

OMGIN

WINING



Part I

# Historic Broadway Commercial Reuse Bulletin

How LA City used the CHBC as a tool to  
incentivize redevelopment of an entire  
historic district

# Intent

- Broadway - LA's Historic Commercial and Entertainment District
- Downtown LA declines 1960s - 1990s
- 1999 Adaptive Reuse Ordinance (little impact to Broadway)
- 2008 Bringing Back Broadway Initiative
- 2008-2013 Commercial Reuse Bulletin



*Broadway Reimagined*

# Process

- Case studies to determine consistent code issues
- High-rise, low-rise, assembly, residential
  - Many factors, complexities.
- Change direction
  - Create a Bulletin (code interpretation) applying alternative methods of the CHBC for commercial reuse of historic buildings.
- City Attorney intervened to require LAFD and LADBS to use CHBC
- Many working sessions with LA Council District 14 to push forward
  - LAFD, LADBS, 2 Architects, and common sense showing real examples of buildings on Broadway with real code language.



Motion Introduced

Technical Working Groups Convened

Regular meetings, but little progress



Reconvened focused on implementing CA State Historic Building Code

**SUCCESS!**  
Bulletin completed Dec. 2013  
Press Conference to Celebrate

Late 2008

2009

2010

2011

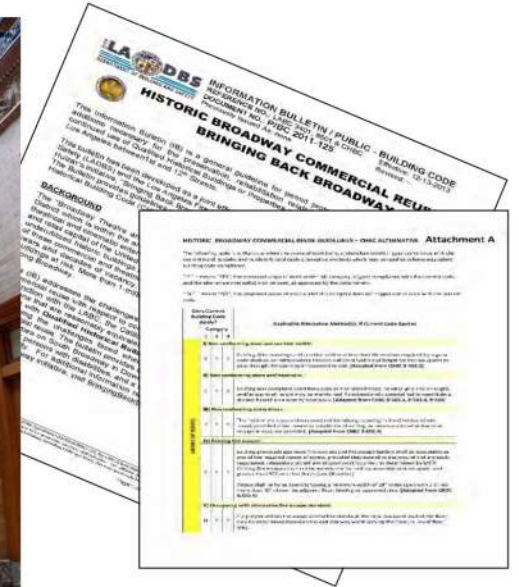
2012

2013

*An Uphill Process*

# Document

- Separated into categories
- Used exact language in CHBC or interpretation along with CHBC code section



Bringing Back Broadway Bulletin



# Impact

- Bringing Back Broadway Initiative incentivized over \$1 billion in investment, new retail, hotel and commercial development; and residential units
- Commercial Reuse Bulletin created significant impact to Developer/ Owners:
  - Reactivation of original or former uses
  - Fire Escapes
  - Building height increase
  - Reduction in ratings due to new sprinkler system



*Broadway Trade, Historic Roof Use*

# Unintended Consequences

- Additions
  - Considered as trigger for full compliance.
  - Requires second source of water, typically water storage tank on roof and compliant exiting.



