibit the same behavior as the wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with stapled nails appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of stapled nail as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be substantiated by cyclic testing.

Furthermore, the cities and county within the Los Angeles region has taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This proposed amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board.

This proposed amendment continues the previous amendment adopted during the 2010 code adoption cycle.

### **FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to place design and construction limits on stapled nail fasteners used in wood structural panel shear walls or diaphragms not substantiated with cyclic testing will help to maintain minimum quality of construction and performance standards of structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.



2016 LARUCP 23-08. Table 2308.6.1 of the 2016 Edition of the California Building Code is amended to read as follows:

TABLE 2308.6.1<sup>a</sup>  
WALL BRACING REQUIREMENTS

SEISMIC DESIGN CATEGORY	STORY CONDITION (SEE SECTION 2308.2)	MAXIMUM SPACING OF BRACED WALL LINES	BRACED PANEL LOCATION, SPACING (O.C.) AND MINIMUM PERCENTAGE (X)			MAXIMUM DISTANCE OF BRACED WALL PANELS FROM EACH END OF BRACED WALL LINE
			Bracing method <sup>b</sup>			
			LIB	DWB, WSP	SFB, PBS, PCP, HPS, GB <sup>c,d</sup>	
A and B		35'- 0"	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	12'- 6"
		35'- 0"	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	12'- 6"
		35'- 0"	NP	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	12'- 6"
C		35'- 0"	NP	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	12'- 6"
		35'- 0"	NP	Each end and ≤ 25'- 0" o.c. (minimum 25% of wall length) <sup>e</sup>	Each end and ≤ 25'- 0" o.c. (minimum 25% of wall length) <sup>e</sup>	12'- 6"
D and E <sup>f, g, h</sup>		25'- 0"	NP	$S_{DS} < 0.50$ : Each end and ≤ 25'- 0" o.c. (minimum 21% of wall length) <sup>e</sup>	$S_{DS} < 0.50$ : Each end and ≤ 25'- 0" o.c. (minimum 43% of wall length) <sup>e</sup>	8'- 0"
				$0.5 \leq S_{DS} < 0.75$ : Each end and ≤ 25'- 0" o.c. (minimum 32% of wall length) <sup>e</sup>	$0.5 \leq S_{DS} < 0.75$ : Each end and ≤ 25'- 0" o.c. (minimum 59% of wall length) <sup>e</sup>	
				$0.75 \leq S_{DS} \leq 1.00$ : Each end and ≤ 25'- 0" o.c. (minimum 37% of wall length) <sup>e</sup>	$0.75 \leq S_{DS} \leq 1.00$ : Each end and ≤ 25'- 0" o.c. (minimum 75% of wall length)	
				$S_{DS} > 1.00$ : Each end and ≤ 25'- 0" o.c. (minimum 48% of wall length) <sup>e</sup>	$S_{DS} > 1.00$ : Each end and ≤ 25'- 0" o.c. (minimum 100% of wall length) <sup>e</sup>	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

NP = Not Permitted.

a. This table specifies minimum requirements for braced wall panels along interior or exterior braced wall lines.

b. See Section 2308.6.3 for full description of bracing methods.

c. For Method GB, gypsum wallboard applied to framing supports that are spaced at 16 inches on center.

d. The required lengths shall be doubled for gypsum board applied to only one face of a braced wall panel.

e. Percentage shown represents the minimum amount of bracing required along the building length (or wall length if the structure has an irregular shape).

f. DWB, SFB, PBS, and HPS wall braces are not permitted in Seismic Design Categories D or E.

g. Minimum length of panel bracing of one face of the wall for WSP sheathing shall be at least 4'-0" long or both faces of the wall for GB or PCP sheathing shall be at least 8'-0" long; h/w ratio shall not exceed 2:1. Wall framing to which sheathing used for bracing is applied shall be nominal 2 inch wide (actual 1 1/2 inch (38 mm) or larger members and spaced a maximum of 16 inches on center. Braced wall panel construction types shall not be mixed within a braced wall line.

h. WSP sheathing shall be a minimum of 15/32" thick nailed with 8d common placed 3/8 inches from panel edges and spaced not more than 6 inches on center and 12 inches on center along intermediate framing members.

**RATIONALE:**

This proposed amendment specifies minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

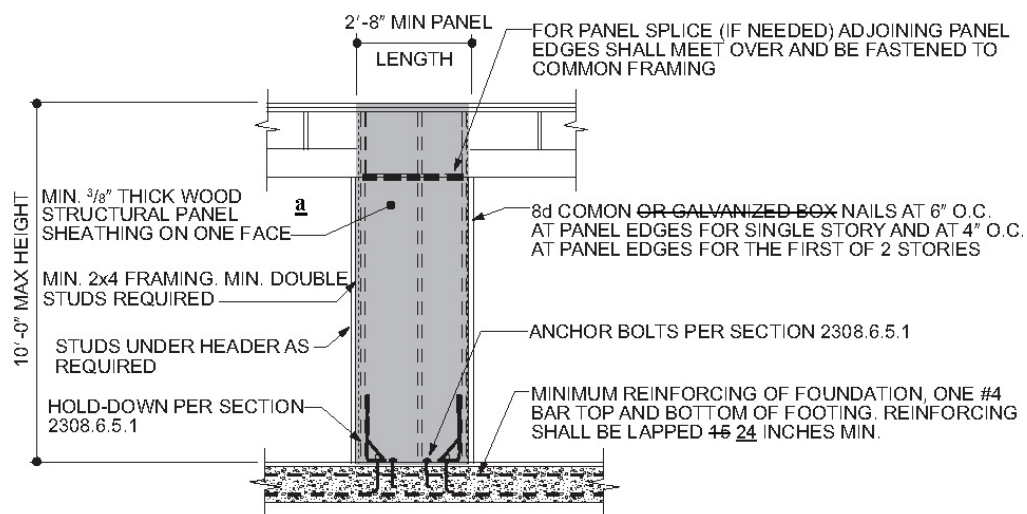
Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. Conventional framing does not address the need for a continuous load path, critical shear transfer mechanisms, connection-ties, irregular and flexible portions of complex shaped structures. The proposed modification to provide specific detailing requirements will improve the performance of buildings and structures and therefore needs to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 23-09.** Section 2308.6.5, Figure 2308.6.5.1, and Figure 2308.6.5.2 of the 2016 Edition of the California Building Code are amended to read as follows:

**2308.6.5 Alternative bracing.** An alternate braced wall (ABW) or a portal frame with hold-downs (PFH) described in this section is permitted to substitute for a 48-inch (1219 mm) braced wall panel of Method DWB, WSP, SFB, PBS, PCP or HPS. For Method GB, each 96-inch (2438 mm) section (applied to one face) or 48-inch (1219 mm) section (applied to both faces) or portion thereof required by Table 2308.6.1 is permitted to be replaced by one panel constructed in accordance with Method ABW or PFH.

**2308.6.5.1 Alternate braced wall (ABW).** An ABW shall be constructed in accordance with this section and Figure 2308.6.5.1. In one-story buildings, each panel shall have a length of not less than 2 feet 8 inches (813 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with 3/8-inch (3.2 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Table 2304.10.1 and blocked at wood structural panel edges. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports. Two anchor bolts installed in accordance with Section 2308.3.1 shall be provided in each panel. Anchor bolts shall be placed at each panel outside quarter points. Each panel end stud shall have a hold-down device fastened to the foundation, capable of providing an approved uplift capacity of not less than 1,800 pounds (8006 N). The hold-down device shall be installed in accordance with the manufacturer's recommendations. The ABW shall be supported directly on a foundation or on floor framing supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing ~~or turned-down slab edge~~ is permitted at door openings in the braced wall line. This continuous footing ~~or turned-down slab edge~~ shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped 45 ~~24~~ inches (384 ~~610~~ mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

Where the ABW is installed at the first story of two-story buildings, the wood structural panel sheathing shall be provided on both faces, three anchor bolts shall be placed at one-quarter points and tie-down device uplift capacity shall be not less than 3,000 pounds (13 344 N).



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**a.** For structures assigned to Seismic Design Category D or E, sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing.

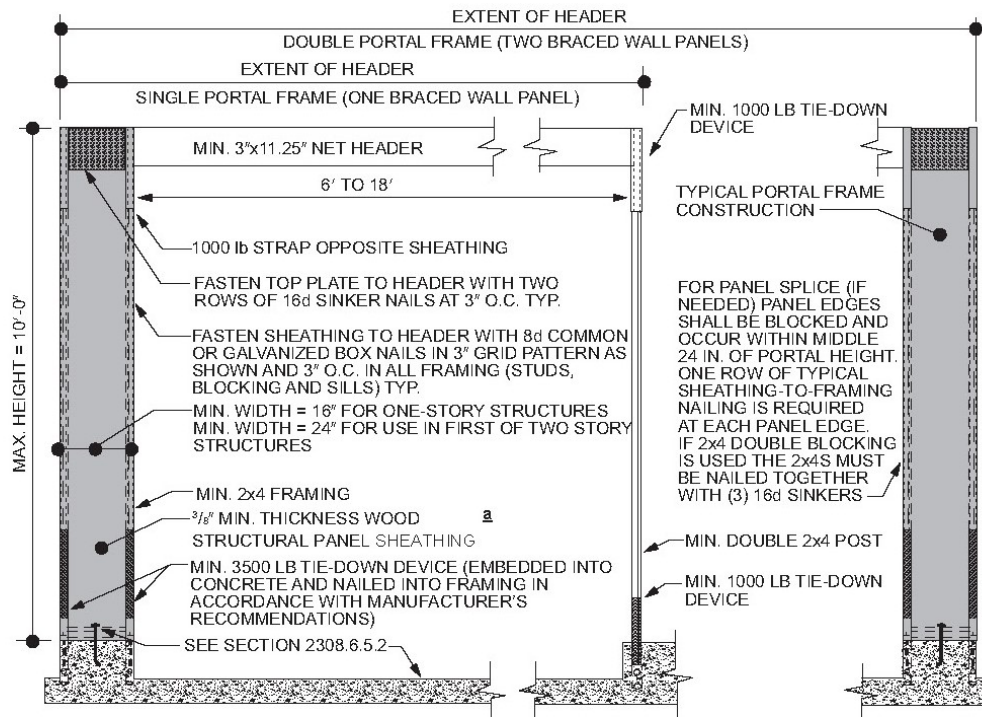
**FIGURE 2308.6.5.1  
ALTERNATE BRACED WALL PANEL (ABW)**

**2308.6.5.2 Portal frame with hold-downs (PFH).** A PFH shall be constructed in accordance with this section and Figure 2308.6.5.2. The adjacent door or window opening shall have a full-length header.

In one-story buildings, each panel shall have a length of not less than 16 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with a single layer of 3/8-inch (9.5 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Figure 2308.6.5.2. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports and in accordance with Figure 2308.6.5.2. The wood structural panel sheathing shall extend up over the solid sawn or glued-laminated header and shall be nailed in accordance with Figure 2308.6.5.2. A built-up header consisting of at least two 2-inch by 12-inch (51 mm by 305 mm) boards, fastened in accordance with Item 24 of Table 2304.10.1 shall be permitted to be used. A spacer, if used, shall be placed on the side of the built-up beam opposite the wood structural panel sheathing. The header shall extend between the inside faces of the first full-length outer studs of each panel. The clear span of the header between the inner studs of each panel shall be not less than 6 feet (1829 mm) and not more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not less than 1,000 pounds (4,400 N) shall fasten the header to the inner studs opposite the sheathing. One anchor bolt not less than 5/8 inch (15.9 mm) diameter and installed in accordance with Section 2308.3.1 shall be provided in the center of each sill plate. The studs at each end of the panel shall have a hold-down device fastened to the foundation with an uplift capacity of not less than 3,500 pounds (15 570 N).

Where a panel is located on one side of the opening, the header shall extend between the inside face of the first full-length stud of the panel and the bearing studs at the other end of the opening. A strap with an uplift capacity of not less than 1,000 pounds (4400 N) shall fasten the header to the bearing studs. The bearing studs shall also have a hold-down device fastened to the foundation with an uplift capacity of not less than 1,000 pounds (4400 N). The hold-down devices shall be an embedded strap type, installed in accordance with the manufacturer's recommendations. The PFH panels shall be supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing ~~or turned-down slab edge~~ is permitted at door openings in the braced wall line. This continuous footing ~~or turned-down slab edge~~ shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped not less than ~~15 24~~ inches (~~381 610~~ mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

Where a PFH is installed at the first story of two-story buildings, each panel shall have a length of not less than 24 inches (610 mm).



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N.

