

SAMPLE TENETS FOR A LOS ANGELES CITY ORDINANCE (IMPROVING FIRE-SAFETY STANDARDS FOR BUILDINGS)



The State of California and the City of Los Angeles are leaders in many areas, from environmental standards and the preservation of its coastline to the innovation founded in the entertainment and technology industries.



It is critical for the city to lead by example on issues of public safety and building codes as it begins expanding the availability of affordable housing while grappling with the mounting homeless population. The cities of New York and Chicago have had similar ordinances in place for decades.

SAMPLE ELEMENTS TO AN ORDINANCE



This is a public-safety issue. Wood burns, and the height and area limitations promulgated in the IBC since 2006 have favored a first-cost mentality that speeds up construction. The result are fires like the one destroying the DaVinci, which caused millions of dollars of damage to surrounding properties, not to mention the displacement, inconvenience, and economic losses during reconstruction.



These mid-rise buildings, often used for multifamily housing and mixed-use construction, are vertical lumber yards waiting to ignite. Noncombustible building products, including concrete and steel, provide fire safety and cost savings over the long term comparable to combustible building materials, especially wood or wood products.



Construction standards in multi-family units of up to seven stories (height of 85 feet and lower) should include a **maximum square-footage floor plan requirement to construct these multi-family units using noncombustible materials.**

Requirements should also include:

- 2-hour noncombustible fire walls
- Requiring the podium or pedestal to count as a floor above grade
- Limiting the footprint and number of stories of these buildings (if combustible products are being used)
- Requiring robust sprinkler standards for maximum protection of occupants and firefighters



Construction standards must **provide multifamily housing units with longterm durability, longevity, and strength that stand the test of time.**

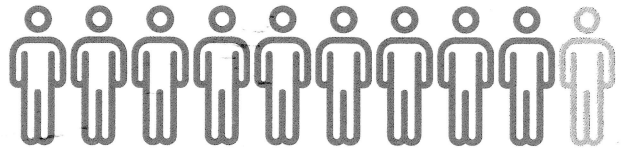


To secure the property against possible arson while keeping an eye out for accidental fires, developers should be required to have 24-hour on-site security during construction. Even the American Wood Council recommends this on job sites in mid-rise construction.

LOS ANGELES VOTERS ARE CLEAR ABOUT THEIR PRIORITIES FOR LOCAL LEADERS

Los Angeles voters want local leaders to focus on "ensuring buildings are built safely to withstand natural disasters like earthquakes, a fire or flooding" more than any other issue (95% important).

- Ensuring buildings are built safely even outranks "making public schools safer" and "working to clean the environment."



OVER NINE-IN-TEN VOTERS (91%)

support a proposal to improve the fire resistance of buildings and eliminate light-framed, combustible construction.

THE ORDINANCE IS SUPPORTED BECAUSE LA VOTERS WANT:

95%

New ordinances that keep firefighters safe from collapsing buildings during a fire

92%

New ordinances for fire safety in apartments, condos and hotels

91%

Higher quality materials in new construction

90%

Ordinances so buildings last longer

88%

Concrete or steel in new apartments instead of wood framing

VOTERS ARE CLEAR IN THE CONSTRUCTION MATERIAL THEY BELIEVE TO BE THE SAFEST.

59%

OF LA VOTERS AGREE

with the statement "Concrete buildings are just safer during a catastrophe, be it a fire, earthquake, or flood; the building and the people inside will be safer."

THE MOST IMPORTANT FACTORS FOR APARTMENT BUILDINGS, OFFICE BUILDINGS AND SCHOOLS IN THE AREA ARE:

Is it strong enough to withstand a natural disaster?

74%

VERY IMPORTANT

Will not collapse during a fire

68%

VERY IMPORTANT

Is it fire resistant?

62%

VERY IMPORTANT

Is it energy efficient?

62%

VERY IMPORTANT



LOS ANGELES COALITION PARTNERS

Build with Strength is part of a growing alliance in Los Angeles that is committed to working with the city council to improve building and fire safety standards for developments throughout the city.

