



**BUILDING CODE MANUAL
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
Based on the 2011 LACBC**

**#101
3407
Article 1
09-20-11
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CALIFORNIA HISTORICAL BUILDING CODE (CHBC)

Effective July 1, 1985, Senate Bill 2321 pre-empted all existing Building Codes applicable to designated historic structures and their sites. The CHBC, which had previously been an alternative set of regulations, is now mandatory. The provisions of the CHBC shall be applied by the enforcing authority of every city, county, or state agency in permitting repairs, alterations and additions necessary for the preservation, rehabilitation, relocation, related construction, change of use or continued use of a qualified historical building. This law applies to all designated historical buildings, structures and sites in California, meaning those which have been listed as historic by an official government agency at the local, county (Department of Regional Planning's Historical Building List), regional, state or national level.

These alternative regulations and standards are intended to facilitate the restoration and change of occupancy of historic buildings by preserving the architectural elements and features of the building while providing reasonable safety from fire, earthquake or other hazards for the occupants of the building. The regulations of the CHBC are performance oriented rather than prescriptive and using its application allows some discretion with (or omission of) the usual mandatory regulations found in the Los Angeles County Building Code.

The CHBC is part 8 of Title 24 of the California Code of Regulations. Sections of the CHBC addresses use and occupancy, exiting, structural, use of archaic materials, mechanical, plumbing, electrical, fire protection, and access for persons with disabilities. Contact the Building Plan Check Section immediately upon receipt of a building permit application of a qualified historic building to determine proper processing and checking of the project.

In addition, Public Resources Code Section 5028, effective January 1, 1990, requires that any structure listed **or to be eligible for listing** in the National Register of Historic Places, the California Register of Historic Places, or any local public register of historic places, which has been damaged by a natural disaster, may not be demolished or significantly altered unless approved by the State Office of Historic Preservation. Even with the damaged building posted with a red placard, a structural evaluation report prepared by a consulting civil/structural engineer may be required to determine that there is an "imminent threat to public safety." Before taking any action on a damaged building that is suspected to be historic, be sure to thoroughly check out its status as an historic building. For known designated historic buildings that have sustained damage requiring immediate attention for the protection of the public, contact the Office Manager for that area and the Building Plan Check Section.

Supersedes BCM 3403.5 Article 1 dated 05-01-97

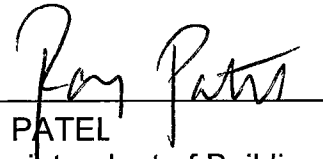
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