**a. For structures assigned to Seismic Design Category D or E, sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing.**

**FIGURE 2308.6.5.2**  
**PORTAL FRAME WITH HOLD-DOWNS (PFH)**

**RATIONALE:**

3/8" thick, 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3-ply plywood during the Northridge Earthquake. This proposed amendment specifies minimum sheathing thickness, nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands and reduce and limit potential damages to property. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification requiring minimum sheathing thickness and nailing type and size will help to maintain minimum quality of construction and performance standards of structures and therefore needs to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 23-10.** Section 2308.6.8.1 of Chapter 23 of the 2016 Edition of the California Building Code is amended to read as follows:

**2308.6.8.1 Foundation requirements.** Braced wall lines shall be supported by continuous foundations.

**Exception:** For structures with a maximum plan dimension not more than 50 feet (15240 mm), continuous foundations are required at exterior walls only for structures assigned to Seismic Design Category A, B, or C.

For structures in Seismic Design Categories D and E, exterior braced wall panels shall be in the same plane vertically with the foundation or the portion of the structure containing the offset shall be designed in accordance with accepted engineering practice and Section 2308.1.1.

**Exceptions:**

- ~~1. Exterior braced wall panels shall be permitted to be located not more than 4 feet (1219 mm) from the foundation below where supported by a floor constructed in accordance with all of the following:
  - ~~1.1. Cantilevers or setbacks shall not exceed four times the nominal depth of the floor joists.~~
  - ~~1.2. Floor joists shall be 2 inches by 10 inches (51 mm by 254 mm) or larger and spaced not more than 16 inches (406 mm) on center.~~
  - ~~1.3. The ratio of the back span to the cantilever shall be not less than 2 to 1.~~
  - ~~1.4. Floor joists at ends of braced wall panels shall be doubled.~~
  - ~~1.5. A continuous rim joist shall be connected to the ends of cantilevered joists. The rim joist is permitted to be spliced using a metal tie not less than 0.058 inch (1.47 mm) (16 galvanized gage) and 1 1/2 inches (38 mm) in width fastened with six 16d common nails on each side. The metal tie shall have a yield stress not less than 33,000 psi (227 MPa).~~
  - ~~1.6. Joists at setbacks or the end of cantilevered joists shall not carry gravity loads from more than a single story having uniform wall and roof loads nor carry the reactions from headers having a span of 8 feet (2438 mm) or more.~~~~
- ~~2. The end of a required braced wall panel shall be allowed to extend not more than 1 foot (305 mm) over an opening in the wall below. This requirement is applicable to braced wall panels offset in plane and braced wall panels offset out of plane as permitted by Exception 1. Braced wall panels are permitted to extend over an opening not more than 8 feet (2438 mm) in width where the header is a 4-inch by 12-inch (102 mm by 305 mm) or larger member.~~

**RATIONALE:**

With the higher seismic demand placed on buildings and structures in this region, interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. The proposed change is to limit the use of the exception to structures assigned to Seismic Design Category A, B or C where lower seismic demands are expected. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. Conventional framing does not address the need for a continuous load path, critical shear transfer mechanisms, connection-ties, irregular and flexible portions of complex shaped structures. The proposed modification to require continuous footings under braced wall lines will improve performance of buildings or structure during a seismic event and therefore need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code.

**2016 LARUCP 23-11.** Section 2308.6.9 of the 2016 Edition of the California Building Code is amended to read as follows:

**2308.6.9 Attachment of sheathing.** Fastening of braced wall panel sheathing shall not be less than that prescribed in Tables 2308.6.1 or 2304.10.1. Wall sheathing shall not be attached to framing members by adhesives. Staple fasteners in Table 2304.10.1 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

**Exception:** Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the building official.

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at maximum 24 inches (6096 mm) intervals along the top plate of discontinuous vertical framing.

### **RATIONALE:**

This proposed amendment is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

### **FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. Conventional framing does not address the need for a continuous load path, critical shear transfer mechanisms, connection-ties, irregular and flexible portions of complex shaped structures. The proposed modification to provide specific detailing requirements will improve the performance of buildings and structures and therefore needs to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code.





## PART II

### LARUCP RECOMMENDED CODE AMENDMENTS TO THE 2016 EDITION OF THE CALIFORNIA RESIDENTIAL CODE

**SUMMARY OF RECOMMENDED LARUCP AMENDMENTS TO THE 2016 CRC**

(N) 2016 LARUCP NO.	(E) 2013 LARUCP NO.	TITLE/DESCRIPTION	STATUS <sup>1</sup>
R3-01	R3-01	Amend CRC Section R301.1.3.2 Woodframe Structures	R
R3-02	R3-02	Add CRC Section R301.1.4 Slopes Steeper Than 33%	R
	R3-03	<del>Amend CRC Table 301.2.2.1.1 and Section R301.2.2.1.2 Seismic Design Category</del>	D
R3-03	R3-04	Amend CRC Section R301.2.2.2.5 Irregular Buildings	R
R3-04	R3-05	Add CRC Section R301.2.2.3.8 Anchorage of Equipment	R
R4-01	R4-01	Amend CRC Section R401.1 Foundation Application	M
R4-02	R4-02	Amend CRC Sections R403.1 General Footings	M
R4-03	R4-03	Amend CRC Section R404.2 Wood Foundation Walls	R
R5-01	R5-01	Amend CRC Section R501.1 Application	R
R5-02	R5-02	Add CRC Section R503.2.4 Openings In Horizontal Diaphragms	R
R6-01	R6-01	Amend CRC Table R602.3(1) Fastener Schedule	M
R6-02	R6-02	Amend CRC Table R602.3(2) Alternate Attachment	R
R6-03	R6-03	Amend CRC Table R602.10.3(3) Bracing Requirements	M
R6-04	R6-04	Amend CRC Table R602.10.4 Bracing Methods	M
R6-05	R6-05	Amend CRC Figure R602.10.6.1 Alternate Braced Wall Panel	R
R6-06	R6-06	Amend CRC Figure R602.10.6.2 Portal Frame	M
R6-07	R6-07	Amend CRC Table R602.10.5 Braced Wall Lengths	M
R6-08	R6-08	Amend CRC Section R602.10.2.3 Minimum Number of Braced Wall Panels	R
R6-09	R6-09	Amend CRC Figure R602.10.6.4 Method CS-PF	R
	R6-10	<del>Delete Amendment for CRC Section R602.10.9.1 Braced Wall Panel Support</del>	D
R6-10	R6-11	Amend CRC Section R606.4.4 Parapet Walls	M
R6-11	R6-12	Amend CRC Section R606.12.2.2.3 Reinforcement for Masonry	R
R6-12	R6-13	Amend CRC Section R602.3.2 Top Plate	M
R8-01	R8-01	Add CRC Section R803.2.4 Openings in Horizontal Diaphragms	R
R10-01	R10-01	Amend CRC Section R1001.3.1 Vertical Reinforcing	R

**FOOTNOTE:**

1. R = Retain and update existing amendment, M = Modify existing amendment, D = Delete existing 2013 LARUCP amendment, N = New amendment proposed.

**2016 LARUCP R3-01.** Section R301.1.3.2 of the 2016 Edition of the California Residential Code is amended to read as follows:

**R301.1.3.2 Woodframe structures ~~greater than two stories~~.** The building official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than two stories and basement in height located in Seismic Design Category A, B or C. Notwithstanding other sections of law; the law establishing these provisions is found in Business and Professions Code Section 5537 and 6737.1.

The building official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than one story in height or with a basement located in Seismic Design Category D<sub>0</sub>, D<sub>1</sub>, D<sub>2</sub> or E.

**RATIONALE:**

After the 1994 Northridge Earthquake, the Wood Frame Construction Joint Task Force recommended that the quality of wood frame construction need to be greatly improved. One such recommendation identified by the Task Force is to improve the quality and organization of structural plans prepared by the engineer or architect so that plan examiners, building inspectors, contractors and special inspectors may logically follow and construct the presentation of the seismic force-resisting systems in the construction documents. For buildings or structures located in Seismic Design Category D<sub>0</sub>, D<sub>1</sub>, D<sub>2</sub> or E that are subject to a greater level of seismic forces, the requirement to have a California licensed architect or engineer prepare the construction documents is intended to minimize or reduce structural deficiencies that may cause excessive damage or injuries in wood frame buildings. Structural deficiencies such as plan and vertical irregularities, improper shear transfer of the seismic force-resisting system, missed details or connections important to the structural system, and the improper application of the prescriptive requirements of the California Residential Code can be readily addressed by a registered design professional.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to require construction documents for wood frame construction greater than one story in height or with a basement to be approved and stamped by a California licensed architect or engineer is intended to assure that both the structural design and prescriptive requirement of the code are properly utilized and presented and therefore need to be incorporated into the code to assure that new buildings and structures, and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

**2016 LARUCP R3-02.** Section R301.1.4 is added to Chapter 3 of the 2016 Edition of the California Residential Code to read as follows:

**R301.1.4 Seismic design provisions for buildings constructed on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent slope).** The design and construction of new buildings and additions to existing buildings when constructed on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent slope) shall comply with Section 1613.9 of the Building Code.

**RATIONALE:**

Due to the difficulty of fire suppression vehicles accessing winding and narrow hillside properties and the probabilities for future earthquakes in the Los Angeles region, this technical amendment is required to address the special needs for buildings constructed on hillside locations. A joint Structural Engineers Association of Southern California (SEAOSC) and both the Los Angeles County and Los Angeles City Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by both the City and County of Los Angeles for several years with much success. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

**FINDINGS:**

Local Topographical and Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. Additionally, the topography within the Los Angeles region includes significant hillsides with narrow and winding access that makes timely response by fire suppression vehicles challenging and difficult. The proposed modification establishes design parameters to better mitigate and limit property damage that are the results of increased seismic forces which are imparted upon hillside buildings and structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

**2016 LARUCP R3-03.** Items 1, 3 and 5 of Section R301.2.2.2.5 of the 2016 Edition of the California Residential Code are amended to read as follows:

1. Where exterior shear wall lines or braced wall panels are not in one plane vertically from the foundation to the uppermost story in which they are required.

**Exception:** For wood light frame construction, floors with cantilevers or setbacks not exceeding four times the nominal depth of the wood floor joists are permitted to support braced wall panels that are out of plane with braced wall panels below provided that:

- ~~1. Floor joists are nominal 2 inches by 10 inches (51 mm by 254 mm) or larger and spaced not more than 16 inches (406 mm) on center.~~
  - ~~2. The ratio of the back span to the cantilever is not less than 2 to 1.~~
  - ~~3. Floor joists at ends of braced wall panels are doubled.~~
  - ~~4. For wood frame construction, a continuous rim joist is connected to ends of cantilever joists. When spliced, the rim joists shall be spliced using a galvanized metal tie not less than 0.058 inch (1.5 mm) (16 gage) and 1 1/2 inches (38 mm) wide fastened with six 16d nails on each side of the splice or a block of the same size as the rim joist of sufficient length to fit securely between the joist space at which the splice occurs fastened with eight 16d nails on each side of the splice; and~~
  - ~~5. Gravity loads carried at the end of cantilevered joists are limited to uniform wall and roof loads and the reactions from headers having a span of 8 feet (2438 mm) or less.~~
3. When the end of a braced wall panel occurs over an opening in the wall below and ends at a horizontal distance greater than 1 foot (305 mm) from the edge of the opening. This provision is applicable to shear walls and braced wall panels offset in plane and to braced wall panels offset out of plane as permitted by the exception to item 1.

**Exception:** For wood light frame wall construction, one end of a braced wall panel shall be permitted to extend more than one foot (305 mm) over an opening not more than 8 feet (2438 mm) in width in the wall below provided that the opening includes a header in accordance with the following:

- ~~1. The building width, loading condition and framing member species limitations of Table R602.7(1) shall apply; and~~
  - ~~2. Not less than one 2x12 or two 2x10 for an opening not more than 4 feet (1219 mm) wide; or~~
  - ~~3. Not less than two 2x12 or three 2x10 for an opening not more than 6 feet (1829 mm) in width; or~~
  - ~~4. Not less than three 2x12 or four 2x10 for an opening not more than 8 feet (2438 mm) in width; and~~
  - ~~5. The entire length of the braced wall panel does not occur over an opening in the wall below.~~
5. Where portions of a floor level are vertically offset.