*Desmond's, Rooftop Addition Framing*



*Proper Hotel DTLA, Rooftop Addition Framing*



Part II

# The California Historic Building Code

Case Studies on applying Sections of the CHBC



# Case Studies



*May Company Department Store, 1951*

BROADWAY TRADE  
801 South Broadway  
Los Angeles, CA 90014



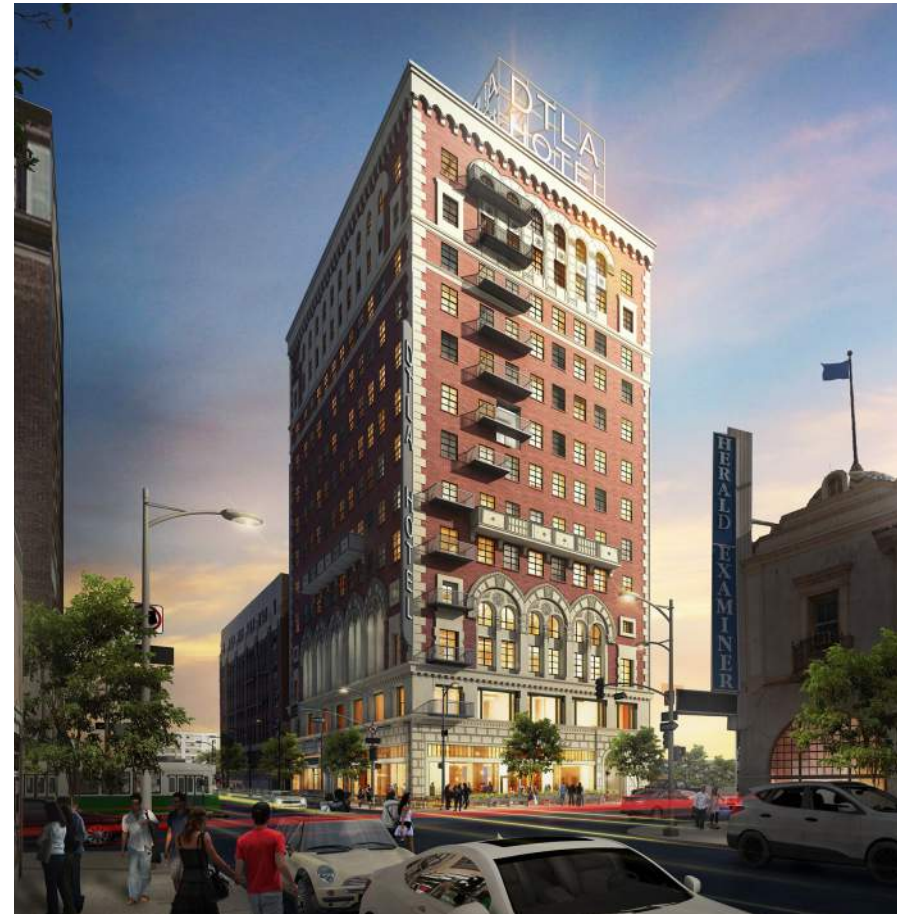
*Broadway Trade, Proposed*

# Case Studies



Case Hotel, 1955

PROPER HOTEL DTLA  
1100 South Broadway  
Los Angeles, CA 90015



Proper Hotel DTLA, Proposed



# Case Studies



*Bumiller Building, 1970*

BROADWAY LOFTS  
430 South Broadway  
Los Angeles, CA 90013



*Broadway Lofts, 2016*

# Applying The CHBC

## General Disclaimer

- No one-size-fits all approach.
- Interpretations of CHBC may vary by:
  - Authority Having Jurisdiction (AHJ)
  - Project Type
  - Construction Type
  - Use or Occupancy Type
- Recommended Practice:
  - Early analysis of building including potential code issues, what is feasible, and applicable CHBC sections.
  - Preliminary meeting with Code Official to discuss strategy and application.
- Requests for Modification (RFM) in Los Angeles

