



Adaptive Reuse Technical Manual

December 2014



ADAPTIVE REUSE TECHNICAL MANUAL

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Adaptive reuse is the process of reconfiguring or remodeling a building or site to accommodate a new use or a purpose other than for what it was originally designed, thereby reducing environmental impacts.

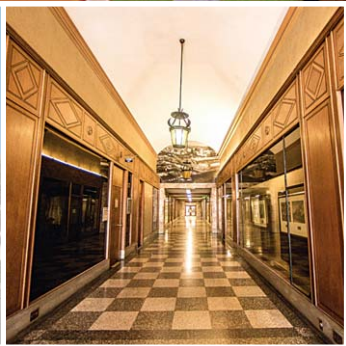
The Adaptive Reuse Incentive Ordinance recognizes the economic, environmental, and cultural value of preserving older and/or historic landmark buildings and structures; provides a framework for sustainable development; and offers a clear process to review a variety of projects resulting in a range of new uses. The City seeks to encourage adaptive reuse by streamlining the plan check process and allowing greater flexibility to better serve the needs of the changing community.

By reusing an existing building, the energy required to create these spaces, the material waste generated from the tenant improvement, and the use of new materials are lessened. The revitalization of buildings through reuse or repurposing also helps to stabilize neighborhoods and preserve the City's historic character and architecture, reduce the environmental hazards and costs associated with new construction, and enhance economic growth with new housing and employment opportunities. Communities further benefit from the added values of context, culture, history, and ambiance resulting in true community redevelopment and sustainability.

This Adaptive Reuse Manual (Manual) is based on interpretations of the 2013 California Building Standard Codes, and serves as a guideline to clarify certain aspects of adaptive reuse projects. It is not intended to be an all-inclusive Handbook. Further, the provisions of this Manual are only applicable to adaptive reuse projects identified by the Zoning Administrator, Building Official, and Fire Official, and do not reduce the applicability of the California Building Standards Codes for new projects.

The City reserves the right to update this Manual as deemed necessary.





Qualification for adaptive reuse is determined on an individual basis with the understanding that each project is unique and requires specific attention.



The Alternative Building Standards contained in the Long Beach Building Standards Code support the goals of the Adaptive Reuse Incentive Program, and were incorporated into the triennial building code update under Ordinance ORD-13-0024 and Resolution RES-13-0101, as approved by the City Council on November 12, 2013, and effective on January 1, 2014.

The Long Beach Zoning Code's Special Development Standards were incorporated using the existing Neighborhood Commercial and Residential Districts to define land use and provide guidance for the use of existing building setbacks and height, as well as parking and other development standards (detailed in Section 5 of this Manual). These Special Development Standards were incorporated into Title 21 – Zoning, §21.45.500, under Ordinance ORD-14-0004 and Resolution RES-14-0026, as approved by the City Council on March 11, 2014.

Key to the success of an Adaptive Reuse Incentive Ordinance is the ability of the Zoning Administrator, Building Official, and Fire Official to effectively use

their authority to grant code modifications or the use of alternate materials, design and methods of construction, and equipment to address practical difficulties involved in complying with the strict provisions of the Code. Other statutory regulations, such as the California Historic Building Code (CHBC), the California Building Code (CBC) Chapter 34, the California Existing Building Code (CEBC), and the California Health and Safety Code (CHSC) §17958.11 and §19957 provide the Building Official and Fire Official with the ability to consider alternative building standards while ensuring adequate health and safety protections. In addition, the ability of the Zoning Administrator to grant relief from parking standards, setbacks, and height limitations on existing buildings and structures further contributes to this goal.

INTENT

Although the California Building Standards Code and the Long Beach Building Standards Code are applicable to new construction, or change of use or occupancy, it is the intent of this Manual to provide alternative approaches to mandated Codes that will permit adaptive reuse and still provide minimum requirements to safeguard the public health, safety, and welfare of the building occupants.

APPLICABILITY

Nothing in this Manual shall be construed to allow an existing building, or portion thereof, to be altered such that the building becomes less safe than its existing condition. Where such existing elements, seismic or fire-life safety, provide a greater level of protection than the minimum requirement of the Code or this Manual, those elements shall not be reduced.

New construction, addition, repair or maintenance not associated with a change of use or occupancy classification and projects that do not qualify as an adaptive reuse project are beyond the scope of this Manual. Other Titles, Chapters or Sections of the Long Beach Municipal Code and the most recently

adopted edition of the California Building Standards Code shall apply, where applicable.

Projects that qualify as an adaptive reuse project, pursuant to Section 5 of this Manual, may also be permitted to use Section 6 of this Manual. In addition, the alteration, addition or change of use or occupancy, or portions thereof, shall comply or be made to comply with all of the applicable requirements, as listed in the box below, for the construction of a new building of the same use or occupancy, except as provided for in this Manual.

The State of California Department of Housing and Community Development has interpreted that for private multi-family dwellings built and occupied before March 13, 1991, adaptive reuse alterations in such buildings (including change of use) shall be maintained in compliance with the accessibility standards in effect at the time of construction. This means existing floors of a multi-family dwelling that goes through non-structural upgrades are not considered “newly constructed covered multi-family dwellings” and may not have to comply with the accessibility requirements for new construction.

BUILDING INFRASTRUCTURE (ELECTRICAL, PLUMBING AND MECHANICAL)

Upgrading a building’s electrical, plumbing, and mechanical system as part of an adaptive reuse project may be necessary due to the fact that a building’s infrastructure life span is normally 30 years. Electrical, plumbing, and mechanical system changes shall meet the new code unless the Building Official approves a code modification or if the building is a qualified historical building or property.

CALIFORNIA BUILDING CODE (CBC).

Existing buildings are permitted to use CBC Chapter 34 provisions as adopted by the City of Long Beach.

CALIFORNIA EXISTING BUILDING CODE (CEBC). Existing buildings are permitted to use the CEBC provisions for unreinforced masonry as approved by the Building Official.

CALIFORNIA HISTORIC BUILDING CODE (CHBC). Qualified Historical Buildings or Properties are permitted to use the CHBC to further supplement Section 6 of this Manual as approved by the Building Official.

CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC).

Addition or alteration to existing buildings shall be made to comply with the requirements in the CGBSC.

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CODE (CBEESC).

Addition or alteration to existing buildings shall be made to comply with the requirements in the CBEESC.

CALIFORNIA ACCESSIBILITY REGULATIONS.

Accessibility shall be designed in accordance with the CBC Chapter 11A and/or 11B.