**Exceptions:**

- ~~1. Framing supported directly by continuous foundations at the perimeter of the building.~~

- ~~2. For wood light frame construction, floors shall be permitted to be vertically offset when the floor framing is lapped or tied together as required by section R502.6.1.~~

**RATIONALE:**

With the higher seismic demand placed on buildings and structures in this region, precautionary steps are proposed to reduce or eliminate potential problems that may result by limiting the type of irregular conditions specified in the California Residential Code. Such limitations are intended to reduce the potential structural damage expected in the event of an earthquake. The cities and county of the Los Angeles region has taken extra measures to maintain the structural integrity of the framing of the shear walls and all associated elements when designed for high levels of seismic loads.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed amendment limits the type of irregular conditions within buildings that may lead to higher structural damage during a seismic event and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code and consistent with the requirements in the ASCE 7-10.

**2016 LARUCP R3-04.** Section R301.2.2.3.8 is added to Chapter 3 of the 2016 Edition of the California Residential Code to read as follows:

**R301.2.2.3.8 Anchorage of Mechanical, Electrical, or Plumbing Components and Equipment.**  
Mechanical, electrical, or plumbing components and equipment shall be anchored to the structure. Anchorage of the components and equipment shall be designed to resist loads in accordance with the California Building Code and ASCE 7, except where the component is positively attached to the structure and flexible connections are provided between the component and associated ductwork, piping, and conduit; and either

1. The component weighs 400 lb (1,780 N) or less and has a center of mass located 4 ft (1.22 m) or less above the supporting structure; or
2. The component weighs 20 lb (89N) or less or, in the case of a distributed system, 5 lb/ft (73 N/m) or less.

**RATIONALE:**

There is no limitation for weight of mechanical and plumbing fixtures and equipment in the California Residential Code. Requirements from ASCE 7 and the California Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this proposed amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to limit the equipment weight is intended to reduce injuries, save lives, and minimize structural damages and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.



**2016 LARUCP R4-01.** Section R401.1 of the 2016 Edition of the California Residential Code is amended to read as follows:

**R401.1 Application.** The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AWC PWF.

**Exception:** The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:

1. In buildings that have no more than two floors and a roof.
2. When interior basement and foundation walls are constructed at intervals not exceeding 50 feet (15 240 mm).

Wood foundations in Seismic Design Category D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub> shall ~~be designed in accordance with accepted engineering practice~~ not be permitted.

**Exception:** In non-occupied, single-story, detached storage sheds and similar uses other than carport or garage, provided the gross floor area does not exceed 200 square feet, the plate height does not exceed 12 feet in height above the grade plane at any point, and the maximum roof projection does not exceed 24 inches.

**RATIONALE:**

No substantiating data has been provided to show that wood foundation is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood foundation, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic event and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result in using wood foundation that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. However, an exception is made for non-occupied, single-story storage structures that pose significantly less risk to human safety and may utilize the wood foundation guidelines specified in this Chapter. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles for the California Residential Code.

**FINDINGS:**

Local Climatic and Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. In addition, the region is within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather. This region is especially susceptible to more active termite and wood attacking insects and microorganisms. The proposed modification to prohibit the use of wood foundation systems as well as limit prescriptive design provisions in an effort to mitigate potential problems or deficiencies due to the proliferation of wood-destroying organisms and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures

are designed and constructed in accordance with the scope and objectives of the California Residential Code.

**2016 LARUCP R4-02.** Sections R403.1.2, R403.1.3.6 and R403.1.5 of the 2016 Edition of the California Residential Code are amended to read as follows:

**R403.1.2 Continuous footing in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>.** Exterior walls of buildings located in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> shall be supported by continuous solid or fully grouted masonry or concrete footings. ~~Other footing materials or systems shall be designed in accordance with accepted engineering practice.~~ All required interior braced wall panels in buildings located in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> with plan dimensions greater than 50 feet (15 240 mm) shall be supported by continuous solid or fully grouted masonry or concrete footings in accordance with Section R403.1.3.4, except for two-story buildings in Seismic Design Category D<sub>2</sub>, in which all braced wall panels, interior and exterior, shall be supported on continuous foundations.

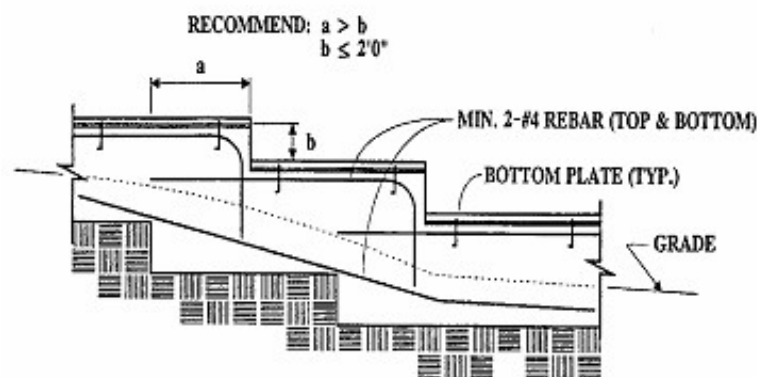
**Exception:** ~~Two-story buildings shall be permitted to have interior braced wall panels supported on continuous foundations at intervals not exceeding 50 feet (15 240 mm) provided that:~~

- ~~1. The height of cripple walls does not exceed 4 feet (1219 mm).~~
- ~~2. First floor braced wall panels are supported on doubled floor joists, continuous blocking or floor beams.~~
- ~~3. The distance between bracing lines does not exceed twice the building width measured parallel to the braced wall line.~~

**R403.1.3.6 Isolated concrete footings.** In detached one- and two-family dwellings located in Seismic Design Category A, B, or C that are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

**R403.1.5 Slope.** The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one unit vertical in 10 units horizontal (10-percent slope).

For structures located in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub>, stepped footings shall be reinforced with four No. 4 rebar. Two bars shall be placed at the top and bottom of the footings as shown in Figure R403.1.5.



STEPPED FOUNDATIONS

**FIGURE R403.1.5**  
**STEPPED FOOTING**

**RATIONALE:**

With the higher seismic demand placed on buildings and structures in this region, precautionary steps are proposed to reduce or eliminate potential problems that may result for under-reinforced footings located on sloped surfaces. Requiring minimum reinforcement for stepped footings is intended to address the problem of poor performance of plain or under-reinforced footings during a seismic event. Furthermore, interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. The proposed change is to limit the use of the exception to structures assigned to Seismic Design Category A, B or C where lower seismic demands are expected. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures. This proposed amendment is consistent with an amendment adopted during previous code adoption cycles for the California Residential Code.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to require continuous footings under braced wall lines, require reinforcement in one- and two-family dwelling, and minimum reinforcement in stepped footings will improve performance of buildings or structure during a seismic event and minimize potential problems or deficiencies and therefore need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Residential Code.

**2016 LARUCP R4-03.** Section R404.2 of the 2016 Edition of the California Residential Code is amended to read as follows:

**R404.2 Wood foundation walls.** Wood foundation walls shall be constructed in accordance with the provisions of Sections R404.2.1 through R404.2.6 and with the details shown in Figures R403.1(2) and R403.1(3). Wood foundation walls shall not be used for structures located in Seismic Design Category D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub>.

**RATIONALE:**

No substantiating data has been provided to show that wood foundation wall is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood foundation walls, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic event and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result in using wood foundation walls that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This proposed amendment is consistent with an amendment adopted during previous code adoption cycles for the California Residential Code.

**FINDINGS:**

Local Climatic and Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. In addition, the region is within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather. This region is especially susceptible to more active termite and wood attacking insects and microorganisms. The proposed modification to prohibit the use of wood foundation wall in an effort to mitigate potential problems or deficiencies due to the proliferation of wood-destroying organisms and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

**2016 LARUCP R5-01.** Section R501.1 of the 2016 Edition of the California Residential Code is amended to read as follows:

**R501.1 Application.** The provisions of this chapter shall control the design and construction of the floors for buildings, including the floors of attic spaces used to house mechanical or plumbing fixtures and equipment. Mechanical or plumbing fixtures and equipment shall be attached (or anchored) to the structure in accordance with Section R301.2.2.3.8

### **RATIONALE:**

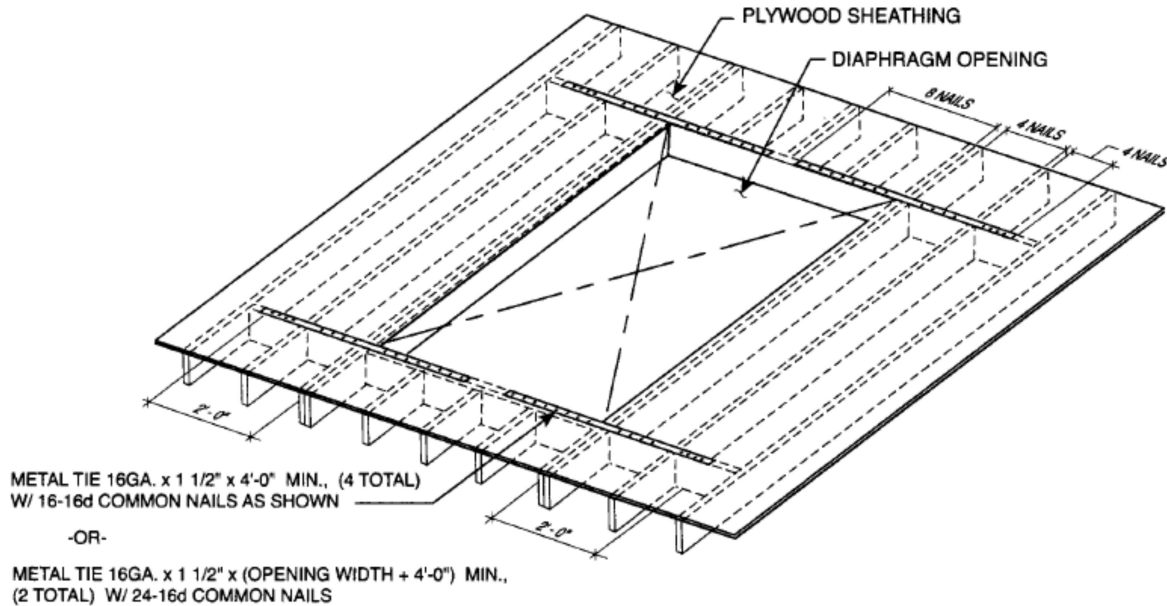
There is no limitation for weight of mechanical and plumbing fixtures and equipment in the California Residential Code. Requirements from ASCE 7 and the California Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this proposed amendment that a registered design professional is required to analyze if the floor support is adequate and structurally sound.

### **FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to limit the equipment weight is intended to reduce injuries, save lives, and minimize structural damages and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

**2016 LARUCP R5-02.** Section R503.2.4 is added to Chapter 5 of the 2016 Edition of the California Residential Code to read as follows:

**R503.2.4 Openings in horizontal diaphragms.** Openings in horizontal diaphragms with a dimension perpendicular to the joist that is greater than 4 feet (1.2 m) shall be constructed in accordance with Figure R503.2.4.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- Blockings shall be provided beyond headers.
- Metal ties not less than 0.058 inch [1.47 mm (16 galvanized gage)] by 1.5 inches (38 mm) wide with eight 16d common nails on each side of the header-joist intersection. The metal ties shall have a minimum yield of 33,000 psi (227 MPa).
- Openings in diaphragms shall be further limited in accordance with Section R301.2.2.2.5.

**FIGURE R503.2.4**  
**OPENINGS IN HORIZONTAL DIAPHRAGMS**

**RATIONALE:**

Section R502.10 of the Code does not provide any prescriptive criteria to limit the maximum floor opening size nor does Section R503 provide any details to address the issue of shear transfer near larger floor openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damages caused by seismic forces. Requiring blocking with metal ties around larger floor openings and limiting opening size is consistent with the requirements of Section R301.2.2.2.5.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to require specific detailing at large floor openings is intended to address the poor performance of floor diaphragms with openings and limit or reduce property damages during a seismic

event and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.