**LADBS REQUEST FOR MODIFICATION OF BUILDING ORDINANCES**  
 UNDER AUTHORITY OF L.A.M.C. SECTION 98.0403

PERMIT APP. #: 14014-10000-01277	DATE: 08.04.14
JOB ADDRESS: 1100 SOUTH BROADWAY	
Tract: TR 2289	Block: NONE
Owner: CASE REAL ESTATE PARTNERS I, LLC	Lot: 23
Address: 729 ABBOT KINNEY BOULEVARD	Petitioner: OMGIVNING
City State Zip Phone: VENICE CA 90291 424.244.1729	Address: 724 SOUTH SPRING STREET, SUITE 501
City State Zip Phone: LOS ANGELES CA 90014 213.596.5602	
REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)	CODE SECTIONS: 2013 CBC 1009.7, 1012.2, 1013.3, 1027.1, 3007.7.2, 2010 CHBC 8-502.3 & 8-504, LABC PIBC 2011-125 & 8502.7.4
MODIFICATION NO. 3: 04 1. TO ALLOW STAIR #1 TO REMAIN WITH NON-CONFORMING TREADS, RISERS, HANDRAILS AND GUARDRAILS. 2. TO ALLOW (E) ELEVATORS #1, 2 & 3 TO OPEN INSIDE THE STAIR #1 SHAFT AT THE 8TH AND 13TH FLRS ONLY. 3. TO ALLOW STAIR #1 TO EXIT THROUGH AN INTERVENING ROOM AT THE 1ST FLOOR A Elev. Lobby without 4. TO ALLOW GUEST ROOMS TO OPEN INTO AND PASS THROUGH A STAIR SHAFT FROM FLOORS 8-13.	
JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY) <i>Smoke seals on Elevator doors (1, 2, 13)</i> 1. BUILDING WILL HAVE A NEW AUTOMATIC SPRINKLER SYSTEM AND FIRE ALARM SYSTEM INSTALLED. 2. STAIR CONFIGURATION IS EXISTING FROM FLOORS 1 THROUGH 13. NEW STAIRS ARE EXTERIOR AT FLOORS 13, 14 AND 15. 3. (E) ELEVATOR DOORS WILL BE REPLACED WITH 90 MIN RATED DOORS AND WILL HAVE A FIRE CURTAIN FOR SMOKE PROTECTION. 4. (E) STAIRS ARE A HISTORIC CHARACTER-DEFINING FEATURE OF THE BUILDING. 5. GUEST ROOM DOOR CONFIGURATION IS EXISTING. (N) 90 MIN DOORS WILL BE PROVIDED.	
MORGAN JAYBUSH Owner/Petitioner Name (Print)	<i>Morgan Jaybush</i> Signature
	PROJECT MANAGER <i>Architect</i> Position
<b>FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE</b>	
Concurrences required from the following Department(s)	
<input checked="" type="checkbox"/> Los Angeles Fire Department	Print Name <i>Hani Malik</i> Sign <i>Hani Malik</i> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/>
<input type="checkbox"/> Public Works Bureau of Engineering	Print Name _____ Sign _____ Approved <input type="checkbox"/> Denied <input type="checkbox"/>
<input type="checkbox"/> Department of City Planning	Print Name _____ Sign _____ Approved <input type="checkbox"/> Denied <input type="checkbox"/>
<input type="checkbox"/> Department of County Health	Print Name _____ Sign _____ Approved <input type="checkbox"/> Denied <input type="checkbox"/>
<input type="checkbox"/> Other _____	Print Name _____ Sign _____ Approved <input type="checkbox"/> Denied <input type="checkbox"/>
DEPARTMENT ACTION Reviewed by: (Staff) (print) <i>Potakim</i> Sign <i>Potakim</i> Date <i>10/23/14</i> <input checked="" type="checkbox"/> GRANTED <input type="checkbox"/> DENIED Action taken by: (Supervisor) (print) <i>CKumabe</i> Sign <i>CKumabe</i> Date <i>10/23/14</i>	
NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES	
CONDITIONS OF APPROVAL (Continued on Page 2): <i>Elevator #1 to have McKean or flexible smoke curtain at Elev. door. Vestibule at Stair # 2 to be 2 HR construction</i>	For Cashiers Use Only (PROCESS ONLY WHEN FEES ARE VERIFIED) Department of Building and Safety 400 N. Los Angeles St., 2nd Floor Los Angeles, CA 90012 (213) 473-3100 www.ladbs.org
FEES Appeal Processing Fee... (No. of Items) = $3 \times \$130 + \$39/addl = 247$ Inspection Fee... (No of Insp.) = $X \$ 84.00 = 252$ Research Fee... (Total Hours Worked) = $8 \times \$64.00 = 512$ Subtotal = $1011$ Surcharge... X 2% = $20.22$ Surcharge... X 6% = $60.66$ Total Fees = $1091.88$ Fees verified by: <i>Potakim</i> Print and Sign	

LADBS Request for Modification



# Definitions

## Distinct Hazard (8-201)

- Any clear and evident condition that exists as an immediate danger to the safety of the occupants or the public right of way.
- Conditions that do not meet the requirements of current regular code and ordinances *do not*, of themselves, constitute a distinct hazard.



*Broadway Trade, Under Construction*



# Use and Occupancy

## General (8-302)

- Existing Use
  - Use or character of occupancy shall be permitted to continue regardless of any period of time in which it may have remained unoccupied.
- Change in Occupancy
  - "...Shall not mandate conformance with new construction requirements set forth in regular code."
  - Early building and code analysis to start discussion with AHJ.



*Broadway Trade, Historic Basement Use*



*Broadway Trade, Existing Parking Use*



*Broadway Trade, Historic Basement Use*

# Use and Occupancy

## General (8-302)

- **Occupancy Separation**
  - Required occupancy separation of more than 1-hr may be reduced to 1-hr wall construction with 3/4-hour opening protection with automatic sprinkler throughout.
- **Maximum Floor Area**
  - May be unlimited in floor area without fire resistive area separation with automatic sprinkler throughout.
- **Maximum Height and Stories**
  - Not to be limited due to construction type, provided does not exceed historical design.



*Brooklyn Trade, Proposed Roof Use*



*Brooklyn Trade, Historic Roof Nursery Use*

# Use and Occupancy

## General (8-302)

- Light and Ventilation
  - Existing light and ventilation that do not constitute a safety hazard may remain.
  - LAFD and LADBS require water curtain and wired glass for existing windows at property lines.
  - Proper Hotel DTLA - replaced sashes and rosette windows with 4-inch limiters at operable windows below guardrail height.