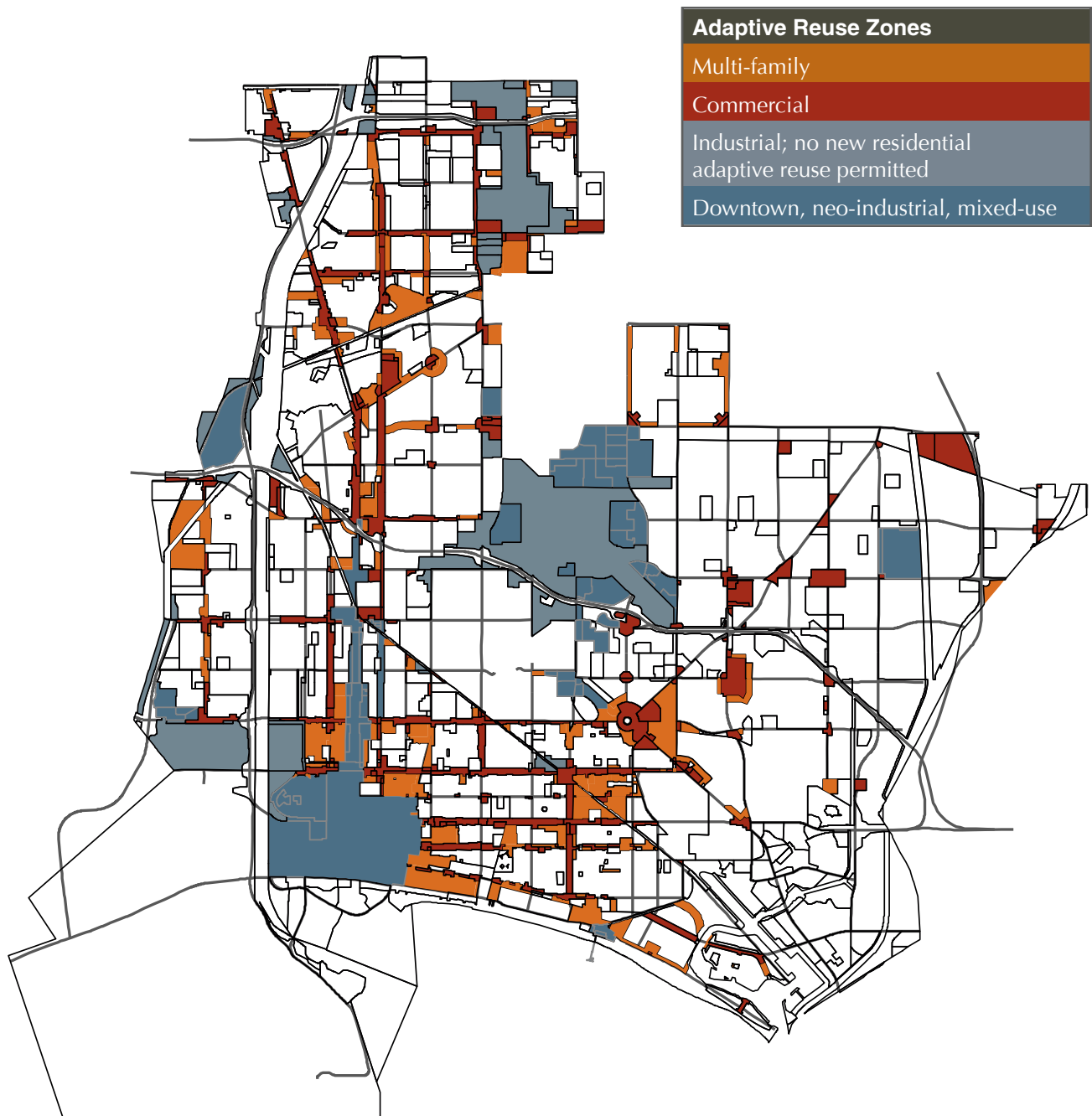
OCEAN CENTER BUILD
110 WEST OCEAN BLVD

PARKING



The purpose of this section is to provide a general overview of districts throughout the City that allow adaptive reuse, and to highlight completed projects.

The below map depicts applicable adaptive reuse provisions. Adaptive reuse is not allowed in single-family or duplex residential zones, and no new residential units can be added in existing industrial zones. Preliminary adaptive reuse project requests, including the suitability of any particular proposed use, site configuration and location, surrounding uses, and other information, are to be reviewed by the Zoning Administrator before a project can be submitted for entitlement or plan check.



Completed/Proposed Project List

To establish historical precedence, a list of completed and in-process adaptive reuse projects that have been considered by the City is shown below. This information is accurate as of the publication date of this Manual.

Project	Location	Former Use	Adapted Use	Status as of 10/1/2014
3rd St. and Long Beach Blvd. Building Complex	3rd St. and Long Beach Blvd.	Retail and restaurant	Retail, creative office, fitness studio	Under construction
Alamitos Lofts	1st St. and Alamitos Ave.	Long Beach Skating Palace	Live work lofts	Completed
The Attic	Broadway near Loma Ave.	Single-family home	Restaurant	Completed
The Edison	100 Long Beach Blvd.	Municipal offices	Housing with ancillary retail	Under construction
The Ebell Club	3rd St. and Orange Ave.	Social club	Event and banquet facility	Completed
Old Fire Station 12	6509 Gundry Ave.	Fire station	City Council field office	In Process
Floyd's Barber Shop	4000 E. Ocean Blvd.	Gas station	Retail barber shop	Completed
Kress Lofts	100 W. 5th St.	Department store	Residential	Completed
Linden Complex	4th St. and Linden Ave.		Creative office retail	Completed
Newberry Building	427-433 Pine Ave.	Retail	Loft residential	Under construction
Retail Building	851 Pine Ave.	Retail	Retail, live work residential	Under construction
Sasha Witte Interior Design	Broadway near Obispo Ave.	Single-family home	Interior design studio and retail	Completed
Security Pacific Building	110 Pine Ave.	Office	Residential condominiums with existing groundfloor and basement restaurant to remain	In Process
Temple Lofts	835 Locust Ave.	Masonic Temple	Residential lofts	Completed
Walker Building	Pine Ave. and 4th St.	Department store	Residential lofts with retail on ground floor	Completed
Z Gallery/Masonic Temple	228 Pine Ave.	Social club/Retail	Event and banquet facility	Completed
Zaferia South Buildings	Coronado St.; north of Anaheim St.	Small scale industrial	Creative office	Completed





Adaptive reuse projects can be rewarding and serve many useful purposes. These projects require a comprehensive review and are not to be undertaken lightly.



Long Beach Development Services Site Plan Review (SPR) Committee examines the qualification for adaptive reuse on an individual basis with the understanding that each project is unique and requires specific attention. To qualify, a project must involve a substantial change of use from both a building and zoning perspective. Adaptive reuse does not pertain to minor alterations to an existing structure or the use of a current building or facility for similar purpose. Each project is also required to conform to the Neighborhood Commercial and Residential (CNR) District for permissible uses (see CNR Zoning table on page 14). The Ordinance identifies existing development standards and addresses all further policies and procedures for adaptive reuse projects.

PROCESS OVERVIEW

Adaptive reuse projects can be rewarding and serve many useful purposes. These projects are not to be undertaken lightly and require a higher level of expertise to be successful. The effective adaptive reuse of buildings requires:

- **Code expertise** – to take advantage of proper provisions of the Long Beach Municipal Code, CBC, CEBC, and CHBC where applicable.
- **Structural background** – to evaluate existing building conditions, strengths and weaknesses, and use the opportunity to propose structural strengthening that meets the codes.
- **Specific working expertise** – Adaptive reuse projects requires special expertise by the design professionals involved. The Zoning Administrator, Building Official, and Fire Official shall also be flexible and allow creative solutions to building codes that do not waive or relax fire and life safety issues.

The following steps have been designed to help applicants navigate through the adaptive reuse process:

1. Due Diligence

It is crucial to complete a comprehensive review before purchasing or making any modifications to an existing building when it pertains to an adaptive reuse project. This investigative phase is critical and typically requires a detailed inspection by trained and licensed professionals.