2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R6-01. Lines 35 and 36 of Table R602.3(1) of the 2016 Edition of the California Residential Code are amended to read as follows:

TABLE 602.3(1)  
FASTENING SCHEDULE—continued

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <sup>a, b, c</sup>	SPACING AND LOCATION	
<b>Floor</b>				
24	2" subfloor to joist or girder	3-16d box (3 <sup>1</sup> / <sub>2</sub> " × 0.135"); or 2-16d common (3 <sup>1</sup> / <sub>2</sub> " × 0.162")	Blind and face nail	
25	2" planks (plank & beam—floor & roof)	3-16d box (3 <sup>1</sup> / <sub>2</sub> " × 0.135"); or 2-16d common (3 <sup>1</sup> / <sub>2</sub> " × 0.162")	At each bearing, face nail	
26	Band or rim joist to joist	3-16d common (3 <sup>1</sup> / <sub>2</sub> " × 0.162") 4-10 box (3" × 0.128"), or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples, <sup>7</sup> / <sub>16</sub> " crown	End nail	
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.	
		10d box (3" × 0.128"); or 3" × 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides	
		And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice	
28	Ledger strip supporting joists or rafters	4-16d box (3 <sup>1</sup> / <sub>2</sub> " × 0.135"); or 3-16d common (3 <sup>1</sup> / <sub>2</sub> " × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail	
29	Bridging to joist	2-10d (3" × 0.128")	Each end, toe nail	
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <sup>a, b, c</sup>	SPACING OF FASTENERS	
			Edges (inches) <sup>h</sup>	Intermediate supports <sup>c, e</sup> (inches)
<b>Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing</b> [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]				
30	3/8" - 1/2"	6d common (2" × 0.113") nail (subfloor, wall) <sup>i</sup> 8d common (2 <sup>1</sup> / <sub>2</sub> " × 0.131") nail (roof)	6	12 <sup>f</sup>
31	19/32" - 1"	8d common nail (2 <sup>1</sup> / <sub>2</sub> " × 0.131")	6	12 <sup>f</sup>
32	1 <sup>1</sup> / <sub>8</sub> " - 1 <sup>1</sup> / <sub>4</sub> "	10d common (3" × 0.148") nail; or 8d (2 <sup>1</sup> / <sub>2</sub> " × 0.131") deformed nail	6	12
<b>Other wall sheathing<sup>g</sup></b>				
33	1/2" structural cellulosic fiberboard sheathing	1 <sup>1</sup> / <sub>2</sub> " galvanized roofing nail, <sup>1</sup> / <sub>16</sub> " head diameter, or 1" crown staple 16 ga., 1 <sup>1</sup> / <sub>4</sub> " long	3	6
34	25/32" structural cellulosic fiberboard sheathing	1 <sup>3</sup> / <sub>4</sub> " galvanized roofing nail, <sup>1</sup> / <sub>16</sub> " head diameter, or 1" crown staple 16 ga., 1 <sup>1</sup> / <sub>4</sub> " long	3	6
35 <sup>l</sup>	1/2" gypsum sheathing <sup>d</sup>	1 <sup>1</sup> / <sub>2</sub> " galvanized roofing nail; staple galvanized, 1 <sup>1</sup> / <sub>2</sub> " long; 1 <sup>1</sup> / <sub>4</sub> " screws, Type W or S	7	7
36 <sup>l</sup>	5/8" gypsum sheathing <sup>d</sup>	1 <sup>3</sup> / <sub>4</sub> " galvanized roofing nail; staple galvanized, 1 <sup>5</sup> / <sub>8</sub> " long; 1 <sup>5</sup> / <sub>8</sub> " screws, Type W or S	7	7
<b>Wood structural panels, combination subfloor underlayment to framing</b>				
37	3/4" and less	6d deformed (2" × 0.120") nail; or 8d common (2 <sup>1</sup> / <sub>2</sub> " × 0.131") nail	6	12
38	7/8" - 1"	8d common (2 <sup>1</sup> / <sub>2</sub> " × 0.131") nail; or 8d deformed (2 <sup>1</sup> / <sub>2</sub> " × 0.120") nail	6	12
39	1 <sup>1</sup> / <sub>8</sub> " - 1 <sup>1</sup> / <sub>4</sub> "	10d common (3" × 0.148") nail; or 8d deformed (2 <sup>1</sup> / <sub>2</sub> " × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

TABLE R602.3(1)—continued  
FASTENING SCHEDULE

- a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
- b. Staples are 16 gage wire and have a minimum  $\frac{7}{16}$ -inch on diameter crown width.
- c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
- e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- f. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
- g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with CA 253. Fiberboard sheathing shall conform to ASTM C 208.
- h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
- i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
- j. Use of staples in braced wall panels shall be prohibited in Seismic Design Category D<sub>0</sub>, D<sub>1</sub>, or D<sub>2</sub>.

**RATIONALE:**

The Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and does not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner.

In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with staples would exhibit the same behavior as the wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with staples appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of staples as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> unless it can be substantiated by cyclic testing.

This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to place design and construction limits on staples as fasteners used in wood structural panel or diaphragms not substantiated with cyclic testing will help to maintain minimum quality of construction and performance standards of structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

**2016 LARUCP R6-02.** Footnote “b” of Table R602.3(2) of the 2016 Edition of the California Residential Code is amended to read as follows:

b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted. Use of staples in roof, floor, subfloor, and braced wall panels shall be prohibited in Seismic Design Category D<sub>0</sub>, D<sub>1</sub>, or D<sub>2</sub>.

**RATIONALE:**

The Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be “more thoroughly substantiated with testing.” The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and does not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner.

In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with staples would exhibit the same behavior as the wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with staples appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of staples as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> unless it can be substantiated by cyclic testing.

This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

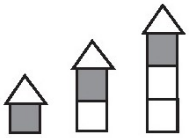
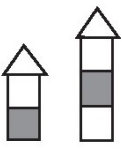
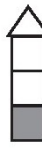
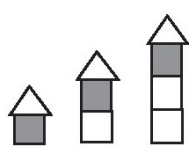
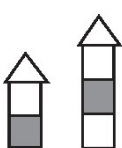

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to place design and construction limits on staples as fasteners used in wood structural panel or diaphragms not substantiated with cyclic testing will help to maintain minimum quality of construction and performance standards of structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM


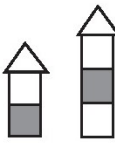

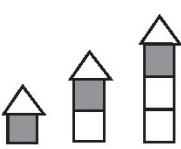
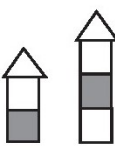

2016 LARUCP R6-03. Table R602.10.3(3) of the 2016 Edition of the California Residential Code is amended to read as follows:

TABLE R602.10.3(3)  
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

<ul style="list-style-type: none"> <li>• SOIL CLASS D<sup>b</sup></li> <li>• WALL HEIGHT = 10 FEET</li> <li>• 10 PSF FLOOR DEAD LOAD</li> <li>• 15 PSF ROOF/CEILING DEAD LOAD</li> <li>• BRACED WALL LINE SPACING ≤ 25 FEET</li> </ul>			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE <sup>a</sup>				
Seismic Design Category	Story Location	Braced Wall Line Length (feet) <sup>c</sup>	Method LIB <sup>d</sup>	Method GB <sup>f</sup>	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB <sup>e,j</sup>	Method WSP	Methods CS-WSP, CS-G
C (townhouses only)		10	2.5	2.5	2.5	1.6	1.4
		20	5.0	5.0	5.0	3.2	2.7
		30	7.5	7.5	7.5	4.8	4.1
		40	10.0	10.0	10.0	6.4	5.4
		50	12.5	12.5	12.5	8.0	6.8
		10	NP	4.5	4.5	3.0	2.6
		20	NP	9.0	9.0	6.0	5.1
		30	NP	13.5	13.5	9.0	7.7
		40	NP	18.0	18.0	12.0	10.2
		50	NP	22.5	22.5	15.0	12.8
		10	NP	6.0	6.0	4.5	3.8
		20	NP	12.0	12.0	9.0	7.7
		30	NP	18.0	18.0	13.5	11.5
		40	NP	24.0	24.0	18.0	15.3
		50	NP	30.0	30.0	22.5	19.1
D <sub>0</sub>		10	NP	<del>2.8</del> <u>5.6</u>	<del>2.8</del> <u>5.6</u>	1.8	1.6
		20	NP	<del>5.5</del> <u>11.0</u>	<del>5.5</del> <u>11.0</u>	3.6	3.1
		30	NP	<del>8.3</del> <u>16.6</u>	<del>8.3</del> <u>16.6</u>	5.4	4.6
		40	NP	<del>11.0</del> <u>22.0</u>	<del>11.0</del> <u>22.0</u>	7.2	6.1
		50	NP	<del>13.8</del> <u>27.6</u>	<del>13.8</del> <u>27.6</u>	9.0	7.7
		10	NP	<del>5.3</del> <u>NP</u>	<del>5.3</del> <u>NP</u>	3.8	3.2
		20	NP	<del>10.5</del> <u>NP</u>	<del>10.5</del> <u>NP</u>	7.5	6.4
		30	NP	<del>15.8</del> <u>NP</u>	<del>15.8</del> <u>NP</u>	11.3	9.6
		40	NP	<del>21.0</del> <u>NP</u>	<del>21.0</del> <u>NP</u>	15.0	12.8
		50	NP	<del>26.3</del> <u>NP</u>	<del>26.3</del> <u>NP</u>	18.8	16.0
		10	NP	<del>7.3</del> <u>NP</u>	<del>7.3</del> <u>NP</u>	5.3	4.5
		20	NP	<del>14.5</del> <u>NP</u>	<del>14.5</del> <u>NP</u>	10.5	9.0
		30	NP	<del>21.8</del> <u>NP</u>	<del>21.8</del> <u>NP</u>	15.8	13.4
		40	NP	<del>29.0</del> <u>NP</u>	<del>29.0</del> <u>NP</u>	21.0	17.9
		50	NP	<del>36.3</del> <u>NP</u>	<del>36.3</del> <u>NP</u>	26.3	22.3

(continued)

TABLE R602.10.3(3)—continued  
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

<ul style="list-style-type: none"> <li>• SOIL CLASS D<sup>b</sup></li> <li>• WALL HEIGHT = 10 FEET</li> <li>• 10 PSF FLOOR DEAD LOAD</li> <li>• 15 PSF ROOF/CEILING DEAD LOAD</li> <li>• BRACED WALL LINE SPACING ≤ 25 FEET</li> </ul>			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE <sup>a</sup>						
Seismic Design Category	Story Location	Braced Wall Line Length (feet) <sup>c</sup>	Method LIB <sup>d</sup>	Method GB <sup>f</sup>	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB <sup>e,f</sup>	Method WSP	Methods CS-WSP, CS-G		
D <sub>1</sub>		10	NP	<del>3.0</del> 6.0	<del>3.0</del> 6.0	2.0	1.7		
		20	NP	<del>6.0</del> 12.0	<del>6.0</del> 12.0	4.0	3.4		
		30	NP	<del>9.0</del> 18.0	<del>9.0</del> 18.0	6.0	5.1		
		40	NP	<del>12.0</del> 24.0	<del>12.0</del> 24.0	8.0	6.8		
		50	NP	<del>15.0</del> 30.0	<del>15.0</del> 30.0	10.0	8.5		
		10	NP	6.0	NP	6.0	NP	4.5	3.8
		20	NP	12.0	NP	12.0	NP	9.0	7.7
		30	NP	18.0	NP	18.0	NP	13.5	11.5
		40	NP	24.0	NP	24.0	NP	18.0	15.3
		50	NP	30.0	NP	30.0	NP	22.5	19.1
		10	NP	8.5	NP	8.5	NP	6.0	5.1
		20	NP	17.0	NP	17.0	NP	12.0	10.2
		30	NP	25.5	NP	25.5	NP	18.0	15.3
		40	NP	34.0	NP	34.0	NP	24.0	20.4
		50	NP	42.5	NP	42.5	NP	30.0	25.5
D <sub>2</sub>		10	NP	4.0	8.0	4.0	8.0	2.5	2.1
		20	NP	8.0	16.0	8.0	16.0	5.0	4.3
		30	NP	12.0	24.0	12.0	24.0	7.5	6.4
		40	NP	16.0	32.0	16.0	32.0	10.0	8.5
		50	NP	20.0	40.0	20.0	40.0	12.5	10.6
		10	NP	7.5	NP	7.5	NP	5.5	4.7
		20	NP	15.0	NP	15.0	NP	11.0	9.4
		30	NP	22.5	NP	22.5	NP	16.5	14.0
		40	NP	30.0	NP	30.0	NP	22.0	18.7
		50	NP	37.5	NP	37.5	NP	27.5	23.4
		10	NP	NP	NP	NP	NP	NP	NP
		20	NP	NP	NP	NP	NP	NP	NP
		30	NP	NP	NP	NP	NP	NP	NP
		40	NP	NP	NP	NP	NP	NP	NP
		50	NP	NP	NP	NP	NP	NP	NP
	Cripple wall below one- or two-story dwelling	10	NP	NP	NP	NP	7.5	6.4	
		20	NP	NP	NP	NP	15.0	12.8	
		30	NP	NP	NP	NP	22.5	19.1	
		40	NP	NP	NP	NP	30.0	25.5	
50		NP	NP	NP	NP	37.5	31.9		

- a. Linear interpolation shall be permitted.
- b. Wall bracing lengths are based on a soil site class “D.” Interpolation of bracing length between the  $S_{ds}$  values associated with the seismic design categories shall be permitted when a site-specific  $S_{ds}$  value is determined in accordance with Section 1613.3 of the *International Building Code*.
- c. Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or less, and the amount of bracing within each segment shall be in accordance with this table.
- d. Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.
- e. Method CS-SFB does not apply in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>.
- f. Methods GB and PCP braced wall panel h/w ratio shall not exceed 1:1 in SDC D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub>. Methods DWB, SFB, PBS, and HPS are not permitted in SDC D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub>.

