

Healthy Homes Provisions of Los Angeles County Ordinances¹

[Title 8. Consumer Protection and Business Regulations](#)

8.52.160 Noninterference with tenant's enjoyment of rental unit.

The owner of a rental unit shall not perform work in such unit associated with the conversion project until such time as all of the tenants have vacated the unit or one or more of the tenants has executed an agreement to purchase said unit. Nothing in this section or Sections 8.52.110 through 8.52.150 and 8.52.170 shall prevent the owner from performing routine maintenance or other work required to maintain the unit in a habitable condition.

[Title 11. Health and Safety](#)

Chapter 11.20 HOUSING

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¹ <http://municipalcodes.lexisnexis.com/codes/lacounty/>

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Part 1 DEFINITIONS

11.20.050 Dwelling unfit for human habitation, use or occupancy.

“Dwelling unfit for human habitation, use or occupancy” means any dwelling, hotel, motel, apartment house or other structure used for living or sleeping purposes which, by reason of its construction or by reason of the lack of maintenance or repair thereof, is in such a condition as creates a hazard to the health, welfare or safety of its occupants.

11.20.140 Substandard dwelling.

- A. “Substandard dwelling” means any dwelling, house court, dormitory, hotel, motel or apartment house which, through lack of maintenance or repair, generally endangers the life, limb, health, property, safety or welfare of the public, or of the occupants thereof.
- B. Conditions which render a structure a “substandard dwelling” include, but are not limited to, any of the following:
 1. Lack of approved toilet or privy structure, bathtub or shower, kitchen sink, hot and cold running water, or other required approved plumbing within an apartment or dwelling;
 2. Lack of exterior wall or roof covering adequate to protect the occupants from the elements;
 3. Damaged interior walls, partitions, floors or ceiling;
 4. Plumbing fixtures and piping which have become insanitary or are otherwise in a condition to create a health hazard;
 5. Sewage disposal system which has become insanitary or is otherwise in a condition to create a health hazard;
 6. Unreasonable collection of rubbish, debris or trash upon premises;
 7. Any of the conditions specified in Section 11.02.300, subsections B, C, D or E;
 8. Use of other than habitable rooms for living, cooking or eating purposes;
 9. Incomplete construction;
 10. Infestation by insects, vermin or rodents;
 11. General dilapidation;
 12. Lack of a water supply adequate to sustain the health of the inhabitants.

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Part 2 REGULATIONS

11.20.150 Applicability of chapter provisions.

The provisions of this Chapter 11.20 shall apply to all dwellings, house courts, hotels and apartment houses.

11.20.160 Maintenance required--Noncompliance unlawful.

Every dwelling, house court, hotel, motel and apartment house shall be maintained in good repair. It is unlawful for any person to occupy or to cause or permit another person to occupy any dwelling, house court, hotel, motel and apartment house which does not comply with this section.

11.20.170 Sanitation requirements generally.

- A. Each habitable room, hallway, passageway, stairway, wall, partition, ceiling, floor, skylight, glass window, door, carpet, rug, matting, window curtain, furniture, compartment or room, plumbing fixture, drain, roof, vent, closet, cellar, basement, laundry room, yard, court, lot and the premises of every building shall be kept clean, sanitary and free from debris, filth, rubbish, garbage, vermin and other offensive matter. It is unlawful for any person to occupy any building or shelter unless such building or shelter shall provide protection to the occupants from dampness during inclement weather.
- B. Air spaces under buildings shall be rodentproof and kept clear and free from rubbish, debris and filth.

11.20.180 Toilet facilities.

Except where the use of a toilet facility other than a water closet is permitted by this Division 1, it is unlawful for any person to occupy, or to cause or permit another person to occupy, any dwelling which is not supplied with at least one water closet in a separate compartment within the building for each portion of the dwelling which is designed for the occupancy of a single family; provided, however, that this section shall not apply to children's camps. Where the use of a toilet facility other than a water-flush toilet is permitted by this Division 1, it is unlawful for any person to occupy, or to cause or permit another person to occupy, any dwelling which is not supplied with at least one toilet facility other than a water-flush toilet in an outside, separate compartment for each portion of the dwelling which is designed for the occupancy of a single family.

