



Fire, Storm, or Other Damaged Structures

California Building Code Chapter 34 governs the alteration, repair, maintenance, addition and change of occupancy of existing structures in general. While all new work and structural repairs in an existing building must comply with the current requirements of the Building Code, *non-structural* repairs may be of “like-for-like” construction.

Lancaster Ordinance 994 amends Chapter 34 by adding Section 3425 (see below) to govern the repair of building damaged fire or natural disaster. Section 3425.2 allows structural repairs to fire damaged structures to be “like-for-like” when the damage is *less* than 10% of the structure. When the damage is between 10% and 50%, structural repairs shall conform to current Code requirements. When the damage is over 50%, the structure of the entire building must be brought into conformance with the current Code requirements.

Appropriate plans and specifications detailing the corrective work to be done will be required when the damage to a structure exceeds 10% of its replacement value.

When the Fire Department or Owner informs building and safety of the fire or other damage, a permit technician shall initiate a “fire damage” APD and request a courtesy inspection. The building inspector shall estimate the percent of damage and write a detailed inspection report indicating the extent of damage and repairs required. The building inspector shall inform the Owner of what will be required to obtain a building permit for the repairs. All repairs involving structural members shall require a building permit.

Like-for like repairs shall be charged for 3 hours of inspection time. Other repairs shall be charged in accordance with the fee schedule for remodels or additions, as warranted.

15.08.040 Existing Structures.

Chapter 34 of the 2013 California Building Code is hereby amended by adding section 3425 to read as follows:

SECTION 3425
REPAIRS TO BUILDINGS AND STRUCTURES DAMAGED
BY THE OCCURANCE OF A NATURAL DIASTER OR FIRE

3425.1 Purpose. The purpose of this section is to provide a defined level of repair for buildings damaged by a natural disaster in the City of Lancaster when a formal state of emergency has been proclaimed. This section shall also apply when an individual building has been damaged by fire or other disaster.

3425.2 General. Required repair levels shall be based on the ratio of the estimated value of the repairs required to restore the structural members to their pre-event condition to the estimated replacement value of the building or structure.

3425.2 Structural Repairs. When the damage ratio does not exceed 0.10 (10 percent), buildings and structures, except essential service facilities, shall at a minimum be restored to their pre-event condition.

When the damage ratio is greater than 0.10 (10 percent) but less than 0.5 (50 percent), buildings and structures, except essential service facilities, shall have the damaged structural members including all critical ties and connections associated with the damaged structural members, all structural members supported by the damaged member, and all structural members supporting the damaged members repaired and strengthened to bring them into compliance with the force levels and connection requirements of the Building Code. This criteria shall apply to essential service facilities when the damage ratio is less than 0.30 (30 percent).

EXCEPTION: For buildings with rigid diaphragms where the above-required repair and strengthening increases the rigidity of the resisting members, the entire lateral-force-resisting system of the building shall be investigated. When, in the opinion of the building official, an unsafe or adverse condition has been created as a result of the increase in rigidity, the condition shall be corrected.

When the damage ratio is greater than 0.5 (50 percent), buildings and structures, except essential service facilities, shall at a minimum have the entire building or structure strengthened to comply with the force levels and connection requirements of the Building Code. This criteria shall apply to essential service facilities when the damage ratio is greater or equal to 0.3 (30 percent).

3425.4 Nonstructural Repairs to Light Fixtures and Suspended Ceilings. Under all damage ratios, when light fixtures and the suspension system of suspended ceilings are damaged, the damaged light fixtures and suspension systems shall be repaired to fully comply with the requirements of this code. Undamaged light fixtures and suspension systems shall have the additional support and bracing, provided that is required in this code.