- a. **Property Ownership.** Existing buildings sometimes demonstrate complicated issues such as addressing, property line, and ownership issues that have to be addressed prior to any new project permitting.
- b. **Utilities and Existing Building Infrastructure.** Existing buildings may also be limited as far as the capacity of the electrical, water, gas, and sewer services. Upgrading of water, sewer, gas, and electrical services are normally costly items and can impact an adaptive reuse project.

2. Conceptual Review

After the building has been thoroughly assessed, it is time to develop conceptual designs, narrative descriptions about the project, pro forma financial analysis, and other similar evaluations for the site. Looking at the project from various perspectives will eventually help shape the successful proposal.

While most of this effort will be undertaken by the developer, City staff are available to discuss options, identify possible concerns or limitations, and find the best use for the proposed project.

3. Determination of Adaptive Reuse

The determination of adaptive reuse is at the discretion of the Zoning Administrator, Building Official, and Fire Official. For instance, the conversion of a commercial building to another form of commercial use or the conversion from retail to restaurant are examples of project types that typically would not qualify as adaptive reuse projects and would not be able to take advantage of the provisions in this Manual. Determination that the proposed project in conceptual review is adaptive reuse shall be provided by the City in writing in the form of a letter to the applicant. This letter shall be included in subsequent plan sets and review process submittals, along with any conditions of approval that may result from the SPR or plan check process.

4. Site Plan Review

All adaptive reuse projects are subject to review by the SPR Committee according to Long Beach Municipal Code §21.25.503 and §21.45.500. The SPR Committee will review an adaptive reuse project for overall design, exterior materials, internal flow, zoning requirements, and many other factors to ensure that the project meets the requirements and will result in a functional and attractive addition to the local neighborhood and to the City.

5. Plan Check

Once the SPR has been completed, the project is ready to submit for Plan Check. The review at this stage focuses on compliance with the Long Beach Building Standards Code (Long Beach Municipal Code Title 18).

The primary purpose of this Manual is to provide guidance to architects, engineers and designers to aid in developing creative mitigation measures based on the building deficiencies and/or structural performance levels; therefore, it is to be expected that the plan check process will require more iterations of review than new construction projects. In addition, it is to be expected that new or unusual issues might come up during the plan check process.

Throughout this Manual, examples are provided to clarify the intent of certain sections and to identify when a code modification is needed by the Building Official and/or Fire Official.

6. Construction and Inspection

Adaptive reuse projects are complex and challenging. Even if all of the above steps are completed, given the nature of existing buildings, especially historic structures, unforeseen complexities are to be expected during construction. Because of this, a more involved and frequent inspection process, field changes, or modification to construction drawings are likely. Regular communication with the building inspector during construction will be vital to ensure that potential delays are minimized or reduced.

7. Certificate of Occupancy

At the completion of construction, the Building & Safety Bureau will issue a Certificate of Occupancy allowing the adaptively reused building to be used for its new purpose.

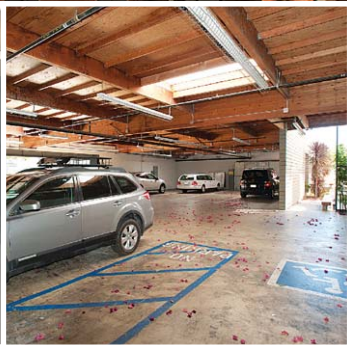
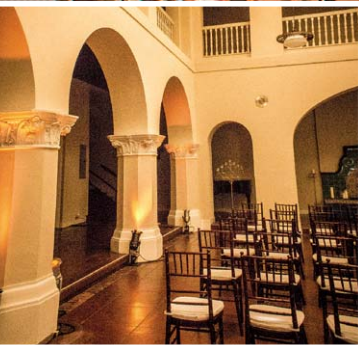
Neighborhood Commercial and Residential (CNR)

The following table summarizes permitted, allowable, and prohibited uses for adaptive reuse projects, which is based on the Neighborhood Commercial and Residential (CNR) District uses. See Table 32-1, Uses in All Other Commercial Zoning Districts, Chapter 21.32 of the Long Beach Zoning Code, for more specific information.

Use	Entitlement Path	Notes and Exceptions
Alcoholic Beverage Sales	C	Within 500 feet of residential district CUP requirement may be waived for restaurants with meal service, subject to specific requirements
Automobile	N	Auto detailing (A/AP) and Parking Service as a principal Use (C)
Business Office Support	Y	Offset printing (N)
Entertainment	A	Restaurant with Entertainment (Y), Dancing as an accessory use (N), theater (less than 100 seat (AP)
Financial Services	Y	Freestanding ATM (AP), Drive-thru (N), Car title loans, check cashing and not listed (N)
Hazardous Materials	C	Subject to quantity limitations
Institutional	N	Public Library (Y), Daycare or pre-school (Y), Church or temple (AP), Parsonage (AP)
Personal Services	Y	Gun repair, Laundromat or not listed (AP), commercial laundry, recycling center, repair shop, self-storage, tattoo parlor, termite and pest control, veterinary clinic with boarding (N)
Professional Services	Y	Not listed (AP)
Residential Uses	Y	Artist studio with residence, caretaker residence, (AP) Residential care (7 or more), special group housing, senior housing, (N) Subject to R-3-T density standards.
Restaurants and Ready-to-Eat Foods	Y	Outdoor dining (A) Drive-thru lanes (N) Vending Carts (AP)
Retail Services	Y	Building supply, major household appliance, merchandise mall, indoor swap meet, outdoor sales events, pawn shop, hotel/motel or inn, shelters (N) Outdoor vending, vending machines (A) Gun shop, onsite manufacture of products, food carts, thrift store, bed and breakfast (AP) Carnivals and construction trailers (T)
Transportation and Communications Facilities	C	Outdoor dining (A)

Entitlement Path Definitions

Y	Permitted, use allowed by right
N	Not Permitted
C	Conditional Use Permit required, subject to special development standards (LBMC 21.52)
A	Accessory Use, not allowed as primary use, subject to special development standards (LBMC 21.51)
AP	Administrative Use Permit required, subject to special development standards (LBMC 21.52)
T	Temporary use, subject to provisions contained in LBMC 21.53



Adaptive reuse projects involve thorough planning considerations and are subject to Special Development Standards.



Each proposed project will be evaluated and is subject to the following Special Development Standards, pursuant to the Long Beach Municipal Code §21.45.500:

Land Use. The intent of adaptive reuse is to allow conversion of existing structures into new land uses that maintain or enhance the character of a neighborhood or district, extend the life of the building, reduce use of new construction materials and reduce construction waste generated, and provide additional employment or housing opportunities in appropriate and compatible locations.

1. An adaptive reuse project may change an existing building to any Neighborhood Commercial and Residential (CNR) District permitted use with the following exception:
 - a. Adaptive reuse projects are not allowed in single-family or duplex residential zoning.
 - b. Non-residential uses introduced into any multiple-family residential zones through adaptive reuse shall be compatible with the surrounding neighborhood as determined by the Site Plan Review (SPR) Committee.

- c. No new residential uses shall be introduced through adaptive reuse into any industrial zone.
2. Any discretionary review, including Administrative Use Permits or Conditional Use Permits, required within the CNR zone for a particular use is required for an adaptive reuse project.
3. Any request for a land use not explicitly allowed within the CNR zone as part of an adaptive reuse project shall require an Administrative Use Permit.

