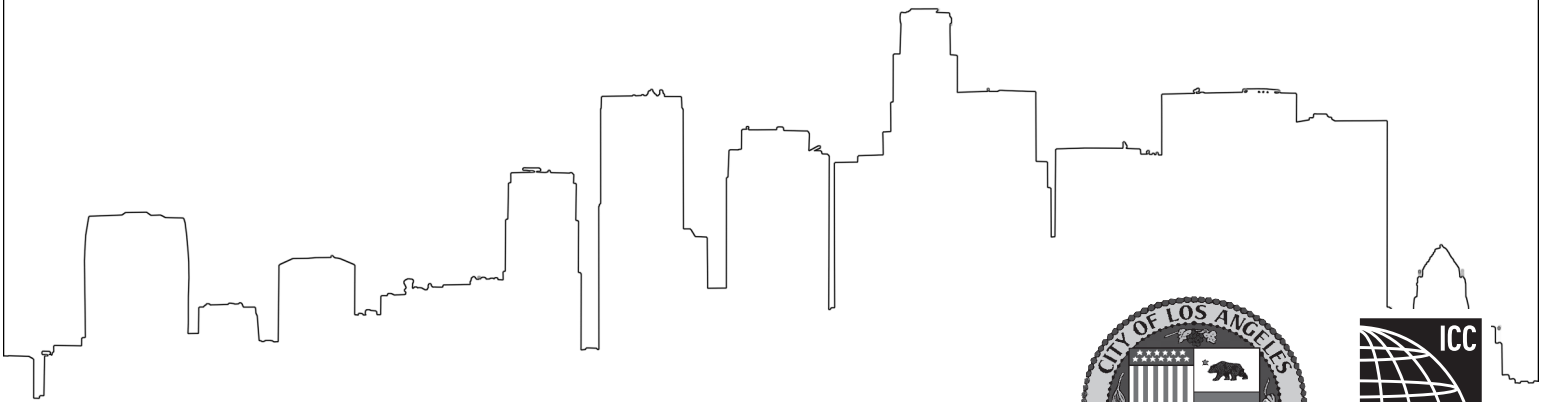


# CITY OF LOS ANGELES RESIDENTIAL CODE

# 2014



Based on the 2013 CRC  
and 2012 IRC®



2014 City of Los Angeles Residential Code  
(Based on the 2013 CRC and the 2012 IRC)

First Printing: March 2014

ISBN: 978-1-60983-511-8

Publication Date: March 2014

COPYRIGHT 2014  
by  
INTERNATIONAL CODE COUNCIL, INC.  
and  
CALIFORNIA BUILDING STANDARDS COMMISSION

ALL RIGHTS RESERVED. This publication by the International Code Council, Inc (ICC) and the California Building Standards Commission (CBSC) is a jointly copyrighted work. The California Building Standards Commission has copyright ownership of the California Building Standards Commission modifications to the Uniform Codes and ICC has copyright ownership of the International Codes. Without advance written permission from the copyright owner, no part of this book may be reproduced, distributed or transmitted in any form or by any means, including, without limitation, electronic, optical or mechanical means (by way of example and not limitation, photocopying, or recording by or in an information storage retrieval system). For information on permission to copy material exceeding fair use, please contact: Publications, 4051 West Flossmoor Road, Country Club Hills, IL 60478. Phone 1-888-ICC-SAFE (422-7233).

Trademarks: “International Code Council,” the “International Code Council” logo and the “International Building Code” are trademarks of the International Code Council, Inc.

PRINTED IN THE U.S.A.



## EFFECTIVE USE OF THE CITY OF LOS ANGELES BUILDING CODE

The State of California has mandated the City of Los Angeles to enforce the *California Residential Code* (CRC). The City Council for the City of Los Angeles has passed Ordinance Number 182845 (operative January 2, 2014) adding article 1.5 to Chapter IX of the *Los Angeles Municipal Code* and to adopt by reference the 2013 edition of the *California Residential Code* (CRC) and hereinafter shall be called the 2014 edition of the *City of Los Angeles Residential Code*.

Chapter 1 is the general administrative provisions of the City of Los Angeles and replaces Chapter 1 of the C.B.C.

Chapter 2 is Definitions.

Chapter 3 is Building Planning.

Chapter 4 is Foundations.

Chapter 5 is Floors.

Chapter 6 is Wall Construction.

Chapter 7 is Wall Covering.

Chapter 8 is Roof-Ceiling Construction.

Chapter 9 is Roof Assemblies.

Chapter 10 is Chimneys and Fireplaces.

Appendix H is Patio Covers.

### Marginal Markings

L  
A  
L  
A

These symbols indicate that a City of Los Angeles amendment has been added to the *2013 California Residential Code*.



This symbol indicates a deletion of IRC or CRC or city of LA language by the City of Los Angeles

