FILE NO. 240874

LEGISLATIVE DIGEST

[Building Code - Change of Use Designation]

Ordinance amending the Building Code to excuse the requirement for professionally prepared architectural drawings for building permits to change certain use designations that do not increase occupant load or occupancy class, or include alterations; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

Section 106A.1.12 of the Building Code requires submission of a building permit application, including professionally prepared building plans, for a change of use regardless of whether any alterations are being done on site.

Amendments to Current Law

The Proposed Legislation would forego the requirement to submit professionally prepared building plans for permits to change the use designation of a property within the Assembly, Business, or Mercantile occupancy classifications, that do not involve alterations, changing the occupancy classification or increasing occupant load, or work on the property's electrical, mechanical, or plumbing systems. Applicant-prepared interior plans and drawings still be required to process applications, but the requirement of professionally prepared architectural drawings will be waived for elligible properties.

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