

Demolition Survey

ATTACHMENT NO. 3

City	Zoning Code	Notes	Section
City of Santa Monica	At any time over a 5-year period, more than 50 percent of the exterior wall elements are removed, or are no longer a necessary and integral structural component of the overall building. a. Exterior wall elements include, but are not limited to, the subsurface or non-decorative cladding necessary for structural support, columns, studs, cripple walls, or similar vertical load-bearing elements and associated footings, windows, or doors. b. Existing exterior walls supporting a roof that is being modified to accommodate a new floor level or roofline shall continue to be considered necessary and integral structural components, provided the existing wall elements remain in place and provide necessary structural support to the building upon completion of the roofline modifications. c. The calculation for determining whether a structure has been demolished pursuant to this Section shall be based on a horizontal measurement of the perimeter exterior wall removed between the structure's footings and the ceiling of each story, as defined in Chapter 8.12 of the Municipal Code.	50 Percent of the Exterior Wall Note: This section only addresses the nonconforming wall and does not specify if the whole building will have to be brought up to code if more than 50 percent of the existing wall is demolished.	9.25.020
City of Burbank	Should such structure be destroyed by any means to an extent of more than 50 percent of its replacement cost immediately prior to destruction, it shall not be reconstructed except in conformity with the provisions of this chapter. Should such structure be voluntarily demolished to an extent of 50 percent or less of its replacement cost, any non-conforming features or portions of the structure that are demolished shall not be replaced unless they conform to the standards of this Chapter. "Non-conforming features or portions of a structure", as used above, include, but are not limited to, non-conforming walls and/or roofs. Such portion or feature shall be considered demolished if underlying structural elements such as foundations, framing or trusses are removed. Removal of surface or finish features such as siding, plaster, drywall, shingles, tiles, or suchlike for purposes of replacement or repair only shall not be considered demolition of the underlying element.		10-1-1810
City of Huntington Park	"Demolition" shall mean the complete destruction or removal of a building, structure or object, removal of more than fifty (50%) percent of perimeter walls, removal of any portion of a structural wall of a street-facing elevation of a building, or removal/destruction of any portion of a structure, site, etc., that may have an adverse effect on the significance of a property.	More than 50 percent of perimeter walls Note: Does not specify if the whole building will have to be brought up to code	9-3.1803
City of Pasadena	Demolition. The complete destruction or removal of a structure or object, removal of more than 50 percent of the perimeter walls, or substantial of a structural wall of a street-facing elevation of a structure that may have an adverse effect on the significance of a property.	Defined under their Historic Preservation Note: Nonconforming section states that ordinary repair/maintenance of a nonconforming structure is allowed	