**RATIONALE:**

Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this proposed local amendment increase the length and limits the location where shear walls sheathed with lath, plaster or gypsum board are used in multi-level buildings. In addition, shear walls sheathed with other materials are prohibited in Seismic Design Category D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> to be consistent with the design limitation for similar shear walls found in the California Building Code. The poor performance of such shear walls in the 1994 Northridge Earthquake was investigated by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force and formed the basis for this proposed amendment. Considering that shear walls sheathed with lath, plaster or gypsum board are less ductile than steel moment frames or wood structural panel shear walls, the cities and county of the Los Angeles region has taken the necessary measures to limit the potential structural damage that may be caused by the use of such walls at the lower level of multi-level building that are subject to higher levels of seismic loads. This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to increase the length and limit the location where shear walls sheathed with lath, plaster or gypsum board are used will help to ensure that multi-level building will reach its performance objective in resisting higher levels of seismic loads and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.


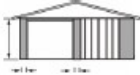
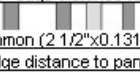



2016 LARUCP R6-04. Table R602.10.4 of the 2016 Edition of the California Residential Code is amended to read as follows:

TABLE R602.10.4  
BRACING METHODS <sup>1</sup>

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA <sup>a</sup>		
			Fasteners	Spacing	
Intermittent Bracing Method	<b>LIB</b> Let-in-bracing	1 x 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing		Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
	<b>DWB</b> Diagonal wood boards	3/4" (1" nominal) for maximum 24" stud spacing		Metal strap: per manufacturer	Metal: per manufacturer
	<b>WSP</b> Wood structural panel (See Section R604)	3/8" 15/32"		<del>Exterior sheathing per Table R602.3(3)</del> 8d common (2 1/2"x0.131) nails 3/8" edge distance to panel edge	6" edges 12" field
	<b>BV-WSP*</b> Wood Structural Panels with Stone or Masonry Veneer (See Section R602.10.6.5)	7/16"	See Figure R602.10.6.5	<del>Interior sheathing per Table R602.3(1) or R602.3(2)</del> 8d common (2 1/2"x0.131) nails 3/8" edge distance to panel edge	Varies by fastener 6" edges 12" field
	<b>SFB</b> Structural fiberboard sheathing	1/2" or 25/32" for maximum 16" stud spacing		8d common (2 1/2" x 0.131) nails	4" at panel edges 12" at intermediate supports 4" at braced wall panel end posts
	<b>GB</b> Gypsum board	1/2"		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 3/4" long x 0.12" dia. (for 25/32" thick sheathing) galvanized roofing nails or 8d common (2 1/2" long x 0.131" dia.) nails	3" edges 6" field
	<b>GB</b> Gypsum board	1/2"		Nails or screws per Table R602.3(1) for exterior locations Nails or screws per Table R702.3.5 for interior locations	For all braced wall panel locations: 7" edges (including top and bottom plates) 7" field
	<b>PBS</b> Particleboard sheathing (See Section R605)	3/8" or 1/2" for maximum 16" stud spacing		For 3/8", 6d common (2" long x 0.113" dia.) nails For 1/2", 8d common (2 1/2" long x 0.131" dia.) nails	3" edges 6" field
	<b>PCP</b> Portland cement plaster	See Section R703.6 for maximum 16" stud spacing		1 1/2" long, 11 gage, 7/16" dia. head nails or 7/8" long, 16 gage staples <sup>a</sup>	6" o.c. on all framing members
	<b>HPS</b> Hardboard panel siding	7/16" for maximum 16" stud spacing		0.092" dia., 0.225" dia. head nails with length to accommodate 1 1/2" penetration into studs	4" edges 8" field
<b>ABW</b> Alternate braced wall	3/8"		See Section R602.10.6.1	See Section R602.10.6.1	

(continued)

TABLE R602.10.4—continued  
BRACING METHODS<sup>1</sup>

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA <sup>2</sup>	
			Fasteners	Spacing
Intermittent Bracing Methods	<b>PFH</b> Portal frame with hold-downs		See Section R602.10.6.2	See Section R602.10.6.2
	<b>PFG</b> Portal frame at garage		See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods	<b>CS-WSP</b> Continuously sheathed wood structural panel		8d common (2 1/2" x 0.131) nails 3/8" edge distance to panel edge Exterior sheathing per Table R602.3(3)	6" edges 12" field
	<b>CS-G<sup>a,c</sup></b> Continuously sheathed wood structural panel adjacent to garage openings		8d common (2 1/2" x 0.131) nails 3/8" edge distance to panel edge Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener 6" edges 12" field
	<b>CS-PF</b> Continuously sheathed portal frame		See Section R602.10.6.4	See Section R602.10.6.4
	<b>CS-SFB<sup>d</sup></b> Continuously sheathed structural fiberboard		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 3/4" long x 0.12" dia. (for 25/32" thick sheathing) galvanized roofing nails or 8d common (2 1/2" long x 0.131" dia.) nails	3" edges 6" field

For SI: 1 inch = 25.4 mm, 1 foot = 305 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m<sup>2</sup>, 1 mile per hour = 0.447 m/s.

- Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>.
- Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>, roof covering dead load shall not exceed 3 psf.
- Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.5(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.
- Method CS-SFB does not apply in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>.
- Method applies to detached one- and two-family dwellings in Seismic Design Categories D<sub>0</sub> through D<sub>2</sub> only.
- Methods GB and PCP braced wall panel h/w ratio shall not exceed 1:1 in SDC D<sub>0</sub>, D<sub>1</sub>, or D<sub>2</sub>. Methods LIB, DWB, SFB, PBS, HPS, and PFG are not permitted in SDC D<sub>0</sub>, D<sub>1</sub>, or D<sub>2</sub>.
- Use of staples in braced wall panels shall be prohibited in SDC D<sub>0</sub>, D<sub>1</sub>, or D<sub>2</sub>.

**RATIONALE:**

3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3-ply plywood during the Northridge Earthquake. This proposed amendment specifies minimum sheathing thickness, nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands and reduce and limit potential damages to property. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake.

In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with staples would exhibit the same behavior as the wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with



staples appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of staples as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> unless it can be substantiated by cyclic testing.

This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to place design and construction limits on stapled nail fasteners used in wood structural panel shear walls not substantiated with cyclic testing and requiring minimum sheathing thickness and nailing type and size will help to maintain minimum quality of construction and performance standards of structures and therefore need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 LARUCP R6-05. Figure R602.10.6.1 of the 2016 Edition of the California Residential Code is amended to read as follows:

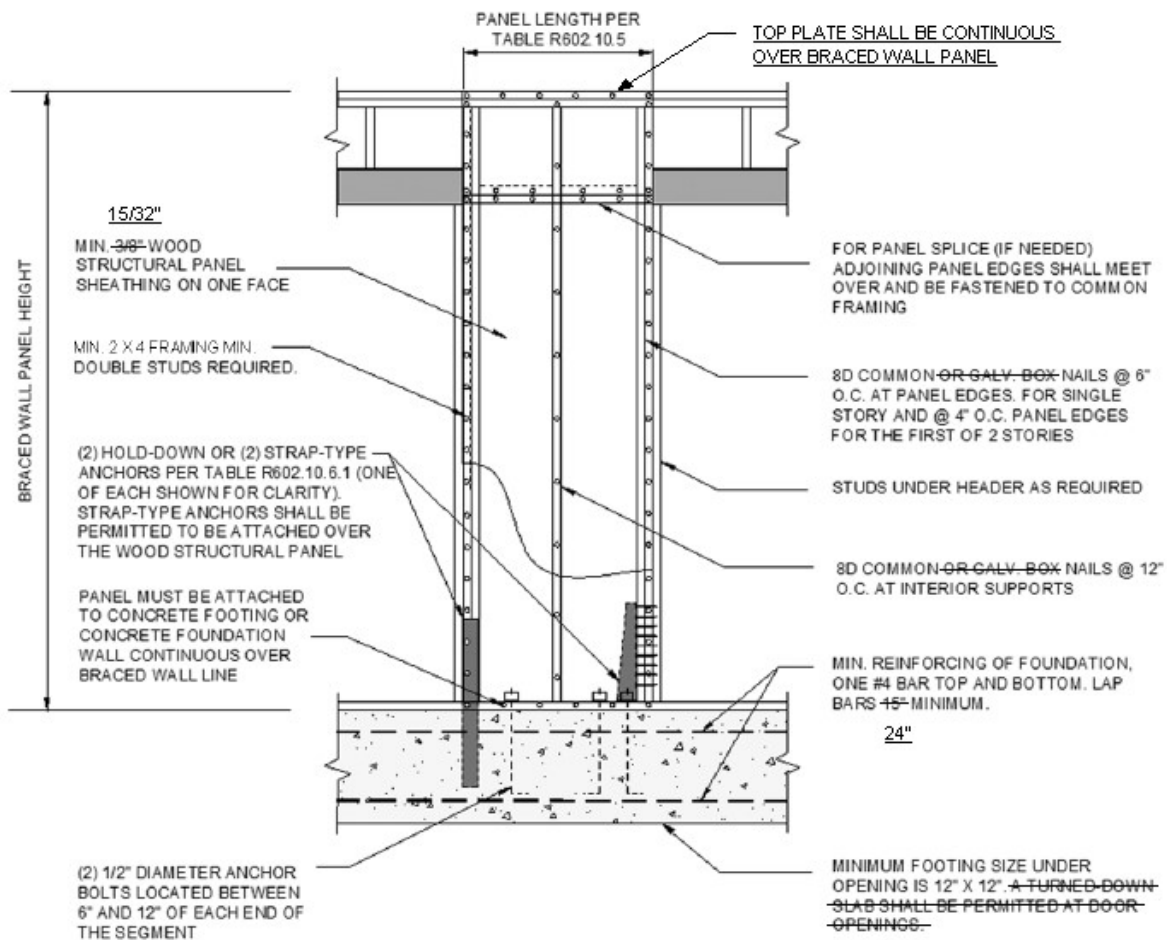


FIGURE R602.10.6.1  
METHOD ABW—ALTERNATE BRACED WALL PANEL

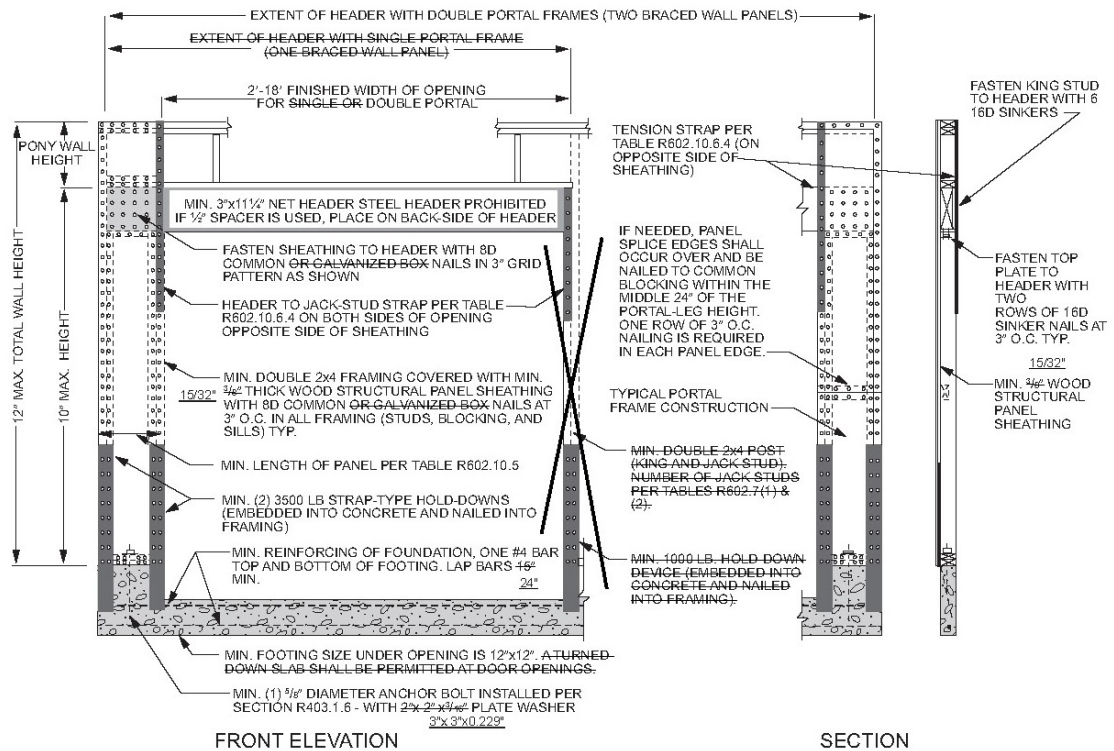
**RATIONALE:**

3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3-ply plywood during the Northridge Earthquake. This proposed amendment specifies minimum sheathing thickness, nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands and reduce and limit potential damages to property. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification requiring minimum sheathing thickness and nailing type and size will help to maintain minimum quality of construction and performance standards of structures and therefore need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 LARUCP R6-06. Figure R602.10.6.2 of the 2016 Edition of the California Residential Code is amended to read as follows:



