ADDENDUM TO THE TENANT HABITABILITY PROGRAM APPLICATION

This ADDENDUM is attached to and forms part of the Tenant Habitability Program application for the property at _______________________

This addendum establishes the minimum requirements for the tenant habitability plan (THP) related to performing the retrofit work required by Division 93 of Article 1 of Chapter IX of the Los Angeles Municipal Code (soft-story retrofit work). Adoption of this addendum does not relieve owners, contractors and design professionals from using professional judgment to identify additional THP requirements that may be necessary to safeguard life, limb and property.

1. No seismic retrofit work or other primary renovation work will be conducted that will impact residential rental units. All retrofit work is to be done on the outside of the building.

2. The responsible party must submit a schedule of work to the Department’s THP staff.

3. There must be a responsible supervisor on the job site at all times that the retrofit work is in progress.

4. Post and maintain signage that provides a telephone number for people to call in case of an emergency or any construction issues.

5. Maintain construction work safety orders at the jobsite in accordance with California law.

6. Post and maintain no smoking signs at the jobsite, inform workers that the jobsite is a no smoking area and diligently enforce this provision.

7. The responsible party must make all workers aware of safe work practices relating to materials that are presumed to contain lead (paint) or asbestos (stucco) and shall have an approved entity test those areas that are to be disturbed for the presence of lead and asbestos.

8. Control all odor, dust and noise at the jobsite and maintain the jobsite clean in accordance with Cal/OSHA Regulations and Division 33 of the Los Angeles Building Code and diligently enforce this provision.

9. Secure all permits that may be required by the South Coast Air Quality Management District or other agencies.

10. Adhere to all applicable construction safety orders and regulations including but not limited to California Code of Regulations Title 8, and the contractor must maintain a copy of the Cal/OSHA Pocket Guide for the Construction Industry on the jobsite.

11. The responsible party must inform all residents at least 24-hours in advance of doing work that may cause damage to the personal property of the residents or that may expose the residents to harm by falling plaster, drywall, fixtures or other material.

12. There will be no temporary disruptions to water, electrical, gas or sewer services outside of the hours of 8:00 am through 5:00 pm, Monday through Friday. Accidental disruptions to these services will be promptly corrected.
13. The responsible parties will ensure that tenants are not required to occupy an untenantable dwelling, as defined in California Civil Code Section 1941.1, outside of the hours of 8:00 am through 5:00 pm, Monday through Friday, and are not exposed at any time to toxic or hazardous materials including, but not limited to, lead-based paint and asbestos.

14. If the fire resistive ceiling material in a garage parking area is removed, then there shall be no storage of equipment or flammable material in the parking area.

15. The responsible parties must use professional judgment and secure the written advice of a state licensed engineer or architect to determine whether it is necessary and at what times it is necessary during specific construction operations to temporarily have no people in the building. For instance, where structural load bearing members require jacking or replacement to correct differential settlement of a building.

16. If existing load bearing structural members are to be removed and the building supported by temporary shoring then the temporary shoring must be constructed in accordance with a design by a state licensed engineer. The design engineer must perform structural observation of the shoring in accordance with the standards established by the City of Los Angeles Department of Building and Safety.

17. The contractor must perform and carry out all work diligently to completion.

18. LAMC Section 152.05.A. provides the following:

   If the Primary Renovation Work and any Related Work will impact the habitability of a rental unit for 30 days or more, any tenant affected by the Primary Renovation Work and Related Work shall have the option to voluntarily terminate the tenancy in exchange for permanent relocation assistance pursuant to Section 151.09 G of this Code and the return of any security deposit that cannot be retained by the landlord under applicable law. If the Primary Renovation Work and Related Work continues for 30 days longer than the projected completion date set forth in the later of either the Tenant Habitability Plan or any modifications thereto accepted by the Department, the tenant's option to accept permanent relocation assistance shall be renewed.

By:

__________________________________  __________________________________
Authorized Signature               Authorized Signature

__________________________________  __________________________________
Print Name and Title                Print Name and Title