City of Redondo Beach	Reconstruction of nonconforming structures partially destroyed. A nonconforming structure destroyed to the extent of fifty (50%) percent or more of its square footage at the time of its partial destruction shall conform to all the requirements of City laws upon reconstruction, except as follows: Single-family dwellings which have been partially or totally destroyed due to involuntary events may be reconstructed to their pre-existing setbacks and size of unit, provided there is no increase in the degree of nonconformity.	50 percent or more of its square footage Note: Must conform with all requirement of City laws	10-2.2004
City of South Gate	Repairs and Maintenance of Nonconforming Structures (Residential, Industrial, and Nonindustrial). Minor building/structure repairs, aesthetic improvements, and routine maintenance are permitted and encouraged on all structures provided that no additions, enlargements, or structural alterations are made, except in accordance with the provision of this Code. Renovations may be permitted subject to the following standards: 1. Valuation. Maximum estimated cost does not exceed 50% of the construction valuation. 2. Existing Footprint. All renovation occurs within the existing footprint and floor area of the existing structure.	Allowed if maximum estimated cost does not exceed 50% of valuation. Must happen within existing footprint and floor area.	11.55.030
City of Monterey Park	The alteration or expansion is an extension of that portion of the existing building or structure that encroaches into a required yard; however, the alteration or expansion cannot extend into the required yard farther than the existing portion and cannot have an area greater than fifty (50) percent of the area of the existing portion within the required yard. This allowance may only be utilized once on a property; future alterations or expansions after the initial fifty (50) percent allowance has been used on a property may not further encroach into the required yard. (Ord. 2097 § 3, 2013)	Cannot exceed past the footprint of the existing structure. Cannot exceed 50 percent of the area of existing portion within the required yard. Note: Can only be used once on a property.	21.30.090
City of Cerritos	A nonconforming structure destroyed to the extent of fifty percent or more of its square footage at the time of its partial destruction shall conform to all city requirements for reconstruction, except as follows: (i) Multiple-family dwellings or condominium projects which are totally or partially destroyed may be reconstructed to the original number of units and size of units. Such reconstruction shall be in accordance with the development standards of the zone in which the project is located, unless these economically or physically preclude the ability to attain the pre-existing density and size of units, wherein the standards shall be made reasonably conforming so as to attain such density and size of units. Any such reconstruction shall be made reasonably conforming for parking and landscaping (ii) Single-family dwellings which have been partially or totally destroyed may be reconstructed to their pre-existing setbacks and size of unit, provided there is no increase in the degree of nonconformity, (iii) Any reconstruction permitted under this section for a nonconforming structure may be reconstructed to a degree of nonconformity no greater than previously existed, (d) A nonconforming structure shall not be replaced by another nonconforming structure subsequent to removal,	If destroyed more than 50 percent of its square footage Note: If more than 50 percent, structure shall conform to all city requirements.	25.50.300

	(e) No provision of this section shall be construed to prevent: (i) Ordinary repair or replacement of interior walls, fixtures, wiring, or plumbing, or (ii) Reconstruction of a structure to make it fully comply with city requirements;		
City of Glendale	B. Rebuilding of any nonconforming building or structure not damaged by natural disaster, accident or fire shall be considered voluntary reconstruction and shall comply with the following: A maximum of fifty (50) percent of the combined area of all the exterior walls and roof of a nonconforming building or structure can be replaced or abandoned in place in any five-year period. Any portions of exterior walls or roofs that are nonconforming with respect to any standard in this title may not be replaced or abandoned in place and those re-built portions must be made to comply with the applicable standards in this title. i. For purposes of this section, roof area shall be calculated as the horizontal area covering the floor area. ii. For purposes of this section, exterior walls are those walls or portions thereof which are covered by or attached to a roof. iii. For purposes of this section, operable doors and windows shall not be calculated as wall area. However, if the entire wall or wall segment, which contains the door and/or window openings, is to be demolished or abandoned in place, then the door and window openings shall be considered demolished or abandoned in place and calculated as wall area. iv. For purposes of this section, walls or wall segments shall be considered to be all the area of the wall within a plane. Wall segments which are curved shall be calculated as starting and ending at the ends of the curve. v. For purposes of this section, enlargement of window or door openings shall be considered as demolishing the area by which the opening is enlarged. Diminishment of the area of an opening shall not be considered demolition or voluntary reconstruction unless the entire wall or wall segment, which contains the opening, is to be demolished or abandoned in place. If more than fifty (50) percent of the combined area of all the exterior walls and roof are replaced or voluntarily reconstructed, then the building loses its nonconforming status and must comply with the current zoning code, except as otherwise provided herein. Exterior wall siding and roof covering material, including sheathing and weatherproofing membrane, shall be allowed to be replaced subject to the Glendale Building and Safety Code as it exists or is hereafter amended and shall not be included in the fifty (50) percent calculation. When an enlargement of floor area occurs, the building or structure must comply with the provisions of Chapter 30.32 of this title as it relates to parking and loading areas.	50 Percent of combined area of all exterior walls and roof Note: If more than 50 percent of the combined area is replaced, building loses nonconformity status and therefore must comply with the current zoning code regulations.	30.60.040