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**FIGURE R602.10.6.2**  
**METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS**  
**AT DETACHED GARAGE DOOR OPENINGS**

**RATIONALE:**

3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3-ply plywood during the Northridge Earthquake. This proposed amendment specifies minimum sheathing thickness, nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands and reduce and limit potential damages to property. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification requiring minimum sheathing thickness and nailing type and size will help to maintain minimum quality of construction and performance standards of structures and therefore need to be

incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R6-07. Table R602.10.5 of the 2016 Edition of the California Residential Code is amended to read as follows:

TABLE R602.10.5  
MINIMUM LENGTH OF BRACED WALL PANELS

METHOD (See Table R602.10.4)		MINIMUM LENGTH <sup>a</sup> (inches)					CONTRIBUTING LENGTH (inches)
		Wall Height					
		8 feet	9 feet	10 feet	11 feet	12 feet	
DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP		48	48	48	53	58	Actual <sup>b</sup>
GB		48	48	48	53	58	Double sided = Actual Single sided = 0.5 × Actual
LIB		55	62	69	NP	NP	Actual <sup>b</sup>
ABW	SDC A, B and C, ultimate design wind speed < 140 mph	28	32	34	38	42	48
	SDC D <sub>0</sub> , D <sub>1</sub> and D <sub>2</sub> , ultimate design wind speed < 140 mph	32	32	34	NP	NP	
PFH	Supporting roof only	<del>16</del> 24	<del>16</del> 24	<del>16</del> 24	<del>18</del> <sup>c</sup> 24 <sup>c</sup>	<del>20</del> <sup>c</sup> 24 <sup>c</sup>	48
	Supporting one story and roof	24	24	24	27 <sup>c</sup>	29 <sup>c</sup>	48
PFG		24	27	30	33 <sup>d</sup>	36 <sup>d</sup>	1.5 × Actual <sup>b</sup>
CS-G		24	27	30	33	36	Actual <sup>b</sup>
CS-PF	SDC A, B and C	16	18	20	22 <sup>e</sup>	24 <sup>e</sup>	1.5 × Actual <sup>b</sup>
	SDC D <sub>0</sub> , D <sub>1</sub> and D <sub>2</sub>	<del>16</del> 24	<del>18</del> 24	<del>20</del> 24	<del>22</del> <sup>e</sup> 24 <sup>e</sup>	24 <sup>e</sup>	Actual <sup>b</sup>
CS-WSP, CS-SFB	Adjacent clear opening height (inches)						Actual <sup>b</sup>
	≤ 64	24	27	30	33	36	
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	30	33	36	
	84	35	32	32	33	36	
	88	38	35	33	33	36	
	92	43	37	35	35	36	
	96	48	41	38	36	36	
	100	—	44	40	38	38	
	104	—	49	43	40	39	
	108	—	54	46	43	41	
	112	—	—	50	45	43	
	116	—	—	55	48	45	
	120	—	—	60	52	48	
	124	—	—	—	56	51	
	128	—	—	—	61	54	
	132	—	—	—	66	58	
136	—	—	—	—	62		
140	—	—	—	—	66		
144	—	—	—	—	72		

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.

NP = Not Permitted.

a. Linear interpolation shall be permitted.

b. Use the actual length where it is greater than or equal to the minimum length.

c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.

d. Maximum opening height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall.

e. Maximum opening height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.

**RATIONALE:**

It was observed by the Structural Engineer Association of Southern California (SEAOSC) and the Los Angeles City Task Force that high aspect ratio shear walls experienced many failures during the 1994 Northridge Earthquake. This proposed amendment provides a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands and reduce and limit potential damages to property. This proposed amendment is consistent with an amendment adopted during the previous code adoption cycle for the California Residential Code.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification ensures that the structural integrity with respect to “maximum shear wall aspect ratios” is maintained, therefore need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Residential Code.

**2016 LARUCP R6-08.** Section R602.10.2.3 of the 2016 Edition of the California Residential Code is amended to read as follows:

**R602.10.2.3 Minimum number of braced wall panels.** Braced wall lines with a length of 16 feet (4877 mm) or less shall have a minimum of two braced wall panels of any length or one braced wall panel equal to 48 inches (1219 mm) or more. Braced wall lines greater than 16 feet (4877 mm) shall have a minimum of two braced wall panels. No braced wall panel shall be less than 48 inches in length in Seismic Design Category D<sub>0</sub>, D<sub>1</sub>, or D<sub>2</sub>.

**RATIONALE:**

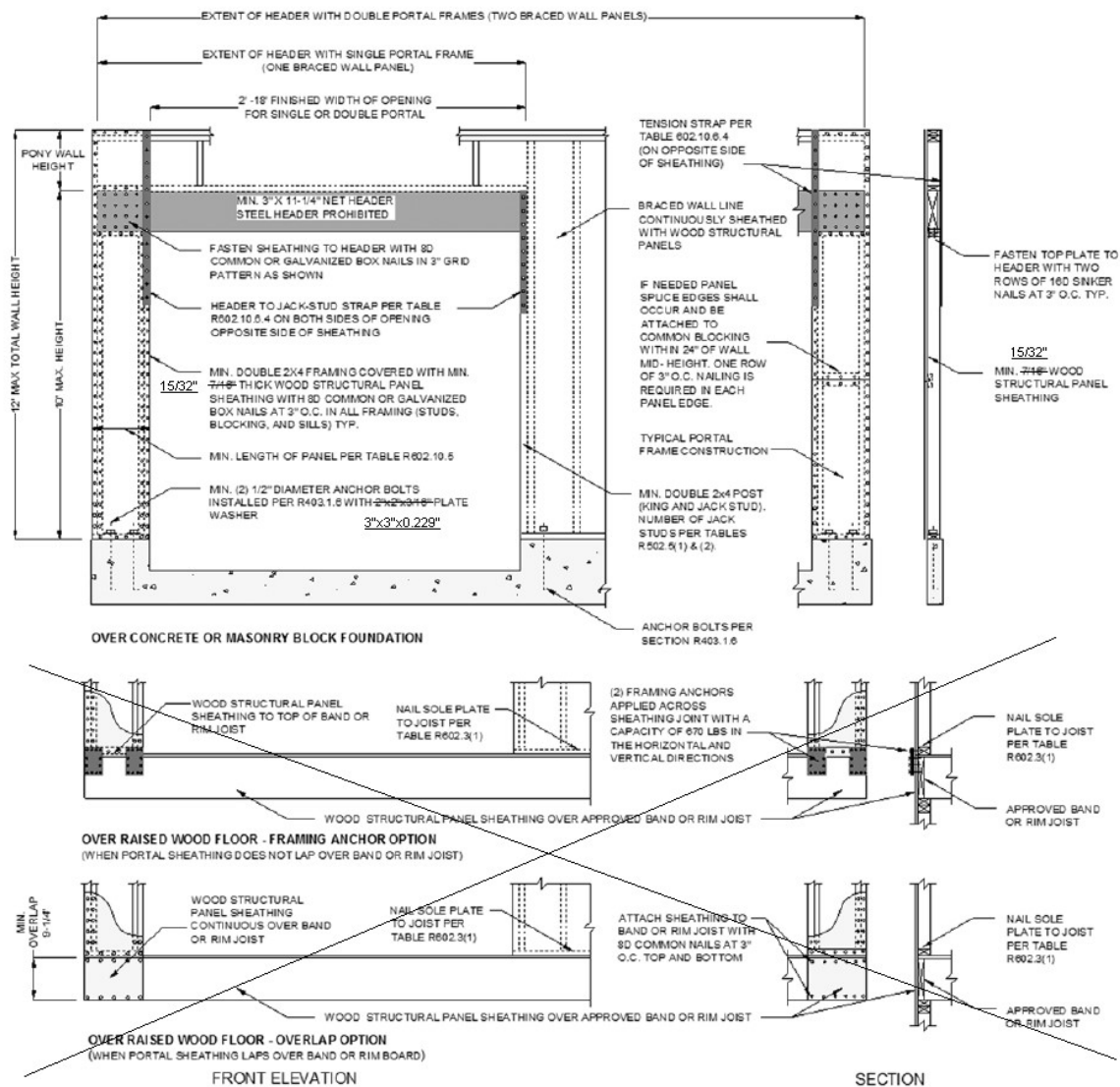
Plywood shear walls with high aspect ratio experienced many failures during the Northridge Earthquake. This proposed amendment specifies a minimum braced wall length to meet an aspect ratio consistent with other sections of the Residential Code as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands and reduce and limit potential damages to property. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is consistent with an amendment adopted during previous code adoption cycles for the California Residential Code.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification reduces the aspect ratio help to maintain minimum quality of construction and performance standards of structures and therefore need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Residential Code.



2016 LARUCP R6-09. Figure R602.10.6.4 of the 2016 Edition of the California Residential Code is amended to read as follows:



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4  
METHOD CS-PF-CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

**RATIONALE:**

3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3-ply plywood during the Northridge Earthquake. This proposed amendment specifies minimum sheathing thickness, nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands and reduce and limit potential damages to property. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge

Earthquake. This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification requiring minimum sheathing thickness and nailing type and size will help to maintain minimum quality of construction and performance standards of structures and therefore need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Residential Code.

**2016 LARUCP R6-10.** Section R606.4.4 of the 2016 Edition of the California Residential Code is amended to read as follows:

**R606.4.4 Parapet walls.** Unreinforced solid masonry parapet walls shall not be less than 8 inches (203 mm) thick and their height shall not exceed four times their thickness. Unreinforced hollow unit masonry parapet walls shall be not less than 8 inches (203 mm) thick, and their height shall not exceed three times their thickness. Masonry parapet walls in areas subject to wind loads of 30 pounds per square foot (1.44 kPa) or located in Seismic Design Category D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub>, or on townhouses in Seismic Design Category C shall be reinforced in accordance with Section R606.12.

**RATIONALE:**

The addition of the word “or” will prevent the use of unreinforced parapets in Seismic Design Category D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub>, or on townhouses in Seismic Design Category C.

This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to not allow the use of unreinforced masonry is intended to prevent non-ductile failures and sudden structural collapses and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

**2016 LARUCP R6-11.** Section R606.12.2.2.3 of the 2016 Edition of the California Residential Code is amended to read as follows:

**R606.12.2.2.3 Reinforcement requirements for masonry elements.** Masonry elements listed in Section R606.12.2.2.2 shall be reinforced in either the horizontal or vertical direction as shown in Figure R606.11(2)-R606.11(3) and in accordance with the following:

1. Horizontal reinforcement. Horizontal joint reinforcement shall consist of ~~at least two longitudinal W1.7 wires spaced not more than 16 inches (406 mm) for walls greater than 4 inches (102 mm) in width and at least one longitudinal W1.7 wire spaced not more than 16 inches (406 mm) for walls not exceeding 4 inches (102 mm) in width; or at least one No. 4 bar spaced not more than 48 inches (1219 mm). Where two longitudinal wires of joint reinforcement are used, the space between these wires shall be the widest that the mortar joint will accommodate.~~ Horizontal reinforcement shall be provided within 16 inches (406 mm) of the top and bottom of these masonry elements.
2. Vertical reinforcement. Vertical reinforcement shall consist of at least one No. 4 bar spaced not more than 48 inches (1219 mm). Vertical reinforcement shall be within ~~46-8~~ inches (406mm) of the ends of masonry walls.

**RATIONALE:**

Reinforcement using longitudinal wires for buildings and structures located in high seismic areas are deficient and not as ductile as deformed rebar. Having vertical reinforcement closer to the ends of masonry walls help to improve the seismic performance of masonry buildings and structures.