Setbacks. Existing principal structures with nonconforming setbacks may remain. Any additions or façade changes involving greater than 25 continuous linear feet of exterior wall facing a public right-of-way shall comply with zoning setbacks, unless waived by the SPR Committee.

Height. Heights of existing buildings shall be exempt from established height limits. The addition of parapets or roof structures, equipment or other enclosures or non-habitable space is allowed. Any new or additional habitable space or floors shall comply with height limits, unless waived by the SPR Committee.

Residential Unit Size. A minimum dwelling unit size of 450 square feet and project average of no less than 700 square feet shall be provided, unless waived by the SPR Committee.

Existing Parking. The overall number of existing parking spaces onsite shall be maintained. An exception for a reduction in existing parking for purposes of providing disabled access parking and access may be allowed by the SPR Committee.

Required Parking in Designated Parking Impacted Areas. Parking for adaptive reuse projects in designated parking impacted areas shall be provided as follows:

- Residential parking shall be a minimum of one (1) space per dwelling unit plus one (1) guest space for every four dwelling units.
- Parking for all non-residential uses shall be a minimum of two (2) spaces per every 1,000 square feet of usable internal space.
- In mixed-use adaptive reuse projects, the first 3,000 square feet of non-residential space are exempt from parking requirements.
- Seventy-five percent (75%) of the minimum required parking shall be provided for assembly, office or retail conversions in mixed-use or stand-alone buildings.
- Tandem parking is allowed up to seventy-five percent (75%) of provided spaces.
- Shared parking arrangements shall conform to the Long Beach Municipal Code §21.41.222 – Off-site parking or the Long Beach Municipal Code §21.41.223.A – Parking-Joint Use of Parking Facility.
- Any reduction in provided parking beyond the minimums above shall be approved by the SPR Committee.

Required Parking in General. Parking for adaptive reuse projects outside of designated parking impacted areas shall be provided as follows:

- No additional on-site parking shall be required for conversion to residential uses.
- Parking for all non-residential uses shall be a minimum of one (1) space per every 1,000 square feet of usable internal space.

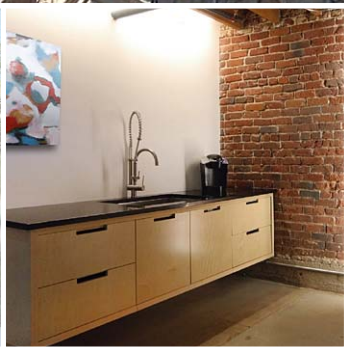
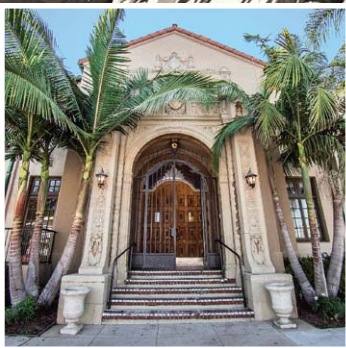
- In mixed-use adaptive reuse projects, the first 6,000 square feet of non-residential space be exempt from parking requirements.
- Fifty percent (50%) of the minimum required parking shall be provided for assembly, office or retail conversions in mixed-use or stand-alone buildings.
- Tandem parking is allowed up to fifty percent (50%) of provided spaces.
- Shared parking arrangements shall conform to the Long Beach Municipal Code §21.41.222 – Off-site parking or the Long Beach Municipal Code §21.41.223.A – Parking-Joint Use of Parking Facility.
- Any reduction in provided parking beyond the minimums above shall be approved by the SPR Committee.

Other Provisions. Floor area ratio, landscaping, lot coverage, open space, and any other applicable development standards of the underlying zone would have to be complied with, unless waived by the SPR Committee.

Environmental. Environmental issues can introduce daunting challenges in adaptive reuse projects. Existing buildings can sometimes demonstrate complicated or deficient building configurations or involve property contamination, such as asbestos, lead, or underground tanks or utilities, that limit certain types or prohibit all types of occupancy. Preparation of CEQA/NEPA clearances, such as an Environmental Impact Report or Historic Structures Report, and some project-specific mitigation measures may be required before any adaptive reuse can be contemplated.

Signs. Signs for adaptive reuse projects are subject to Long Beach Municipal Code §21.44 – On Premises Signs. Signs for adaptive reuse should be creative and compatible with the architecture of the original building.





The purpose of this section is to provide alternative building standards pursuant to building and fire regulations.



ALL BUILDINGS

The following alternatives may be applied to all existing buildings eligible as adaptive reuse projects.

BUILDING STRUCTURE

The CBC §3408.4 requires an existing building that undergoes a change of use or occupancy that results in it being reclassified to a higher risk category, as defined in CBC Table 1604.5, to meet the seismic requirements of the CBC §1613 or ASCE 7 Chapters 11 and 12 for new construction. Where additions or alterations to an existing building cause an increase in design gravity load of more than five percent (5%) or a decrease in gravity load-carrying capacity, the existing gravity load-carrying structural elements shall be designed to meet the structural requirements for new construction. Where additions or alterations to an existing building cause an increase in design lateral load of more than ten percent (10%) demand-capacity ratio or a decrease in lateral load-carrying capacity, the existing lateral load-carrying structural elements shall be designed to meet the seismic requirements for new construction. Whenever any of the conditions above are not applicable, then a

required seismic or structural upgrade of the existing structural elements will not be mandated to comply with the requirements for new construction.

All voluntary (non-mandated) seismic improvements are permitted to be evaluated under the provisions of the CBC §3405.5 for the design of strengthening existing structural elements. Alternatively, the Building Official may permit the use of other structural design standards, such as the ASCE 41 Seismic Rehabilitation of Existing Buildings, to evaluate an existing building and the design of strengthening existing structural elements. All new structural elements shall meet the requirements for new construction.

An existing building classified as an Unreinforced Masonry Bearing Wall Building shall comply with the minimum seismic stabilization standards of the Long Beach Municipal Code Chapter 18.68 – Earthquake Hazard Regulations or the CEBC Appendix Chapter A1 if any structural modifications are required in the existing building. In addition, any structural or seismic upgrades to existing buildings mandated by future City ordinances, or State laws, or statutes shall apply.

Performance-based engineering analysis and design procedures may be used to evaluate an Existing Building and the design of strengthening elements when approved by the Building Official. All existing structural elements of an Existing Building shall be strengthened to meet the minimum design analysis as specified in the CBC Chapters 16 and 34 or new structural elements shall be added when required.

BUILDING ARCHITECTURAL ELEMENTS & MATERIALS

- **Exterior Wall Construction.** The existing exterior wall construction of an existing building may be maintained without complying with the fire-resistance rating requirements of the CBC Chapter 6 if approved by the Building Official and Fire Official. Any addition or alteration to the existing exterior wall construction of

an existing building shall be made to comply with the requirements for new construction.

- **Exterior Opening Protection.**

1. Existing unprotected openings in the exterior walls of an existing building based on fire separation distance where a change of use or occupancy occurs shall comply with the requirements for new construction.
2. Existing openings in the exterior walls of an existing building that are not allowed by the CBC §705.8 due to their proximity to the property lines may not be used to satisfy other code requirements including, but not limited to, light and ventilation, smoke control, or emergency escape.
3. New unprotected openings or alteration of existing openings in the exterior walls of an existing building shall be made to comply with the requirements for new construction.