11.20.190 Toilet rooms and bathing facilities.

Every dwelling unit shall contain a lavatory and bathtub or shower. All lavatories, bathtubs and showers of dwellings, house courts, hotels, motels and apartment houses shall be provided with hot and cold running water under pressure. All toilet rooms, bath and shower rooms and utility rooms shall be adequately lighted and ventilated to the outside atmosphere. All such rooms and the fixtures and equipment therein shall be maintained in a state of good repair and free from dirt, filth and corrosion. It is unlawful for any person to occupy or to cause or permit another person to occupy any dwelling unit which does not comply with this section.

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11.20.200 Heating appliances--Sale restrictions.

No person shall sell or offer for sale at retail any comfort heating appliance constructed to burn gas or oil for fuel, unless such heating appliance bears the seal of approval of a nationally recognized testing agency.

11.20.210 Gas-burning appliances--Approval and installation conditions.

Every gas-burning appliance shall be approved by a nationally recognized testing agency. Every gas-burning appliance, except ranges, refrigerators and hotplates approved by such agencies for unvented use, shall be approved for vented use, and be connected to an effective flue or vent leading to the outside air, not less in size than the vent collar on the appliance. Appliances with forced-air draft or sealed combustion chambers shall be vented in accordance with the manufacturer's directions. The installation of gas heaters or alteration of existing heaters shall be done under a permit obtained from the building department.

11.20.220 Gas-burning appliances--Connections.

Every gas-burning appliance shall be connected to the gas supply piping by metal piping or tubing of a quality and design approved by the county engineer.

11.20.230 Gas-burning appliances--Maintenance.

Every gas vent, gas water heater or other gas appliance shall be maintained in good repair.

11.20.240 Gas ranges--Venting.

- A. A gas range shall be vented by one of the following means:
1. A ventilator opening in the wall or ceiling having an area of not less than six by eight inches and connecting with a ventilating duct of not less than 36 square inches in cross-sectional area leading to the outside air;
 2. An approved system of forced-draft ventilation.
- B. Gas ranges in buildings erected after September 25, 1959, shall be ventilated by a vent located approximately over the top of surface cooking facilities. (Ord. 7583 Part 3 Ch. 11 § 824, 1959.)

11.20.250 Kitchens--Boarding house requirements.

Kitchens in rooming or boarding houses that provide meals for the guests therein shall comply with the provisions of Sections 11.12.010, 11.12.030 through 11.12.060, 11.12.110, 11.12.120, 11.12.160, 11.12.180 through 11.12.240, 11.12.260, 11.12.270, 11.12.300, 11.12.320, 11.24.110 and 11.24.170 of this code.

11.20.260 Kitchens--Dwelling requirements.

- A. Every dwelling unit in which food is prepared shall have in its kitchen a sink plumbed with hot and cold running water. A kitchen shall be deemed to be that room in which food is prepared for family use.
- B. Every kitchen shall be separated from any room used for sleeping purposes by a full partition, which may contain a doorway not more than four feet in width. Each such doorway shall be provided with a door capable of diminishing the transmission of noises or fumes to any adjacent room used for sleeping purposes.

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11.20.270 Cooking permitted in sleeping rooms--Conditions.

- A. If the director finds that health and safety will be preserved and that both an infirmary and restaurant are easily accessible to the occupants thereof within the development, in low-cost housing developments designed for persons over 62 years of age financed in whole or in part by federal funds or by means of loans insured in whole or in part by the United States, a room used for sleeping purposes also may be used for cooking.
- B. Subsection B of Section 11.20.260 and the provisions of Section 11.20.310 which prohibit sleeping in a kitchen do not apply to such a room, but subsection A of Section 11.20.260 and all other provisions of this code do apply to such a room.

11.20.280 Sleeping rooms--Air space per person.

It is unlawful for a person to occupy or permit another person to occupy any room for sleeping purposes unless such room shall contain at least 500 cubic feet of air space.

11.20.290 Sleeping rooms--Air space for two persons.

Except as provided in Section 11.20.300 every room used for sleeping purposes, occupied by two persons, shall contain not less than 630 cubic feet of air space.