This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to increase reinforcements will ensure that the ductility requirements for buildings in high seismic region meet the intent of the code and limit potential property damages and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

**2016 LARUCP R6-12.** Exception of Section R602.3.2 and Table R602.3.2 of the 2016 Edition of the California Residential Code is amended to read as follows:

**Exception:** A—In other than Seismic Design Category D<sub>0</sub>, D<sub>1</sub>, or D<sub>2</sub>, a single top plate used as an alternative to a double top plate shall comply with the following:

1. The single top plate shall be tied at corners, intersecting walls, and at in-line splices in straight wall lines in accordance with Table R602.3.2.
2. The rafters or joists shall be centered over the studs with a tolerance of not more than 1 inch (25 mm).
3. Omission of the top plate is permitted over headers where the headers are adequately tied to adjacent wall sections in accordance with Table R602.3.2.

TABLE R602.3.2  
SINGLE TOP-PLATE SPLICE CONNECTION DETAILS

CONDITION	TOP-PLATE SPLICE LOCATION			
	Corners and intersecting walls		Butt joints in straight walls	
	Splice plate size	Minimum nails each side of joint	Splice plate size	Minimum nails each side of joint
Structures in SDC A-C; and in SDC D <sub>0</sub> , D <sub>1</sub> , and D <sub>2</sub> with braced wall line spacing less than 25 feet	3" x 6" x 0.036" galvanized steel plate or equivalent	(6) 8d box (2 1/2" x 0.113") nails	3' x 12" x 0.036" galvanized steel plate or equivalent	(12) 8d box (2 1/2" x 0.113") nails
Structures in SDC D <sub>0</sub> , D <sub>1</sub> , and D <sub>2</sub> , with braced wall line spacing greater than or equal to 25 feet	3" x 8" by 0.036" galvanized steel plate or equivalent	(9) 8d box (2 1/2" x 0.113") nails	3' x 16" x 0.036" galvanized steel plate or equivalent	(18) 8d box (2 1/2" x 0.113") nails

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**RATIONALE:**

The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear wall system for buildings and structures subject to high seismic loads by eliminating single top plate construction. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system. A single top plate is likely to be over nailed due to the nailing requirements at a rafter, stud, top plate splice, and braced wall panel edge in a single location. In addition, notching on a single top plate for plumbing, ventilation and electrical wiring may reduce the load transfer capacity of the plate without proper detailing. Majority of buildings and structures designed and built per the California Residential Code with a single top plate may not need structural observation and special inspections. The potential construction mistakes mentioned above could not be caught and corrected by knowledgeable engineers and inspectors, and could jeopardize structural performance of buildings and structures located in high seismic areas.

This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to eliminate the usage of a single top plate will help to maintain minimum quality of construction and performance standards of structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

**2016 LARUCP R8-01.** Section R803.2.4 is added to Chapter 8 of the 2016 Edition of the California Residential Code to read as follows:

**R803.2.4 Openings in horizontal diaphragms.** Openings in horizontal diaphragms shall conform with Section R503.2.4.

**RATIONALE:**

Section R802 of the Code does not provide any prescriptive criteria to limit the maximum roof opening size nor does Section R803 provide any details to address the issue of shear transfer near larger roof openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damages caused by seismic forces. Requiring blocking with metal ties around larger roof openings and limiting opening size is consistent with the requirements of Section R301.2.2.2.5.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to require specific detailing at large roof openings is intended to address the poor performance of roof diaphragms with openings and limit or reduce property damages during a seismic event and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

**2016 LARUCP R10-01.** Section R1001.3.1 of the 2016 Edition of the California Residential Code is amended to read as follows:

**R1001.3.1 Vertical reinforcing.** For chimneys up to 40 inches (1016 mm) wide, four No. 4 continuous vertical bars adequately anchored into the concrete foundation shall be placed between wythes of solid masonry or within the cells of hollow unit masonry and grouted in accordance with Section R609. Grout shall be prevented from bonding with the flue liner so that the flue liner is free to move with thermal expansion. For chimneys more than 40 inches (1016 mm) wide, two additional No. 4 vertical bars adequately anchored into the concrete foundation shall be provided for each additional flue incorporated into the chimney or for each additional 40 inches (1016 mm) in width or fraction thereof.

**RATIONALE:**

The performance of fireplace/chimney without anchorage to the foundation has been observed to be inadequate during major earthquakes. The lack of anchorage to the foundation can result in the overturning or displacement of the fireplace/chimney.

**FINDINGS:**

Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification to anchor masonry chimneys into concrete foundation will reduce injuries, save lives, and minimize structural damages and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

## **PART III**

LARUCP RECOMMENDED CODE AMENDMENTS TO THE  
2016 EDITION OF THE CALIFORNIA GREEN BUILDING  
STANDARDS CODE  
(MANDATORY REQUIREMENTS)



**SUMMARY OF RECOMMENDED LARUCP AMENDMENTS TO THE 2016 CALGREEN**

(N) 2016 LARUCP NO.	(E) 2013 LARUCP NO.	TITLE/DESCRIPTION	STATUS <sup>1</sup>
G1-16	G1-01	Add CALGreen Section 101.12 Fee for Mandatory Measures	R
G2-16	G1-02	Add CALGreen Section 101.12.1 Fee for TIER Measures	R
G3-16	G2-01	Amend CALGreen Section 202 Sustainability Definition	R
G4-16	G3-01	Amend CALGreen Section 301.1 Scope	R
G5-16	G3-02	Amend CALGreen Section 301.1.1 Additions & Alteration	R
G6-16	G5-01	Amend CALGreen Section 5.408.3 Excavated Soil and Land Clearing Debris	R

**FOOTNOTE:**

1. R = Retain and update existing amendment, M = Modify existing amendment, D = Delete existing 2013 LARUCP amendment, N = New amendment proposed.

**2016 LARUCP G1-16.** Section 101.12 is added to the 2016 Edition of the California Green Building Standards Code to read as follows:

**101.12 Fee for Mandatory Measures.** A fee of ten percent (10%) of the plan check/permit fee shall be assessed to verify compliance with the mandatory measure of this code.

OR ALTERNATIVELY

**2016 LARUCP G1-16.** Section [INSERT NUMBER] is added to the [INSERT NAME OF CITY] Municipal Code to read as follows.

**[INSERT SECTION NUMBER] Fee for Mandatory Measures.** A fee of ten percent (10%) of the plan check/permit fee shall be assessed to verify compliance with the mandatory measure of the California Green Building Standards Code.

**RATIONALE:**

Due to the extra work it will take staff to review and verify compliance with the measures in the new code, a recommended fee of 10% of either the plan check and/or permit is proposed. While it is understood that each jurisdiction must determine what fee is appropriate for their municipality, the recommended 10% is a starting point. This amount is based upon similar fees assessed for other supplemental reviews or inspections such as for accessibility or energy compliance. It may be used as a basis for justifying the proposed fees based upon comparison to other similar fees as indicated above.

**FINDINGS:**

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

**2016 LARUCP G2-16.** Section 101.12.1 is added to the 2016 Edition of the California Green Building Standards Code to read as follows:

**101.12.1 Fee for Tier Measures.** When Tier 1 or Tier 2 measures need to be verified by the enforcing agency, an additional ten percent (10%) of the plan check/permit fee shall be assessed.

OR ALTERNATIVELY

**2016 LARUCP G2-16.** Section [INSERT NUMBER] is added to the [INSERT NAME OF CITY] Municipal Code to read as follows.

**[INSERT SECTION NUMBER] Fee for Tier Measures.** When Tier 1 or Tier 2 measures need to be verified by the enforcing agency, an additional ten percent (10%) of the plan check/permit fee shall be assessed.

**RATIONALE:**

Due to the extra work it will take staff to review and verify compliance with the measures in the new code, a recommended fee of 10% of either the plan check and/or permit is proposed. While it is understood that each jurisdiction must determine what fee is appropriate for their municipality, the recommended 10% is a starting point. This amount is based upon similar fees assessed for other supplemental reviews or inspections such as for accessibility or energy compliance. It may be used as a basis for justifying the proposed fees based upon comparison to other similar fees as indicated above.

**FINDINGS:**

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

**2016 LARUCP G3-16.** Section 202 of the 2016 Edition of the California Green Building Standards Code is amended to include the term “sustainability” that read as follows:

**SUSTAINABILITY.** Consideration of present development and construction impacts on the community, the economy, and the environment without compromising the needs of the future.

**RATIONALE:**

CALGreen contains the word “sustainable” but does not define it. Although it is a term used in association with green building, the word “sustainability” is often confused to mean the same as green building. The proposed amendment allows clarity and distinguishing understanding while providing for a general definition.

**FINDINGS:**

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

**2016 LARUCP G4-16.** Section 301.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**301.1 Scope.** Buildings shall be designed to include the green building measures specified as mandatory ~~in the application checklists contained~~ in this code. Voluntary green building measures are also included in this code the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless they are adopted by a city or county as specified in Section 101.7.

**RATIONALE:**

The proposed editorial change provides clarity and consistency for the application of CALGreen.

**FINDINGS:**

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

**2016 LARUCP G5-16.** Section 301.1.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**Section 301.1.1 Additions and alterations. [HCD]** The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings ~~where the additions or alterations increase the building's conditioned area, volume, or size. The requirement shall apply only to and/or within the specific area of the addition or alteration.~~ Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

**Note:** On and after January 1, 2014, residential buildings undergoing permitted alterations, additions or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

**RATIONALE:**

This proposed amendment simplifies the language and increase the scope of application that requires the CALGreen Code to be applied to all residential projects. This section, as written, can only be applied to an existing dwelling if the volume or size of the condition space is increased and does not encompass interior remodels. This proposed amendment modifies the State language to require additions, alterations, and interior remodels to comply with applicable sections of the CALGreen Code that are relevant to the scope of work.

Studies have shown that new dwellings built equal to less than 10% of the total housing stock in the State. Although new dwellings have complied with the CALGreen Code, the larger challenge is with existing dwellings.

The bulk of California's energy is generated by aging power plants. Increasingly, the development and application of alternate energy methods such as photovoltaics has gained market adoption. Coupling these new energy generation processes with energy saving measures in the California Energy Code will allow jurisdictions, states or the federal government to potentially offset the need to construct new power plants, which would equate to a savings of billions of tax-payer dollars.

Water conservation is addressed by the CALGreen Code by implementing more restrictive requirements for landscape irrigation and plumbing fixtures.

Indoor air quality is addressed by the CALGreen Code by implementing multiple limits for VOC (volatile organic compounds) in paints, sealants and construction adhesives and formaldehyde contents in composite wood products. These new standards that restricts VOC and formaldehyde contents have shown to improve indoor air quality and minimize or eliminate occupant health issues related to sick building syndrome.

**FINDINGS:**

Local Environmental Condition – This amendment is necessary on the basis of a local environmental condition. The majority of the building stocks in the greater Los Angeles region are existing dwellings. To reduce the impact that the existing dwelling is having on energy, water, and air quality, this amendment proposes to address compliance with the CALGreen Code at the time when a permit is issued. Existing buildings have been estimated to account for up to 40% of greenhouse gas emissions. This amendment offset this impact on the communities by implementing more restrictive measures in the CALGreen Code, whenever possible. Any residential projects that require a permit to be issued will be required to comply with only those sections that are relevant to the scope of work and thereby begin to contribute to

improving the environment. This amendment established more restrictive green building standards for improving the environment and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

**2016 LARUCP G6-16.** Section 5.408.3 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**5.408.3 Excavated soil and land clearing debris [BSC-CG]** 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

**Exception:** Reuse, either on-or off-site, of vegetation or soil contaminated by disease or pest infestation.

**Notes:**

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material. ([www.cdfa.ca.gov/exec/county/county\\_contacts.html](http://www.cdfa.ca.gov/exec/county/county_contacts.html))
2. For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. ([www.cdfa.ca.gov](http://www.cdfa.ca.gov))
3. Contaminated soil shall not be reused and shall be disposed of or remediated in accordance with relevant regulations.

**RATIONALE:**

On occasions, projects are proposed on sites where the soil is contaminated and fall outside the scope of a designated authority. The addition of Note #3 provides a mechanism for a jurisdiction to require the removal or remediation of contaminated soils within guidelines established by that jurisdiction or method developed by the applicant and approved by that jurisdiction.

**FINDINGS:**

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.