# TABLE OF CONTENTS

**Part I—Administrative . . . . . 3**

**CHAPTER 1 ADMINISTRATION. . . . . 3**

Section

R101 Title, Purpose, and Scope . . . . . 3

R102 Unsafe Buildings or Structures. . . . . 4

R103 Violations . . . . . 4

R104 Organization and Enforcement. . . . . 5

R105 Appeals . . . . . 6

R106 Permits . . . . . 9

R107 Fees. . . . . 17

R108 Inspection . . . . . 22

R109 Certificate of Occupancy . . . . . 24.1

R110 Responsibility of Permittee . . . . . 24.2

R111 Code Revision . . . . . 24.2

R112 Reserved . . . . . 24.2

R113 Permit Fees . . . . . 24.2

R313 Automatic Fire Sprinkler Systems . . . . . 80

R314 Smoke Alarms . . . . . 92

R315 Carbon Monoxide Alarms . . . . . 96

R316 Foam Plastic. . . . . 97

R317 Protection of Wood and Wood Based  
Products Against Decay. . . . . 99

R318 Protection Against Subterranean Termites . . . . 101

R319 Site Address . . . . . 101

R320 Accessibility. . . . . 101

*(Text continues on Page x.)*

**Part II—Definitions . . . . . 29**

**CHAPTER 2 DEFINITIONS. . . . . 29**

Section

R201 General . . . . . 29

R202 Definitions . . . . . 29

**Part III—Building Planning and Construction . . . . . 41**

**CHAPTER 3 BUILDING PLANNING. . . . . 41**

Section

R300 Site Drainage . . . . . 41

R301 Design Criteria . . . . . 41

R302 Fire-Resistant Construction . . . . . 64

R303 Light, Ventilation and Heating . . . . . 70

R304 Minimum Room Areas . . . . . 71

R305 Ceiling Height . . . . . 72

R306 Sanitation . . . . . 72

R307 Toilet, Bath and Shower Spaces . . . . . 72

R308 Glazing . . . . . 72

R309 Garages and Carports . . . . . 75

R310 Emergency Escape and Rescue Openings . . . . . 75

R311 Means of Egress . . . . . 76

R312 Guards and Window Fall Protection . . . . . 79

**TABLE OF CONTENTS**

R321 Elevators and Platform Lifts. . . . . 101  
 R322 Flood-Resistant Construction. . . . . 101  
 R323 Storm Shelters . . . . . 104  
 R324 Construction Waste Reduction,  
 Disposal and Recycling . . . . . 104  
 R325 Special Provisions for Licensed  
 24-hour Care Facilities in a Group R-3.1 . . . . 105  
 R326 Large Family Day-Care Homes . . . . . 108  
 R327 Materials and Construction Methods  
 for Exterior Wildfire Exposure. . . . . 109  
 R328 Electric Vehicle . . . . . 116  
 R329  
 R330 Pollutant Control . . . . . 116  
 R331 Solar Photovoltaic Panels/Modules . . . . . 116

**CHAPTER 4 FOUNDATIONS . . . . . 119**

Section  
 R401 General . . . . . 119  
 R402 Materials. . . . . 120  
 R403 Footings . . . . . 121  
 R404 Foundation and Retaining Walls . . . . . 137  
 R405 Foundation Drainage . . . . . 155  
 R406 Foundation Waterproofing and  
 Dampproofing. . . . . 156  
 R407 Columns . . . . . 157  
 R408 Under-Floor Space . . . . . 157

**CHAPTER 5 FLOORS. . . . . 159**

Section  
 R501 General . . . . . 159  
 R502 Wood Floor Framing . . . . . 159  
 R503 Floor Sheathing . . . . . 168  
 R504 Pressure Preservatively Treated-Wood  
 Floors (On Ground) . . . . . 168  
 R505 Steel Floor Framing . . . . . 173  
 R506 Concrete Floors (On Ground). . . . . 191  
 R507 Decks . . . . . 193

**CHAPTER 6 WALL CONSTRUCTION. . . . . 197**

Section  
 R601 General . . . . . 197  
 R602 Wood Wall Framing. . . . . 197  
 R603 Steel Wall Framing. . . . . 240  
 R604 Wood Structural Panels . . . . . 313  
 R605 Particleboard. . . . . 313  
 R606 General Masonry Construction. . . . . 313

R607 Unit Masonry . . . . . 322  
 R608 Multiple-wythe Masonry . . . . . 323  
 R609 Grouted Masonry . . . . . 324  
 R610 Glass Unit Masonry . . . . . 325  
 R611 Exterior Concrete Wall Construction. . . . . 327  
 R612 Exterior Windows and Doors. . . . . 396  
 R613 Structural Insulated Panel Wall  
 Construction. . . . . 399

**CHAPTER 7 WALL COVERING . . . . . 409**

Section  
 R701 General. . . . . 409  
 R702 Interior Covering . . . . . 409  
 R703 Exterior Covering. . . . . 413

**CHAPTER 8 ROOF-CEILING  
 CONSTRUCTION . . . . . 427**

Section  
 R801 General. . . . . 427  
 R802 Wood Roof Framing . . . . . 427  
 R803 Roof Sheathing. . . . . 454  
 R804 Steel Roof Framing . . . . . 454  
 R805 Ceiling Finishes . . . . . 487  
 R806 Roof Ventilation. . . . . 487  
 R807 Attic Access . . . . . 488

**CHAPTER 9 ROOF ASSEMBLIES . . . . . 489**

Section  
 R901 General. . . . . 489  
 R902 Roof Classification. . . . . 489  
 R903 Weather Protection. . . . . 490  
 R904 Materials. . . . . 490  
 R905 Requirements for Roof Coverings . . . . . 491  
 R906 Roof Insulation. . . . . 500  
 R907 Reroofing . . . . . 501  
 R908 Solar Photovoltaic Panels/Modules . . . . . 501

**CHAPTER 10 CHIMNEYS AND FIREPLACES. . . 503**

Section  
 R1001 Masonry Fireplaces . . . . . 503  
 R1002 Masonry Heaters . . . . . 507  
 R1003 Masonry Chimneys . . . . . 507  
 R1004 Factory-Built Fireplaces. . . . . 511  
 R1005 Factory-Built Chimneys. . . . . 511  
 R1006 Exterior Air Supply . . . . . 512