11.20.300 Sleeping rooms--Air space for more than two persons.

Every room or place used for sleeping purposes shall be deemed to be overcrowded if it is occupied by more than two persons and contains less than 630 cubic feet of air space plus 500 cubic feet of air space for every person occupying the room in excess of two persons. (Ord. 7583 Part 3 Ch. 11 § 816, 1959.)

11.20.310 Sleeping rooms--Overcrowding and other unhealthful conditions prohibited.

No person shall occupy, rent or lease, suffer or permit another person to use for sleeping purposes any kitchen, cellar, hallway, bath, shower, compartment, toilet room, or any habitable room or place, including any hotel, apartment house, multiple dwelling or dwelling, which is detrimental to the health of the occupant or occupants by reason of overcrowding or insufficiency of light, windows, ventilation or drainage. The window area of any room used for sleeping purposes shall not be less than one-eighth of the floor area and shall be at least one-half openable or the room completely air-conditioned.

11.20.320 Linen and bedding for transient guest accommodations.

All rooms in a rooming house, hotel, motel, apartment house, rented to transient guests wherein beds are used shall be provided with an adequate amount of clean bedding, springs and mattresses, in good repair. All such beds, springs and mattresses shall be maintained in a sanitary condition. Rooming houses, hotels, motels, and apartment houses shall provide an adequate amount of clean washcloths, hand and bath towels, and other linen necessary for each new guest therein.

11.20.330 Screens required when.

Windows and other openings in the exterior walls of dwellings shall be provided with approved screening of at least 16 mesh set in tight-fitting frames, except where the omission of screens will not be hazardous to the health of the occupants.

11.20.340 Dwellings--Maintenance required--Abatement of nuisances.

All dwellings, house courts, dormitories, hotels, motels or apartment houses, as defined in this Division 1, shall be maintained, repaired and reconstructed in accordance with the provisions of applicable codes.

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Any dwelling, house court, dormitory, hotel, motel or apartment house which has become unfit for human habitation, use or occupancy, or which has become a substandard dwelling as defined herein, is declared to be a nuisance and shall be abated through correction, repair, reconstruction or demolition in accordance with applicable codes.

11.20.350 Apartment houses--Regulations applicable.

Apartment houses shall comply with Chapters 11.16, 11.30, 11.32 and 11.38 of this Division 1.

11.20.360 Bachelor apartments--Described--Requirements.

A bachelor apartment is a dwelling unit built prior to August 8, 1963, combining kitchen, living and sleeping areas, and will be permitted provided it complies with the following requirements:

- A. The room shall have a minimum of 250 square feet of floor area, exclusive of bath, closet and water-closet areas.
- B. Occupancy shall be limited to not more than two persons.
- C. Each bachelor apartment shall be located in an apartment house or hotel.
- D. Bachelor apartments shall comply as a dwelling unit; except, that the kitchen area need not be separated from a room used for sleeping purposes, and toilet facilities need only be separated from the kitchen area by one full door.
- E. Bachelor apartments shall comply with zoning requirements.
- F. One water closet, lavatory with hot and cold running water, and bathtub or shower shall be provided for each unit.
- G. Cooking facilities shall be vented directly to the outside air by means of a mechanical exhaust system having a capacity of at least 150 cubic feet per minute.
- H. An approved method of heating shall be installed in each room. Cooking appliances shall not be used for the purpose of heating such rooms.

Chapter 11.28 LEAD HAZARDS

11.28.010 Definitions.

- A. "Child," for the purpose of Division 1 of this title as it relates to lead hazards, means any person who is under seven years of age.
- B. "Child care facility" means any structure or portion thereof used as a residence, school, nursery, day care center, clinic, treatment center or other facility catering to the needs of children, including any outbuilding, fencing or other structure used in conjunction therewith.
- C. "Dangerous levels of lead-bearing substances" means any paint, varnish, lacquer, putty, plaster, or similar coating or structural material which contains lead or its compounds in excess of seven-tenths (.7) of one milligram per square centimeter, when measured by a lead-detecting instrument approved by the director; or any substance, when measured by any scientifically accepted method, in a quantity determined by the director to constitute a hazard to children; or that level as determined in the most recent standards as established by the United States Department of Health, Education and Welfare, Public Health Service, Center for Disease Control.
- D. "Elevated blood-lead level" means a confirmed blood-lead level of 30 micrograms per deciliter or greater, or that level as determined in the most recent standards as established by the United States Department of Health, Education and Welfare, Public Health Service, Center for Disease Control.

