



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

**#24
301
Article 1
08-16-11
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MODEL HOME DISPLAY CENTERS

Model home display centers are used to exhibit model homes for sale, as in a residential tract development. These centers usually have one or more models on display plus a sales office. The sales office can be located in a separate building or be contained within the garage of one of the models. The interim occupancy classification of these models and sales offices shall be Group M as long as the use is for sales and display purposes

The classification of the dwelling unit/garage areas used for display or sales may revert to Group R and U Occupancies upon cessation of sales use and in anticipation of occupancy by the ultimate purchaser with the submittal of a permit application for the change in use (see Section 3408 of the Los Angeles County Building Code (LACBC))

Using the provisions of Section 302.1, the following guidelines have been established for the permitting of model homes in model home display centers.

1. In a commercial zone the model homes shall be designated and the construction shall comply with all applicable requirements for Group M occupancy, including provisions for access for persons with disabilities.
2. Subdivision model homes shall be designed and the construction shall comply with all applicable requirements for Group R-3 and U Occupancies, as the case may be. The space used for the sales office, parking space(s) and sanitary facilities accessory to the sales office shall be accessible to persons with disabilities in accordance with Chapter 11B of the LACBC
3. Under "Description of Work" on the building permit application, include the statement "Model home for display and sales purposes only" In "Number of Units" box on the building permit application, indicate "0"
4. Certificate of Occupancy shall be issued for the model home display center for Group M occupancy

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