The Grant Methodist Episcopal Church

The Bethel African Methodist Episcopal (AME) Church

The Row Church

LA Housing Partnership

Asian Americans in Commercial Real Estate (AACRE)

California Black Chamber of Commerce

Southern California Black Chamber of Commerce

Churches in Action

Clergy and Laity United for Economic Justice (CLUE)

Temple Kol Tikvah

The Los Angeles Civil Rights Association

Los Angeles Shmira Civil Safety Patrol

Los Angeles Urban League

Southern California Hispanic Chamber of Commerce

***Build with Strength Los Angeles is continually adding new local partners**

www.BuildWithStrength.com



FIRE SAFETY DOESN'T HAVE TO COME AT A PRICE FOR L.A. COMMUNITIES.

Two analyses show costs of using non-combustible building materials either on par or less than wood.

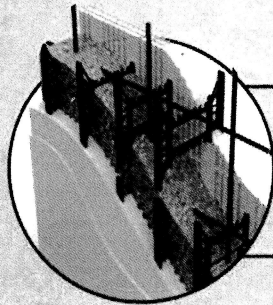
Using non-combustible materials has been proven to save lives. But too many communities have been relying on wood construction because they believe it saves money for multi-family buildings. Analyses using *Dodge Data & Analytics (DDA)* and *RS Means* demonstrate the affordability of non-combustible construction in L.A. is virtually the same as building with wood. The results mean local construction and developers thrive, while residents and businesses stay protected.

Analysis #1: HISTORICAL COSTS

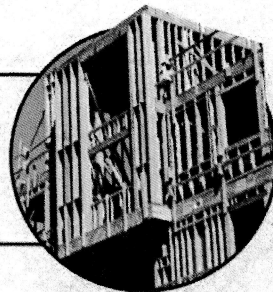
A comprehensive analysis using *DDA* data for 1-7 story buildings built in Los Angeles from 2013-2016 (representing 630 projects). The takeaway? Non-combustible buildings (concrete and masonry) cost 9.2% less to build than combustible (wood) buildings.*

Buildings built with
non-combustible construction

Buildings built with
wood construction



COST
DIFFERENCE OF
↓ 9.2%



Comprehensive concrete costs:
\$130.51/sf

Comprehensive wood costs:
\$143.72/sf

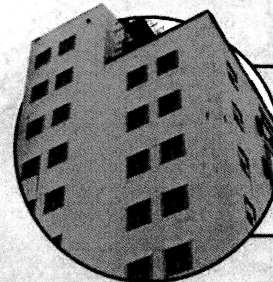
*With over half a million real projects tracked annually, *DDA* is the most comprehensive and economic model ensuring insight and forecasting confidence.

Analysis #2: ESTIMATED COSTS

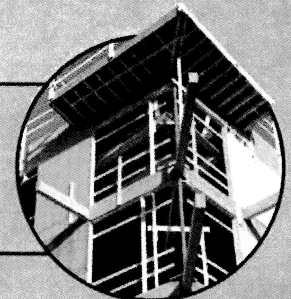
A comprehensive cost estimate using *RS Means* for a typical four-story, 100,000 square-foot apartment building located in Los Angeles. The building consists of 92 apartments, 60 one-bedroom apartments, and 32 two-bedroom apartments. The analysis indicated that the costs for non-combustible construction (concrete) is nearly identical to combustible (wood) construction.**

Apartment built with
non-combustible construction

Apartment built with
wood construction



COST
DIFFERENCE OF
↑ 0.06%



Comprehensive concrete costs:
\$16,605,884

Comprehensive wood costs:
\$16,595,520

***RS Means* is the world's leading provider of construction cost data software and services to help owners, architects, engineers, and contractors precisely estimate the cost of new building construction.

➤ We can afford to put the safety of L.A. residents first. Pass a citywide ordinance to build non-combustible construction.
➤ Learn more by visiting BuildwithStrength.com.

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A COALITION OF THE NATIONAL READY MIXED CONCRETE ASSOCIATION