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- E. “Lead hazard to children” means the presence of readily accessible, dangerous levels of lead-bearing substances on any toy, furniture, food utensil, household product, or the exterior or interior surfaces, fixtures or appurtenances of any dwelling, dwelling unit, child care facility, institution, hotel guest room, or any premises inhabited or frequented by children.
- F. “Readily accessible lead-bearing substance” means any dangerous levels of lead-bearing substances, as defined in subsection C of this section which, in the judgment of the director, is in a peeling, flaking or chipped condition, or located on or in a substance or surface from which it may be chewed, ingested or inhaled by children.

11.28.020 Health hazard to children--Order to remove authorized when.

Where the director determines that the presence of a lead-bearing substance upon any premises creates a health hazard to children, he shall issue an order to the property owner, or his agent or occupant, to eliminate the hazard.

11.28.030 Lead-bearing substances prohibited where.

No person shall permit readily accessible, dangerous levels of leadbearing substances, as defined in subsections C and F of Section 11.28.010, to remain on any toy, furniture, food utensil, household product, or the exterior or interior surfaces, fixtures or appurtenances of any dwelling, dwelling unit, child care facility, institution, hotel guest room, or on any premises inhabited or frequented by children.

11.28.040 Failure to comply with order to remove prohibited.

No person shall refuse or neglect to remove or reduce the hazard of readily accessible, dangerous levels of leadbearing substances, as defined in subsections C and F of Section 11.28.010, as ordered or directed by the director.

11.28.050 Lead-based paint--Sale and use prohibited when.

No person shall sell, offer for sale, display for sale, hold for sale, give away, apply or cause to be applied any paint in excess of 0.06 percent lead by weight for use on interior or exterior surfaces, fixtures or appurtenances of any dwelling, dwelling unit, institution, hotel guest room, recreational facilities or equipment, furniture, cooking, eating or drinking utensils, or other household items.

11.28.060 Elevated blood-lead level--Report requirements.

- A. Physicians and Other Medical Personnel. It shall be the duty of every physician, practitioner, dentist, coroner, every superintendent or manager of a dispensary, hospital, clinic or laboratory, to notify the director promptly upon determining an elevated blood-lead level of 30 micrograms per deciliter or greater in any child under seven years of age.
- B. Notification. Each notification shall give the date and result of the test performed; name of laboratory and type of blood test performed; the name, age and address of the child from whom the specimen was obtained; and the name and address of the physician for whom such examination or test was performed.

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Chapter 11.30 RODENT AND PEST CONTROL

11.30.010 Maintaining rodent or pest harborage conditions unlawful--Notice to abate.

No person shall occupy, maintain, or cause or permit another person to occupy or maintain any building, lot, premises, vehicle or any other place, in such condition of construction or maintenance as will permit the breeding or harborage therein or thereon of rodents, fleas, bedbugs, cockroaches, lice, mosquitoes or any other vermin. No person may permit an accumulation of any material that may serve as a rodent harborage unless such material be elevated not less than 18 inches above the ground or floor with a clear intervening space thereunder. Whenever the director finds any building, lot, premises, vehicle or other place to be infested with vermin or rodents, or to be in such an insanitary condition as to require fumigation or renovation, the director may notify the owner, his agent, the tenant or possessor thereof, in writing, specifying the manner in which the provisions of this chapter are being violated, and indicating the specific measures that shall be taken by the recipient of such notice to abate said conditions.

11.30.050 Rodentproof defined--Construction specifications.

- A. As used in this chapter, "rodentproof" means having the characteristic of being constructed and maintained in such manner as will prevent the entrance or harborage of rodents. A rodentproof building or structure is one which is so constructed and maintained as to prevent the entrance into, or the harborage within, of rodents.
- B. Open spaces around doors and windows shall not be wider than one-fourth inch in order to prevent the passage of rodents. Exterior openings of buildings or structures, such as pipe holes, louver vents and ventilating systems, shall be covered with corrosion-resistant wire mesh, the area of each opening of which shall not exceed one-sixteenth of one square inch or the equivalent of a mesh square with sides not to exceed one-fourth inch.