Commercial Club, Baseball Players of America Banquet



Proper Hotel DTLA, Historic Windows



# Use and Occupancy

## Residential Occupancies (8-303)

- Room Dimensions
  - Sleeping areas may be 50 sf with average ceiling height of 7 feet.
  - Regular code requires 70 sf.
- Light and Ventilation
  - Windows in habitable rooms shall have area of 6% of floor area or 6 sf, whichever is greater.
  - Regular code requires 8% of floor area.

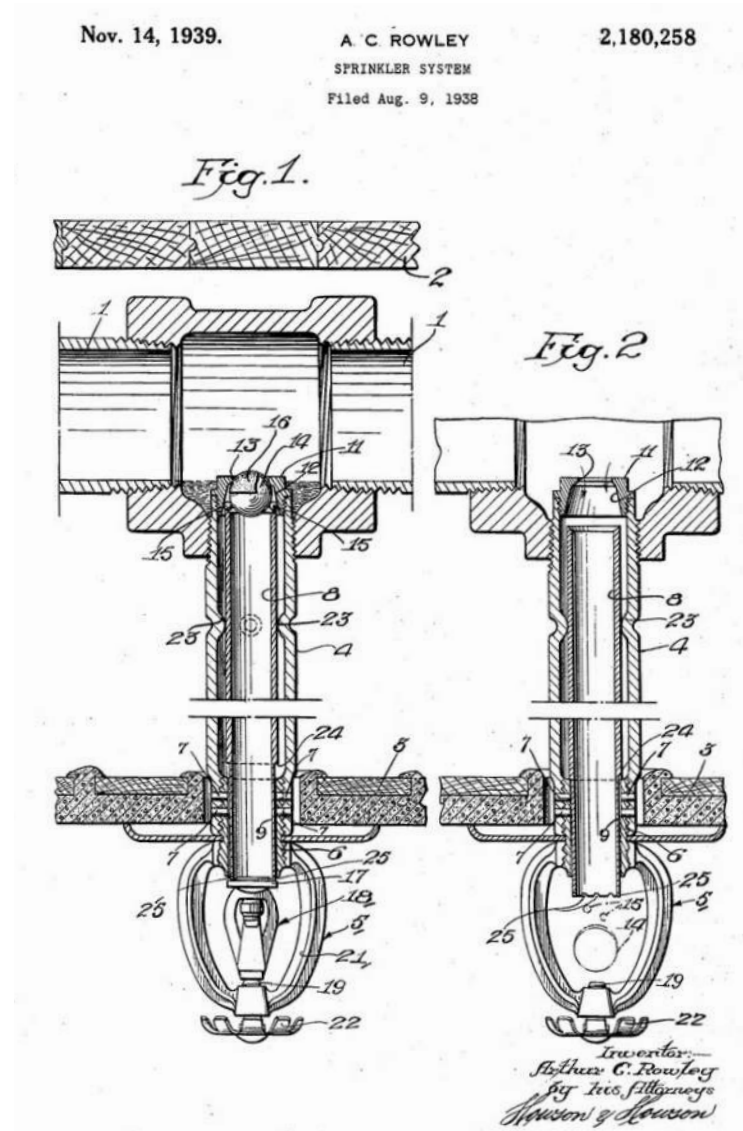


*Broadway Lofts, Residential Unit*

# Fire Protection

- **Automatic Fire Sprinkler (8-410)**
  - Occupancy, use or distinct fire hazards shall be deemed in compliance if provided with automatic sprinkler system.
- **Fire Sprinkler Trade-offs\***
  - Exterior openings close to PL may remain
  - Unlimited floor area provisions may be used
  - No need for fire retardant finishes
  - No need to provide 1-hour rated glass
  - No 1-hour corridor required
  - Reduces occupancy separation to 1-hour max
  - No stair enclosures required
  - No shaft enclosures required
  - Eliminates distinct hazard classifications
  - No need to upgrade Type III or V-1 hr construction

\*Confirm with AHJ



Patent for first dry pendent sprinkler, AC Rowley, Globe Fire Sprinkler



# Fire Protection

## Fire-Resistive Construction (8-402)

- **Exterior Wall Construction**
  - Fire-resistance requirement for exterior walls and openings may be satisfied with automatic sprinkler system.
- **One-hour Construction**
  - One-hour rated construction and corridors not required with automatic sprinkler system.
- **Openings**
  - Historical glazing or solid wood unrated doors to have one-hour rating may be approved with smoke seals and automatic sprinkler system.
  - Broadway Commercial Bulletin also requires self-closing latching devices to prevent smoke penetration; windows to be fixed.