Exception: In lieu of Items 1 through 3 above, a code modification to allow unprotected openings in the exterior walls of an existing building based on fire separation distance or proximity to an exit may be considered in the following cases:

- a. Existing unprotected openings may be maintained without complying with the requirements of the CBC §705.8 provided the existing openings are protected with an approved water curtain designed to the satisfaction of the Building Official and Fire Official.
- b. Unprotected openings within 10 feet to the fire escape or fire escape ladder may be maintained provided the openings are protected with an approved water curtain designed to the satisfaction of the Building Official and Fire Official.

- c. Unprotected openings may be provided without complying with the requirements for new construction when equivalent materials or methods are provided to mitigate the potential fire-life safety hazard if approved by the Building Official and Fire Official.

MEANS OF EGRESS

- **Exit Stairways.** Due to the fact that floor-to-floor height in buildings are established and modifying the rise and run of stairways may not be physically possible or make the project not feasible, the Building Official and Fire Official will consider suggestions by the design professionals to address the following: number, dimensions, clearances for the stairways, rise and runs, landing clearances, loading and other possible compliance deviations with the new codes. If reasonable upgrades are possible, they shall be implemented.

Existing stairwells that do not comply with today's requirements may be allowed to remain unaltered at the discretion of the Building Official and Fire Official.

- **Fire Escapes.** Maintenance of fire escapes is essential to assure their usability and safety. Fire escapes must be clear of obstructions, have clear access by means of doors and windows, and have fire-resistive opening protective in place. In addition, the structural integrity of the fire escape and its anchors to the building structure must be maintained in good condition.

An existing fire escape may be used as one of the required exits from the upper floor of an existing building if it is in good operating condition, structurally sound as certified by a structural engineer, complies with the CBC §3406, does not serve as an exit for an assembly use or occupancy, and is approved by the Building Official and Fire Official.

Exception: A code modification to allow for the use of an alternative exit may be considered for an existing fire escape used as one of the required exits from the upper floor of an existing building if it is in good operating condition, structurally sound as certified by

a structural engineer, complies with the CBC §3406, does not serve as an exit for an assembly use or occupancy, and is approved by the Building Official and Fire Official.

- **Rooftops.** Newly occupied rooftops or an increase in the occupant load on an existing occupied rooftop shall be provided with exits in compliance with the CBC Chapter 10. At minimum, any new assembly use with an occupant load of 50 or more on an existing rooftop will require at least two means of egress that do not include the use of fire escapes.

Newly occupied rooftops located 75 feet or more above the lowest level of Fire Department vehicle access may be required to comply with the provisions of the CBC §403, as determined by the Fire Official.

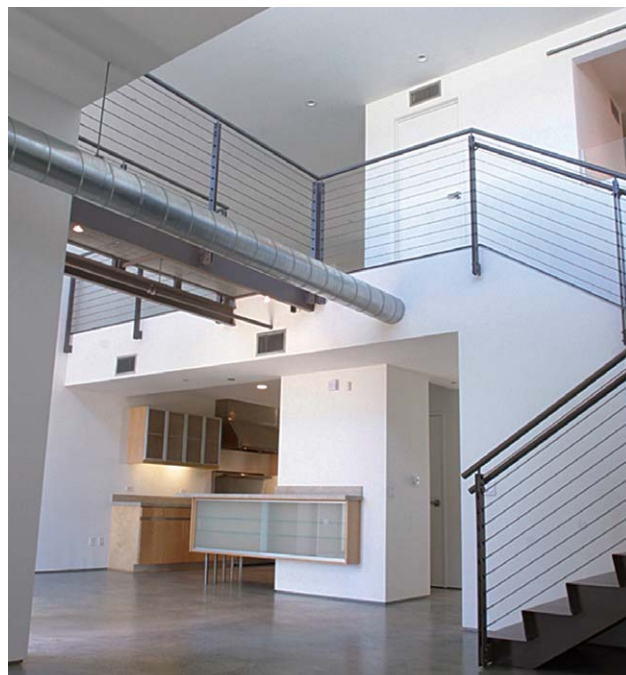
- **Elevators.** Depending upon the nature of the buildings, high-rise or low-rise elevator requirements and sizing are different. Existing building elevators may not need to meet the current code requirements except when required to comply with the California Code of Regulations Title 8, Division 1, Chapter 4, Sub-chapter 6 – State Elevator Safety Order. Elevators can be restricted as far as the numbers, size, capacity and dimensions, however at a minimum, shall meet the fire rating and smoke protection requirements for the shaft. Existing freight elevators shall not be used as passenger elevators.

In buildings where an existing elevator cannot meet the minimum dimensions for a gurney, the Fire Department may utilize a stair chair.

FIRE PROTECTION AND LIFE SAFETY SYSTEMS

- **Smoke/Carbon Monoxide Alarms.** As of January 1, 2013, multi-family dwellings, such as apartment or condominium buildings, are required by State law to install carbon monoxide (CO) alarms. Carbon monoxide alarms are not required in dwellings that do not contain fuel-burning appliances, and are totally electric, and lack an attached garage.

- **Sprinkler System.** Building conversion to light or heavy industrial occupancy would more than likely result in changes to the sprinkler system design. In such conversions, quantity and storage of hazardous materials shall be considered in overall project and sprinkler system design.



NON-RESIDENTIAL USE TO MULTI-FAMILY RESIDENTIAL USE

The purpose of this section is to provide alternative building standards for the conversion of existing non-residential buildings, or portions thereof, to multi-family residential use.

SPECIAL USE OR OCCUPANCY

The change of use or occupancy of an existing non-residential building, or portion thereof, to multi-family residential use shall be made to conform to all the requirements of the CBC Chapter 5 regarding the allowable building heights, floor areas, and number of stories.

Exception: A code modification to allow the change of use or occupancy to multi-family residential use to be made without conforming to all the requirements

of the CBC Chapter 5 regarding the allowable building height, floor areas and number of stories may be considered under the following conditions:

1. No additional floor area is made to the existing building.
2. Additional fire-life safety features are provided to the satisfaction of the Building Official and Fire Official.

Joint Living and Work Quarters. Joint Living and Work Quarters (JLWQ) is a type of live/work use, for occupation by artists, artisans, and similarly situated individuals, as allowed by the California Health and Safety Code §17958.11. This section of the Manual shall be applicable only to existing buildings for which a building permit was issued prior to May 11, 1998 and located in zones where a live/work use is permitted as an adaptive reuse project.

- **Structural Requirements.** An existing building to be converted to JLWQ shall comply with the following:
 - a. **Occupancy.** The change of use or occupancy of an Existing Building, or portion thereof, to a JLWQ may be analyzed for seventy-five percent (75%) of the Design Earthquake Ground Motion, as defined in the CBC §1613.2, and as specified in the CBC §1613 or ASCE 7, but in no event shall there be a reduction in the capacity of the existing seismic force-resisting system where that system provides a greater level of protection than the minimum requirements established herein.
 - b. **Mezzanine.** The ceiling height above a mezzanine within each individual JLWQ shall be permitted to have a height of six (6) feet, six (6) inches to any existing structural beams or girders spaced not less than four (4) feet on center. Mezzanines, lofts, their supports, access, guardrails and/or enclosures may be of wood construction in an Existing Building classified as a Type I or Type II construction.

