



Information Bulletin / Public – General Information - Regulations for Permits to Alter, Repair, or Add to an Existing Building or Sale of Existing Building			
Reference No.:	LAMC 94.1216.2, 91.8603, 91.6101, 91.6305, 91.6708, CBC 420.5	Effective:	01-01-2026
Document No.:	P/GI 2026-002	Revised:	08-03-2026
Previously Issued as:	P/GI 2023-002	dbs.lacity.gov	

City of Los Angeles – Department of Building & Safety
Regulations for Permits to Alter, Repair, or Add to an Existing Building or Sale of Existing Building

I. Purpose

The purpose of this information bulletin is to outline mandatory building code requirements and regulations that apply when existing residential or commercial properties are sold, altered, repaired, or added to.

II. Regulations

A. Single or two-family dwellings or condominium units with a building permit valuation of over \$2,500.00 or when any commercial, industrial or residential building is sold.

1. Water conservation devices
 - a. Existing showers shall be equipped with low-flow showerheads (maximum flow rate of 2.5 gallons per minute).
 - b. All residential buildings when changing or adding a water closet, or when the real property is sold, the new water closet shall be low consumption type which flush an average of 1.6 gallons of water (Effective January 1, 1999).
 - c. All existing water closets (toilets) shall be equipped with flushometer valves that flush water closets with a maximum of three and one-half gallons of water or water closet flush-reduction devices.
 - d. All urinals must be equipped with flushometer valves which flush with a maximum of one and one-half gallons per flush.

B. Single family dwellings (existing prior to 05/19/1980) with a building permit valuation of over \$1,000.00 or when the property is sold or one or more sleeping rooms are added or created or when security bars are installed thereon.

1. Smoke detectors

Smoke detectors, which may be battery operated, located as specified in California Building Code (CBC) Section 907.2.11 for Group R, Division 3 occupancies. (Los Angeles Building Code (LABC) Section 8603.2) (Effective July 1, 1980).

2. Carbon monoxide

An owner of a dwelling or sleeping units intended for human occupancy shall install a carbon monoxide device, approved by the State Fire Marshal and listed to UL2034 by a recognized testing agency, in each such existing unit having a fossil fuel burning heater or appliance, fireplace, or an attached garage, within the earliest applicable time period as follows: (LABC Section 420.5)

- a. For all existing single-family dwelling units intended for human occupancy on or before July 1, 2011.
- b. For all other existing dwelling units intended for human occupancy on or before January 1, 2011.

C. Single- or two-family dwellings or condominium units with a building permit valuation of \$10,000.00 or more, or a multi-residential building with a building permit valuation of \$3,000 per dwelling unit or more, or when a residential unit is sold.

1. Impact hazard glazing

Existing glass in every sliding glass panel of sliding-type doors, other than wardrobe doors, bathroom shower doors and French-type wooden doors shall be impact hazard glazing or an approved film may be installed on the glass. (LABC Section 6101, effective May 24, 1986).

D. Commercial or residential building with a building permit valuation of over \$10,000.00 or if a building is sold.

1. Excess flow (EFSOV) and seismic gas shut-off (SGSOV) valves

Any commercial or residential building containing fuel gas piping shall require the installation of an EFSOV OR SGSOV valve. (Los Angeles Mechanical Code (LAMC) Section 94.1216.2)

E. Apartment houses with a building permit valuation of over \$10,000.00.

1. General illumination and lock requirements

Exterior parking areas, parking garages, and exterior doors located in security openings (LABC Sections 6305 and 6708) shall be provided with lights that provide a minimum average surface illumination of 0.2-foot candles measured at the floor level. An incandescent light bulb (minimum 60-watts) or other approved luminaries at a maximum height of 8 ft. above the floor satisfies this requirement at exterior doors. All lights used to illuminate the parking areas shall be designed, located and arranged so as to reflect the light away from any street and any adjacent premises except existing apartment houses where lighting affects adjacent residential properties and not brighter than 2-foot candles or if brighter than 2-foot candles and effecting residential properties shall be activated by motion sensors for a period not to exceed 20-minutes. All openings in exterior walls and less than 16 ft. above any adjoining grade or landing shall comply with lock requirements per Chapter 67. See Information Bulletin No. P/BC 2026-011 for more information.

NOTE: Installation of security bars, permanently wired smoke detectors, gas shutoff valves, and additional light fixtures must be performed after obtaining the appropriate permit from the Department of Building and Safety. The installation of these devices is subject to inspection.