11.30.060 Flies and mosquitoes--Control measures.

All premises shall be cleaned, and effective insecticides applied, as often as is necessary to prevent the breeding or harboring therein or thereon of flies or mosquitoes. The director may prescribe the type of insecticides, their manner and frequency of application, and the manner and frequency of cleaning for such purposes.

11.30.070 Flies and mosquitoes--Removal of breeding material required.

All fly or mosquito breeding materials shall be removed from all premises as often as is necessary to prevent the breeding or harboring of flies or mosquitoes.

11.30.080 Flies and mosquitoes--Breeding or harboring on premises prohibited.

No person shall operate or maintain or cause to be operated or maintained any premises in such a manner as will permit the breeding or harboring therein or thereon of flies or mosquitoes.

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Title 26 BUILDING CODE

CHAPTER 34 EXISTING STRUCTURES

Section 3403 of Title 26 of the Los Angeles County Code is amended by adding Subsections 3403.6, 3403.7 and 3403.8 to read as follows:

3403.6 Parapets and Appendages. Whenever the Building Official determines by inspection that an existing parapet or appendage attached to and supported by an exterior wall of a building is likely to become a menace to life or property in the event of earthquake disturbance as a result of inadequate construction or bracing to resist horizontal forces, and such parapet or appendage is not an immediate hazard or danger as contemplated by Section 102 of this Code, the owner of the building or other person or agent in control of the building where such parapet or other appendage exists, upon receipt of formal notice in writing from the Building Official evidencing and specifying the hazards and the inadequacies of construction or bracing shall, within 12 months from the date of such written notice, eliminate the hazard as herein set forth.

The parapet or appendage shall be removed and the remainder of the wall anchored at the roof line, or it shall be reconstructed so that it will conform structurally as near as it is practicable to do so with requirements of Chapter 16 of this Code, or it shall be otherwise braced and strengthened in a manner satisfactory to the Building Official, so that it will resist a reasonable degree of horizontal forces without becoming dislodged with danger of falling. Any person receiving notice as set out in this Section may appeal, in the manner provided by Section 102.4 of this Code, to the Building Board of Appeals. Where, in the opinion of the Building Official, it is necessary to open a portion of roof, wall or ceiling of a building in order to establish the structural condition of any parapet or appendage, the Building Official may order the owner to make such opening without expense to the County. (Ord. 2002-0076 § 112 (part), 2002.)

3403.7 Existing Glass. Whenever the Building Official determines by inspection that an existing glass installation in rooms having an occupant load of more than 100 persons or in exit ways serving an occupant load of more than 100 persons, as determined by Chapter 10, is likely to become a hazard in the event of accidental human impact and such installation does not comply with the provisions of this Code for glazing in such locations, the owner of the building or other person or agent in control of the building where such glazing exists shall, within 90 days after receiving notice of such condition from the Building Official, replace such glass or otherwise cause the installation to conform with the requirements of this Code. (Ord. 2002-0076 § 112 (part), 2002.)

3403.8 Security Bars or Grilles. Every person who owns, operates or maintains a hotel, apartment house, lodging house or dwelling on which security bars or grilles exist at exterior doors or windows shall remove or modify such bars or grilles as necessary to conform with the specific requirements of this Section. This Section shall apply only to the main entrance door to the dwelling unit and to exterior doors and windows at sleeping rooms.

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EXCEPTIONS:

1. Sleeping rooms above the third floor.
2. Main entrance door of a dwelling unit where each sleeping room contains an exterior door or an exterior window with a net clear openable area of not less than 5 square feet (0.46 m²) with no dimension less than 22 inches (559 mm) and with a sill height not more than 48 inches (1219 mm) above the floor. Where bars or grilles exist at these openings, they shall be openable from the inside without use of a key, tool or excessive force.

Bars or grilles shall be modified, or installed, to be removable or openable from the inside without the use of a key, tool or excessive force. When in the removed or open position, the net opening shall not be less than that which would be available through the door or window if such bars or grilles were not installed.