*Broadway Trade, Existing Wall Construction*

# Fire Protection

- **Roof Covering (8-408)**
  - Wood roofing materials permitted when installed in Class 'A' assemblies.
- **Fire Alarm Systems (8-409)**
  - Per regular code.
- **High-rise Buildings (8-412)**
  - Floor or occupants located more than 75 feet above the lowest floor level shall conform to regular code for existing high rise buildings.
  - High rise requirements may include stair pressurization, secondary water supply, smoke control, two fire sprinkler connections to municipal main.
  - New rooftop uses to meet current code.



*Broadway Lofts, Rooftop Lounge*

# Means of Egress

## General (8-502)

- **Passageways**
  - Door openings and corridor widths with dimensions less than required by regular code to be permitted if sufficient width and height for occupants.
- **Stairs**
  - Existing risers, treads, handrails and handrail extension to remain if not a distinct hazard.
- **Main Entry Doors**
  - Need not swing in direction of egress if other means provided.



*Broadway Trade, Existing Exit Stair*



# Means of Egress

## General (8-502)

- Existing Fire Escapes
  - Acceptable as one of required means of egress.
  - To be in good working order and extend to ground level.
  - Access via opening with minimum width of 29 inches with sill no more than 30 inches AFF.
- New Fire Escapes
  - To comply with 9 conditions set in Section 8-502.6 of CHBC.



*Broadway Trade, Fire Escape*



*Residential Amenity Deck, New Stairs and Landing at Fire Escape*

# Means of Egress

- **Escape Windows and Doors (8-503)**
  - Basements in dwelling units and sleeping rooms below 4th floor to have at least one openable window into public way, yard or court for emergency escape.
  - Openings to have minimum clear area of 3.3 sf and minimum width or height of 18 inches.
- **Railing and Guardrails (8-504)**
  - Historic height and spacing of balusters may continue unless a distinct hazard.



*Broadway Lofts, Historic Stair Guardrail*



# Accessibility

## Americans with Disabilities Act (ADA)

- The ADA is a Law, not a Code
  - Following any Code, including the CBC, is not complete protection against a lawsuit.



*Americans With Disabilities Act, July 26, 1990*

# Accessibility

## Purpose, Intent and Scope (8-601)

- Purpose
  - Require enforcing agencies to accept reasonably equivalent alternatives to regular code.
- Intent
  - Preserve integrity of historic buildings while providing access and use by persons with disabilities.
- Scope
  - Applies to every Qualified Historic Building that is required to provide access to persons with disabilities.
  - Does not apply to new construction or reconstruction / replicas of historic buildings.



*Broadway Trade, Existing and Proposed Entry from street*



# Accessibility

## Basic Provisions (8-602)

- **Regular Code**
  - Applies to historical buildings unless strict compliance with regular code threatens or destroys historical significance or character-defining features.
- **Alternative Provisions**
  - May be applied on item-by-item basis with documentation and reasons for application of provisions.
  - To be retained on permanent file with enforcing agency.
  - Pursue only as last resort; does not exempt from potential of lawsuit.



*Proper Hotel DTLA, Historic Fabric*



# Accessibility

## Alternatives (8-603)

- **Entry**
  - No exceptions for requirement of level landing in front of doors.
  - Access to any entry used (or not used) by the general public within 200 feet of the primary entrance with a notification system.
- **Doors**
  - Alternative in order of priority:
    - 1) Single leaf door with 30 inch clear opening;
    - 2) Single leaf door with 29-1/2 inch clear opening;
    - 3) Double door with one leaf providing 29-1/2 inch clear opening; or
    - 4) Double doors with power assist with 29-1/2 inch clear opening with both doors open.



*Proper Hotel DTLA, Entry Doors*

# Accessibility

## Alternatives (8-603)

- **Power-Assisted Doors**
  - May be considered an alternative to level landings.
  - Strike side clearance and door opening forces required by regular code.
- **Toilet Rooms**
  - Accessible unisex toilet allowed in lieu of separate-gender toilet facilities.
- **Exterior/Interior Ramps and Lifts**
  - Ramp no greater than 1:10 for horizontal distances not to exceed 5 feet.
  - Access Ramps of 1:6 for horizontal distance not to exceed 13 inches.
  - Must have signs posted and upper and lower levels noting steepness of slope.



*Retail Space on Broadway, Accessible Retail Entry*

THANK  
YOU