In addition, an existing building to be converted to JLWQ shall:

- Post a sign in a conspicuous location at each entrance to the building. The sign shall be constructed of a durable weatherproof material (see Appendix C).
- Conform to the requirements of the Long Beach Municipal Code Chapter 8.80 – Noise for Residential Use for noise levels generated by the residential units.
- Not contain a use that is hazardous, based on fire and life safety risk, as determined by the Building Official or Fire Official, in the non-residential portion.

JLWQ are not permitted in high-rise buildings.

MEANS OF EGRESS

Exit. Each floor where a change of use or occupancy occurs shall have access to a minimum number of exit stairways that comply with the CBC Chapter 10 requirements for new construction.

Exceptions: Each residential unit on the second floor of an existing building may utilize a folding or collapsible ladder, listed by a nationally recognized agency approved by the Building Official, as a second required exit to the ground from the window, provided the vertical distance from the window sill to the ground is 35 feet or less. The window shall comply with the emergency escape and rescue opening requirements of the CBC §1029.

Corridors. Any new corridor shall comply with the requirements for new construction. Existing corridor construction may be utilized as an exit without complying as required for new construction under the following conditions:

1. Transoms and other glazed openings fixed in the closed position that are in good condition may be maintained in an existing corridor.

2. Existing penetrations or openings in the existing corridor shall conform to the requirements of the CBC §714 or §716, as applicable.
3. Existing doors that are in good condition and installed with approved smoke gaskets, self-closing and latching devices to prevent smoke penetration into each individual JLWQ may be maintained in the existing corridor.
4. No more than thirty-three percent (33%) of the existing corridor construction may be repaired or replaced with the same materials as the existing corridor.
- e. A residential shut-off valve shall be installed to automatically close the flow of domestic water in the event of a fire sprinkler activation. The valve shall be listed by a nationally recognized agency approved by the Fire Official for use with fire sprinkler systems.

Existing nonconforming fire-resistive walls and ceiling of an existing corridor constructed of wood lath and plaster that are in good condition may be acceptable as equivalent to the required one-hour fire-resistance rated construction.

FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Fire protection and life safety systems shall be provided and designed to comply with the CBC Chapter 9 requirements for new construction.

Exceptions: Within multi-family residential buildings, up to and including four stories in height, a fire sprinkler system may be combined with the domestic system if approved by the Fire Official where all of the following conditions are met:

- a. The use of a combined system shall require the approval of the Long Beach Water Department.
- b. A single two-inch domestic service and meter shall be installed.
- c. A backflow preventer shall be installed on the domestic water line after the meter.
- d. The fire sprinkler demand, including inside hose, as required by the NFPA 13 standard, shall be less than 150 gpm.



RESIDENTIAL USE TO NON-RESIDENTIAL USE

The purpose of this section is to provide alternative building standards for the conversion of existing residential buildings, or portions thereof, to non-residential use.

SPECIAL USE OR OCCUPANCY

The change of use or occupancy of an existing residential building, or portion thereof, to non-residential use shall be made to conform to all the requirements of the CBC Chapter 5 regarding the allowable building heights, floor areas and number of stories.

Exceptions: A code modification to allow the change of use or occupancy to non-residential uses to be made without conforming to all the requirements of the CBC Chapter 5 regarding the allowable building

SECTION 6 DESIGN CONSIDERATIONS

height, floor areas and number of stories may be considered under the following conditions:

1. No additional floor area is made to the existing building.
2. Additional fire-life safety features are provided to the satisfaction of the Building Official and Fire Official.

MEANS OF EGRESS

Exit. Each floor where a change of use or occupancy occurs shall have access to a minimum number of exit stairway that comply with CBC Chapter 10 requirements for new construction.

FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Fire protection and life safety systems shall be provided and designed to comply with the CBC Chapter 9 requirements for new construction.



HIGH-RISE BUILDINGS

The purpose of this section is to provide design considerations that apply to high-rise buildings qualified for adaptive reuse.

FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Smoke Control System. A smoke control system shall be provided.

Helicopter Landing Facilities. Emergency helicopter landing facilities are not required for existing high-rise buildings without a helipad.

Fire Alarm System. Fire alarm system shall be designed as required for a new high-rise building.

Water Storage Tanks. A secondary water storage tank is required for existing high-rise buildings.

Standpipe System. Standpipe system shall be designed as an automatic wet combined standpipe supplied from the fire pump.

Emergency Responder Radio. Emergency responder radio coverage shall be provided for the building if a test by the fire department determines that portable radio communication is ineffective.

Areas of Refuge. Existing high-rises that cannot accommodate areas of refuge will not be required to provide them, as well as new vestibules, however, luminous egress path markings may be required, based upon the occupancy.

Emergency Power System. An emergency power system shall be provided to supply all fire life safety systems.

Fire Command Center. A fire command center shall be provided at a location approved by the Fire Official.

A code modification to allow other existing nonconforming high-rise building elements or materials may be obtained if approved by the Building Official and Fire Official.



MIXED-USE BUILDINGS

The purpose of this section is to provide design considerations that apply to mixed-use buildings qualified for adaptive reuse.

FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Partially Sprinklered Buildings. When fire sprinklers are required they shall be extended through all new construction areas. Fire sprinklers may be omitted in the remainder of the existing building provided fire walls complying with new construction codes are installed.

Occupancies. Less intensive use occupancies typically will not have as many architectural or structural issues; however, intensive use occupancies will require more evaluation of the building and its necessary mitigations. More intensive uses are the most complicated scenarios that a design team and jurisdictional officials may face. Both parties need to work very closely from the inception of a project and develop the necessary improvements for the project. Examples:

- Conversion of an office building to a residential building is easier than vice versa.

- Conversion of an office use to a “B-occupancy” restaurant is less complicated than converting an office space to an “A-occupancy” restaurant from a fire, life safety, and hazard stand point.



GENERAL

- A. Scope. Unless otherwise expressly stated, the following words and terms shall, for the purpose of this title, have meanings shown in this chapter.
- B. Interchangeability. Words used in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.
- C. Terms defined in other titles, chapters or codes. Where terms are not defined in this title and are defined in other titles, chapters or codes, such terms shall have the meanings ascribed to them as in those titles, chapters or codes.
- D. Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies. Webster's Third New International Dictionary of the English Language, Unabridged shall be considered as providing ordinarily accepted meanings.

DEFINITIONS

"ADAPTIVE REUSE" means a construction or remodeling project that reconfigures existing spaces, structures or buildings to accommodate a new use or to accommodate another purpose than what it was originally designed for as defined in Long Beach Municipal Code §21.15.064.5.

"ARTIST" or "ARTISAN" is a person regularly engaged in the arts that require a large amounts of space for the pursuit of their artistic endeavors and for the storage of materials therefore, and the products thereof, than are regularly found in a dwelling. Such a person engaged in the following activities, including but not limited to, drawing, painting, sculpture, filmmaking, new media, photography, and music may be considered as an artist or artisan as determined by the Building Official.

"ASCE 7" is a referenced standard in the CBC Chapter 35 titled "Minimum Design Loads for Buildings and Other Structures" published by the American Society of Civil Engineers Structural Engineering Institute.

"CALIFORNIA BUILDING CODE" or "CBC" is the code in Title 24 of the California Code of Regulations, Part 2, as adopted in the Long Beach Municipal Code Chapter 18.40.

"CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CODE" or "CBEESC" is the code in Title 24 of the California Code of Regulations, Part 6, as adopted in the Long Beach Municipal Code Chapter 18.46.

"CALIFORNIA BUILDING STANDARDS CODE" or "CBSC" is the code in Title 24 of the California Code of Regulations.

"CALIFORNIA ELECTRICAL CODE" or "CEC" is the code in Title 24 of the California Code of Regulations, Part 3, as adopted in the Long Beach Municipal Code Chapter 18.42.

"CALIFORNIA EXISTING BUILDING CODE" or "CEBC" is the code in Title 24 of the California Code of Regulations, Part 10.

"CALIFORNIA FIRE CODE" or "CFC" is the code in Title 24 of the California Code of Regulations, Part 9, as adopted in the Long Beach Municipal Code Chapter 18.48.

"CALIFORNIA GREEN BUILDING STANDARDS CODE" or "CGBSC" is the code in Title 24 of the California Code of Regulations, Part 11, as adopted in the Long Beach Municipal Code Chapter 18.47.

"CALIFORNIA HISTORIC BUILDING CODE" or "CHBC" is the code in Title 24 of the California Code of Regulations, Part 8.

“CALIFORNIA MECHANICAL CODE” or “CMC” is the code in Title 24 of the California Code of Regulations, Part 4, as adopted in the Long Beach Municipal Code Chapter 18.44.

“CALIFORNIA PLUMBING CODE” or “CPC” is the code in Title 24 of the California Code of Regulations, Part 5, as adopted in the Long Beach Municipal Code Chapter 18.43.

“CITY” means the City of Long Beach, California.

“JOINT LIVING AND WORK QUARTERS” or “JLWQ” is a residential occupancy of one or more rooms or floors used as a dwelling unit that must contain or be altered to include: (1) cooking space, (2) sanitary facilities (water closet, lavatory, and tub or shower), (3) sleeping room or area, and (4) adequate work space for artistic working purposes reserved for, and regularly used by, one or more artist, artisan or similarly situated individual residing therein pursuant to the California Health and Safety Code §17958.11(a).

“LONG BEACH BUILDING STANDARDS CODE” or “LBBSC” is the code adopted in Title 18 of the Long Beach Municipal Code.

“LONG BEACH MUNICIPAL CODE” means the Long Beach Municipal Code.

“LONG BEACH ZONING REGULATIONS” is the code adopted in Title 21 of the Long Beach Municipal Code.

“NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL DISTRICT” or “CNR” is a mixed-use district permitting small scale commercial uses and/or moderate density residential development at R-3-T densities, as defined in Long Beach Municipal Code Chapter 21.32.

“NFPA 13” is the National Fire Protection Association standard reference number for the Installation of Sprinkler Systems as adopted and amended in Title 24 of the California Code of Regulations.

“QUALIFIED HISTORICAL BUILDING OR PROPERTY” as defined in the California Health and Safety Code §18955 and in Title 24 of the California Code of Regulations, Part 8, means any building, site, object, place, location, district or collection of structures, and their associated sites, deemed of importance to the history, architecture or culture of any area by an appropriate local, state or federal governmental jurisdiction. This shall include historical buildings or properties on, or determined eligible for, national, state or local historical registers or inventories, such as the National Register of Historic Places, California Register of Historical Resources, State Historical Landmarks, State Points of Historical Interest, and city or county registers, inventories or surveys of historical or architecturally significant sites, places or landmarks.

CALIFORNIA HEALTH AND SAFETY CODE §17958.11

(a) Any city or county may adopt alternative building regulations for the conversion of commercial or industrial buildings, or portions thereof, to joint living and work quarters. As used in this section, “joint living and work quarters” means residential occupancy by a family maintaining a common household, or by not more than four unrelated persons, of one or more rooms or floors in a building originally designed for industrial or commercial occupancy which include (1) cooking space and sanitary facilities in conformance with local building standards adopted pursuant to §17958 or 17958.5 and (2) adequate working space reserved for, and regularly used by, one or more persons residing therein.

The alternative building regulations adopted pursuant to this section shall be applicable in those geographic areas specifically designated for such occupancy, or as expressly permitted by a redevelopment plan with respect to a redevelopment project area. The alternative building regulations need not impose the same requirements as regulations adopted pursuant to §17922, except as otherwise provided in this section, but in permitting repairs, alterations, and additions necessary to accommodate joint living and work quarters, the alternative building regulations shall impose such requirements as will, in the determination of the local governing body, protect the public health, safety, and welfare.

(b) The Legislature hereby finds and declares that a substantial number of manufacturing and commercial buildings in urban areas have lost manufacturing and commercial tenants to more modern manufacturing and commercial premises, and that the untenanted portions of such buildings constitute a potential resource capable, when appropriately altered, of accommodating joint living and work quarters which would be physically and economically suitable particularly for use by artists, artisans, and similarly-situated individuals. The Legislature further finds that the public will benefit by making such buildings available for joint living and work quarters for artists,

artisans, and similarly-situated individuals because (1) conversion of space to joint living and work quarters provides a new use for such buildings contributing to the revitalization of central city areas, (2) such conversion results in building improvements and rehabilitation, and (3) the cultural life of cities and of the state as a whole is enhanced by the residence in such cities of large numbers of persons regularly engaged in the arts.

(c) The Legislature further finds and declares that (1) persons regularly engaged in the arts require larger amounts of space for the pursuit of their artistic endeavors and for the storage of materials therefor, and of the products thereof, than are regularly found in dwellings, (2) the financial remunerations to be obtained from a career in the arts are generally small, (3) persons regularly engaged in the arts generally find it financially difficult to maintain quarters for their artistic endeavors separate and apart from their places of residence, (4) high property values and resulting rental costs make it particularly difficult for persons regularly engaged in the arts to obtain the use of the amount of space required for their work, and (5) the residential use of such space is accessory to the primary use of such space as a place of work.

It is the intent of the Legislature that local governments have discretion to define geographic areas which may be utilized for joint living and work quarters and to establish standards for such occupancy, consistent with the needs and conditions peculiar to the local environment. The Legislature recognizes that building code regulations applicable to residential housing may have to be relaxed to provide joint living and work quarters in buildings previously used for commercial or industrial purposes.

Long Beach Municipal Code §18.03.050

Modifications.

A. General. Whenever there are practical difficulties involved in carrying out the provisions of this title, the Building Official shall have the authority to grant modifications for individual cases, upon the application

of the owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of this title impractical and the modification is in compliance with the intent and purpose of this title and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the Building and Safety Bureau. A written application shall be submitted together with a fee set forth in §18.06.160.

B. Expiration. The rights and privileges granted by the Building Official shall be voided if the permit is not secured within 12 months of the date the approval was granted or if the permit or plans examination expires under any of the conditions specified in §18.04.060 or §18.05.060.

EXCEPTION: The Building Official may grant extensions of time if a permit applicant submits in writing substantial evidence that unusual condition or circumstances precluded the securing of the permit within the allocated time or caused the permit to expire.

Long Beach Municipal Code §18.03.060

Alternate materials, design and methods of construction and equipment.

A. General. The provisions of this title are not intended to prevent the installation of any materials or to prohibit any design or method of construction not specifically prescribed by this title, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this title, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this title in quality, strength, effectiveness, fire resistance, durability and safety. The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be

made regarding its use. A written application shall be submitted together with a fee set forth in §18.06.160.

B. Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this title, shall consist of valid research reports from approved sources.

C. Test. Whenever there is insufficient evidence of compliance with the provisions of this title, or evidence that a material or method does not conform to the requirements of this title, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the City. Test methods shall be as specified by this title or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the test procedures. Tests shall be performed by an approved agency. Reports of such test shall be retained by the Building Official for the period required for retention of public records.

D. Expiration. The rights and privileges granted by the Building Official shall be voided if the permit is not secured within 12 months of the date the approval was granted or if the permit or plans examination expires under any of the conditions specified in §18.04.060 or §18.05.060.

EXCEPTION: The Building Official may grant extensions of time if a permit applicant submits in writing substantial evidence that unusual conditions or circumstances precluded the securing of the permit within the allocated time or caused the permit to expire.

Long Beach Municipal Code §18.63.010

Adaptive Reuse Incentive Ordinance.

The Adaptive Reuse Incentive Ordinance in Title 21 Zoning Regulations expanded the scope of eligible and underutilized buildings or structures that have great potential to be converted into new uses or

occupancy that can benefit from relief of parking standards, setbacks and zoning height limitations. However, key to the success of the Adaptive Reuse Incentive Ordinance relies on the ability of the Building Official and Fire Official to effectively use their authority to grant code modification or alternative materials, design and methods of construction and equipment to address practical difficulties involved in complying with the strict provisions of the code or consider alternative design or methods not specifically prescribed in the code. Other statutory regulations such as the most recently adopted edition of the California Historic Building Code and the California Building Code Chapter 34, including the California Health and Safety Code §17958.11 and §19957, provides the Building Official and Fire Official with the ability to consider other alternative building standards. Therefore, the purpose of this chapter is to amend, expand, establish and clarify alternative building standards for the conversion of existing buildings or structures to accommodate new uses or occupancy for other purposes than what it was originally designed for and still provide reasonable use and safety to the building occupants.

Long Beach Municipal Code §18.63.020

Applicability.

Projects that meet the definition and applicable requirements of an adaptive reuse project pursuant to Title 21 Zoning Regulations may be permitted to use the alternative building standards of this chapter. The requirement of §18.63.030 may apply to the following projects:

1. Conversion of existing non-residential buildings, or portion thereof, to joint live/work units for artists and artisans, provided no more than thirty-three percent (33%) of any unit shall be used for residential purposes.
2. Conversion of existing non-residential buildings, or portion thereof, to other residential uses or occupancy.

3. Conversion of existing non-residential buildings, or portion thereof, to other non-residential uses or occupancy.

4. Conversion of existing residential buildings, or portion thereof, to non-residential uses or occupancy.

Long Beach Municipal Code §18.63.030

Alternative Building Standards Manual.

A. Although other chapters or sections of the Long Beach Municipal Code and the most recently adopted edition of the California Building Standards Code are applicable to new construction or a change of use or occupancy, the use of the Alternative Building Standards Manual may be permitted to provide alternative regulations for adaptive reuse projects that meet the applicability requirement of §18.63.020.

B. The Building Official and Fire Official shall prepare, maintain, and update, as deemed necessary and appropriate, the Alternative Building Standards Manual and shall include technical information and implementation parameters, alternative compliance for technical infeasibility, as well as other rules, requirements and procedures as the City deems necessary, for implementing the provisions of this chapter.

C. The Building Official and Fire Official shall develop, as deemed necessary and appropriate, in cooperation with other City departments and stakeholders, informational bulletins, training manuals and educational materials to assist in the implementation of this chapter.

CALIFORNIA BUILDING CODE §3408 (AMENDED BY Long Beach Municipal Code §18.40.380)

CBC §3408.1 Conformance. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancies. Subject to the approval of

the Building Official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

Except for groups A, E and I occupancies, which were constructed prior to January 9, 1934, and are not within the scope of the Long Beach Municipal Code Chapter 18.68, a change of occupancy group or division may be made to another equal or lesser hazard as listed herein. For the purpose of this section, the order of least hazardous group to highest hazardous group is as follows:

Group U (least hazardous group)

Groups R-3 and R-3.1

Group S-2

Groups B, F, L, M, H and S-1

Groups R-1, R-2, R-2.1 and R-4

Groups A, E and I (highest hazardous group)

Every change of use or increased occupant load within the same division of an occupancy group shall require compliance with the provisions of Chapters 3, 10 and 16 of this code applicable to the proposed use or increased occupant load if the Building Official determine that there is an overall increase in hazard to life, limb, health, property or public welfare.

CBC §3408.2 Certificate of occupancy. A certificate of occupancy shall be issued where it has been determined that the requirements for the new occupancy classification have been met.

CBC §3408.3 Stairways. An existing stairway shall not be required to comply with the requirements of CBC §1009 where the existing space and construction does not allow a reduction in pitch or slope.

CBC §3408.4 Seismic. When a change of occupancy results in a structure being reclassified to a higher risk category, the structure shall conform to the seismic requirements for a new structure of the higher risk category.

EXCEPTIONS:

1. Specific seismic detailing requirements of CBC §1613 for a new structure shall not be required to be met where the seismic performance is shown to be equivalent to that of a new structure. A demonstration of equivalence shall consider the regularity, over strength, redundancy and ductility of the structure.

2. When a change of use results in a structure being reclassified from Risk Category I or II to Risk Category III and the structure is located where the seismic coefficient, SDS, is less than 0.33, compliance with the seismic requirements of CBC §1613 are not required.

The placard shown below illustrates the Long Beach Fire Department's exterior signage required for Joint Living and Work Quarters (JLWQ) occupancies.

This specific signage is required for Live/Work occupancies only. Please contact Long Beach Fire Prevention at (562) 570-2563 for all other occupancy types or additional information.



EXAMPLE ONLY

Placard shall be designed in accordance with National Fire Protection Association Standard 704 and the Long Beach Fire Prevention Requirement #1.019.

IMAGE GALLERY

From left:

Cover	Lafayette Building, Zaferia District.
Page 1	The Attic.
Page 2	Lafayette Building.
Page 3	Walker Building, Immanuel Church, Ocean Center Building, JR Van Dijs, Inc.
Page 4	Walker Building.
Page 6	Lafayette Building.
Page 7	The Attic, Walker Building, Masonic Temple, Ocean Center Building.
Page 10	Lafayette Building.
Page 11	Walker Building, JR Van Dijs, Inc., Masonic Temple, Fourth Street.
Page 12	Long Beach City Hall Permit Center.
Page 15	The Ebell Club, Flipside Furnishings, Lyon Art Supply, Masonic Temple.
Page 16	Interstices, Inc.
Page 18	Security Pacific National Bank Building.
Page 19	Kollin Altomare Architects, The Ebell Club, JR Van Dijs, Inc., Security Pacific National Bank Building.
Page 20	The Edison.
Page 22	Walker Building.
Page 24	Sasha's.
Page 25	Ocean Center Building.
Page 26	Lafayette Building.
Page 27	JR Van Dijs, Inc., Security Pacific National Bank Building, The Attic, Berlin Cafe.
Page 34	Seventh Street.

Photography by Andy Witherspoon, Capital Foresight Development, Emma Roll Photography, Interstices, Inc., The Kap Agency, Studio EMP, Studio One Eleven.



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