## **PART IV**

# LARUCP RECOMMENDED CODE AMENDMENTS TO THE 2016 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE (VOLUNTARY REQUIREMENTS)

**SUMMARY OF RECOMMENDED LARUCP AMENDMENTS TO THE 2016 CALGREEN**

(N) 2016 LARUCP NO.	(E) 2013 LARUCP NO.	TITLE/DESCRIPTION	STATUS <sup>1</sup>
GA1-16	GA4-01	Amend CALGreen Section A4.105.2 Reuse of Materials	R
GA2-16	GA4-02	Amend CALGreen Section A4.106.5 Cool Roof for Reduction of Heat Island Effect	R
GA3-16	GA4-03	Amend CALGreen Section A4.303.4 Nonwater Supplied Urinals and Waterless Toilets	R
GA4-16	GA4-04	Amend CALGreen Section A4.404.3 Building Systems	R
GA5-16	GA4-05	Amend CALGreen Section A4.405.1 Prefinished Building Materials	R
GA6-16	GA4-07	Amend CALGreen Section A4.405.4 Use of Building Materials From Rapidly Renewable Sources	R
GA7-16	GA4-08	Amend CALGreen Section A4.407.1 Drainage Around Foundation	R
	<del>GA4-09</del>	<del>Amend CALGreen Section A4.408.1 Enhanced Construction Waste Reduction</del>	D
GA8-16	GA5-01	Amend CALGreen Section A5.106.4.1 Short Term Bicycle Parking	R
GA9-16	GA5-02	Amend CALGreen Section A5.106.4.3 Changing Rooms	R
GA10-16	GA5-03	Amend CALGreen Section A5.106.6.1 Reducing Parking Capacity	R
	<del>GA5-04</del>	<del>Amend CALGreen Section A5.106.11.2 Cool Roof</del>	D
GA11-16	GA5-05	Amend CALGreen Section A5.406.1 Choice of Materials	R

**FOOTNOTE:**

1. R = Retain and update existing amendment, M = Modify existing amendment, D = Delete existing 2013 LARUCP amendment, N = New amendment proposed.

**2016 LARUCP GA1-16.** Section A4.105.2 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A4.105.2 Reuse of materials.** Use salvaged, refurbished or reused materials for a minimum of 2.5 percent of the total value, based on estimated cost of materials on the project. Materials which can be easily reused include but are not limited to the following:

1. Light fixtures.
2. Plumbing fixtures.
3. Doors and trim.
4. Masonry. (reused masonry may only be used for flatwork)
5. Electrical devices.
6. Appliances.
7. Foundations or portions of foundations.

**Note:** Reused material must be in compliance with the appropriate Title 24 requirements.

**RATIONALE:**

This section provides no guidelines for the percentage of materials to be recycled or reused to achieve compliance with this section. The proposed editorial change provides a minimum percentage of material that must be recycled or reused for the applicant to obtain compliance.

**FINDINGS:**

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

**2016 LARUCP GA2-16.** Section A4.106.5, Table A4.106.5.1(1), Table A4.106.5.1(2), Table A4.106.5.1(3), and Table A4.106.5.1(4) of the 2016 Edition of the California Green Building Standards Code are amended to read as follows:

**A4.106.5 Cool roof for reduction of heat island effect.** Roofing materials for Tier 1 and Tier 2 buildings shall comply with this section:

**Exceptions:**

~~Roof constructions that have a thermal mass over the roof membrane including areas of vegetated (green) roofs, weighing at least 25 lbs/sf.~~

~~Roof areas covered by building integrated solar photovoltaic panels and building integrated solar thermal panels.~~

**TABLE A4.106.5.1(1)  
TIER 1 – LOW-RISE RESIDENTIAL**

ROOF SLOPE	CLIMATE ZONE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤ 2:12	<del>13 &amp; 15</del>	0.63	0.75	75
> 2:12	<del>10-15</del>	0.20	0.75	16

**TABLE A4.106.5.1(2)  
TIER 2 – LOW-RISE RESIDENTIAL**

ROOF SLOPE	CLIMATE ZONE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤ 2:12	<del>2, 4, 6 – 15</del>	<del>0.65</del> <u>0.68</u>	85	<del>788</del> <u>2</u>
> 2:12	<del>2, 4, 6 – 15</del>	<del>0.23</del> <u>0.28</u>	85	<del>202</del> <u>7</u>

**TABLE A4.106.5.1(3)  
TIER 1 – HIGH-RISE RESIDENTIAL  
BUILDINGS, HOTELS, AND MOTELS**

ROOF SLOPE	CLIMATE ZONE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤ 2:12	<del>9, 10, 11, 13, 14, 15</del>	<del>0.55</del> <u>0.63</u>	0.75	<del>64</del> <u>7</u>
> 2:12	<del>2 – 15</del>	0.20	0.75	16

**TABLE A4.106.5.1(4)  
TIER 2 – HIGH-RISE RESIDENTIAL  
BUILDINGS, HOTELS, AND MOTELS**

ROOF SLOPE	CLIMATE ZONE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤ 2:12	<del>2 – 15</del>	<del>0.65</del> <u>0.68</u>	<del>0.75</del> <u>0.85</u>	<del>788</del> <u>2</u>
> 2:12	<del>2 – 15</del>	<del>0.23</del> <u>0.28</u>	<del>0.75</del> <u>0.85</u>	<del>202</del> <u>7</u>

**RATIONALE:**

Tables A4.106.5.1.1, A4.106.5.1.2, A4.106.5.1.3 and A4.106.5.1.4 are indicating new values for Cool roof rating. These new values for cool roof rating are higher than the standards being proposed by the California Energy Commission and have been shown to be cost-effective through studies previously

conducted. Research has shown that the greater Los Angeles region suffers from heat island with the temperature having increased as the region became more urban. The higher temperatures are closely related to air pollution. Additionally, raising temperatures increase the overall and peak energy consumption for cooling creating additional air pollution from the increased power production.

**FINDINGS:**

Local Environmental Condition – This amendment is necessary on the basis of a local environmental condition. The greater Los Angeles region [OR NAME OF CITY OR REGION] is a densely populated area where a majority of the building stocks are existing residential buildings. Existing dwellings have been estimated to account for up to 40% of greenhouse gas emissions. This amendment offset this impact on the communities by requiring addition or alteration to existing dwellings to comply with the CALGreen Code. Any dwellings that require a permit to be issued will be required to comply with only those sections that are relevant to the scope of work and thereby begin to contribute to improving the environment. This amendment established more restrictive green building standards for improving the environment and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

**2016 LARUCP GA3-16.** Section A4.303.4 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A4.303.4 Nonwater supplied urinals and composting toilets.** Nonwater supplied urinals or composting toilets are installed throughout the scope of the permit or comply with Sections 1101.1 thru 1101.8 of the California Civil Code, whichever is the most restrictive.

Where approved, hybrid urinals, as defined in Chapter 2, shall be considered waterless urinals.

**RATIONALE:**

The proposed code does not stipulate the number of fixtures to be installed to achieve compliance. The proposed editorial change clarifies the quantity of fixtures to be installed to comply with this code section.

**FINDINGS:**

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

**2016 LARUCP GA4-16.** Section A4.404.3 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A4.404.3 Building systems.** Use premanufactured building systems to eliminate solid sawn lumber whenever possible. One or more of the following premanufactured building systems is used throughout:

1. Composite floor joist or premanufactured floor framing system
2. Composite roof rafters or premanufactured roof framing system
3. Panelized (SIPS, ICF or similar) wall framing system
4. Other methods approved by the enforcing agency

**RATIONALE:**

The proposed code does not stipulate the amount of premanufactured components to be installed to achieve compliance. The proposed editorial change clarifies the quantity to be installed to comply with this code section.

**FINDINGS:**

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

**2016 LARUCP GA5-16.** Section A4.405.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A4.405.1 Prefinished building materials.** Utilize prefinished building materials which do not require additional painting or staining ~~when possible~~. One or more of the following building materials that do not require additional resources for finishing are used:

1. Exterior trim not requiring paint or stain
2. Windows not requiring paint or stain
3. Siding or exterior wall coverings which do not require paint or stain

**RATIONALE:**

The application statement allows for the applicant to stipulate that pre-finished materials are not possible and still achieve compliance with the requirement. The editorial change removes the condition and requires compliance to achieve credit.

**FINDINGS:**

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.



**2016 LARUCP GA6-16.** Section A4.405.4 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A4.405.4 Use of building materials from rapidly renewable sources.** One or more of the following materials manufactured from rapidly renewable sources or agricultural by-products is used for a minimum of 2.5 percent of the total value, based on estimated cost of materials on the project:

1. Insulation
2. Bamboo or cork
3. Engineered products
4. Agricultural based products
5. Other products acceptable to the enforcing agency

**Note:** The intent of this section is to utilize building materials and products which are typically harvested within a 10-year or shorter cycle

**RATIONALE:**

This section provides no guidelines for the percentage of materials to be used from rapidly renewable sources. The proposed editorial change provides a minimum percentage of material from a rapidly renewable source that must be use for the applicant to obtain compliance and receive credit.

**FINDINGS:**

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

**2016 LARUCP GA7-16.** Section A4.407.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A4.407.1 Drainage around foundations.** Install foundation and landscape drains which discharge to a dry well, sump, bioswale or other approved on-site location except when not required by state code or locally approved ordinance.

**RATIONALE:**

This section does not take into consideration the requirements of other codes or ordinances. The proposed editorial change addresses the requirements of other codes or ordinances and eliminates an applicant's ability to achieve credit while complying with the requirement of another code.

**FINDINGS:**

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

**2016 LARUCP GA8-16.** Section A5.106.4.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A5.106.4.1 ~~Reserved.~~Short-term bicycle parking.** If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 15 percent of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack.

**RATIONALE:**

This section for bicycle parking only requires 5 percent of the motorized vehicle parking capacity which is equal to mandatory requirement in section 5.106.4.1. The editorial change to 15 percent increases the requirement and removes an applicant's ability to obtain compliance in two different sections.

**FINDINGS:**

Local Environmental Conditions – This amendment is necessary on the basis of a local environmental condition. The greater Los Angeles region [OR NAME OF CITY OR REGION] is a densely populated area having congested streets and highways that results in increased atmospheric pollutions from active and idle vehicles. The proposed modification to increase other alternative means of transportation that is more environmental friendly will reduce both traffic and pollution to the region and promote healthier living and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

**2016 LARUCP GA9-16.** Table A5.106.4.3 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A5.106.4.3 Changing rooms.** For buildings with over 10 tenant-occupants, provide changing/shower facilities for tenant-occupants only in accordance with Table A5.106.4.3 or document arrangements with nearby changing/shower facilities.

**TABLE A5.106.4.3**

NUMBER OF TENANT-OCCUPANTS	SHOWER/CHANGING FACILITIES REQUIRED <sup>2</sup>	2-TIER (12" X 15" X 72") PERSONAL EFFECTS LOCKERS <sup>1,2</sup> REQUIRED
0-10	01 unisex shower	01
11-50	1 unisex shower	2
51-100	1 unisex shower	3
101-200	1 shower stall per gender	4
Over 200	1 shower stall per gender for each 200 additional tenant-occupants	One 2-tier locker for each 50 additional tenant-occupants

~~1. One 2-tier locker serves two people. Lockers shall be lockable with either padlock or combination lock.~~

~~2. Tenant spaces housing more than 10 tenant-occupants within buildings sharing common toilet facilities need not comply; however, such common shower facilities shall accommodate the total number of tenant-occupants served by the toilets and include a minimum of one unisex shower and two 2-tier lockers.~~

**Note:** Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates

**RATIONALE:**

This table permits an applicant can obtain credit for installing zero changing rooms. By modifying the requirement in the table, an applicant is required to install at least one changing room to receive credit for this section.

**FINDINGS:**

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

**2016 LARUCP GA10-16.** Section A5.106.6.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A5.106.6.1 Reduce parking capacity.** With the approval of the enforcement authority, employ strategies to reduce on-site parking area by 20 percent by

1. Use of on street parking or compact spaces, illustrated on the site plan or
2. Implementation and documentation of programs that encourage occupants to carpool, ride share or use alternate transportation.

Note: Strategies for programs may be obtained from local TMAs.

**RATIONALE:**

This section does not establish a minimum number of reduced parking spaces to achieve compliance, only that the local authority approves the proposed reduction. The editorial change establishes a minimum percentage to achieve a credit for this section.

**FINDINGS:**

Local Environmental Conditions – This amendment is necessary on the basis of a local environmental condition. The greater Los Angeles region [OR NAME OF CITY OR REGION] is a densely populated area having congested streets and highways that results in increased atmospheric pollutions from active and idle vehicles. The proposed modification to increase other alternative means of transportation that is more environmental friendly will reduce both traffic and pollution to the region and promote healthier living and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

**2016 LARUCP GA11-16.** Section A5.406.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A5.406.1 Choice of materials.** Compared to other products in a given product category, choose materials proven to be characterized by one or more of the following for a minimum of 5 percent of the total value, based on estimated cost of materials on the project.

**RATIONALE:**

This section does not provide any guidelines for a quantity of materials to achieve compliance. The editorial change establishes a minimum percentage for the different categories located within this section.

**FINDINGS:**

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.