

**Hwang, Jin**

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**From:** Kemper, James M.  
**Sent:** Thursday, May 19, 2016 3:41 PM  
**To:** Hwang, Jin  
**Cc:** Tabakh, Amir; Kemper, James M.  
**Subject:** RE: Crossroads Hollywood Project - Rehab (revised to address Ord. exemptions)

Hi Jin,

In regards to the existing altered building, and assuming the building plans will be submitted after 6/6/2016 ( the effective date of Ord. 184248).:

Changes of occupancy or use require an upgrade to current code per Sec. 3408 of the 2013 Cal. Building code. This will put them into the CPC and the Ord, 180822 plumbing fixture requirements including:

- 1.28 WC,
- 0.125 urinals,
- 0.5 gpm or 0.25 gallons per cycle public lavs,
- and 2.0 gpm shower heads
- Hot water purged limited to 0.6 gallons between source of hot water and point of discharge per Ord. 184248

If valuation of renovation to existing building is \$200,000 or more (likely considering the scope) then this puts us into the CalGreen and LA Green Code requirements too. If Assuming this is the case, the following fixture flows decreasing from above would be required:

- 0.4 gpm or 0.2 gpc (metered faucets) lavs
- 1.8 shower heads
- 1.5/2.2 res kitchen sink faucets
- ~~calculated 20% reduction verified in plan check~~ not applicable to existing altered buildings that use the fixtures from Table 99.05.303.2.3

Also required would be the bevy of new CalGreen requirements impacting the plumbing system design adopted in Ordinance 184248:

- ~~sub meters of high consumption tenant spaces~~, not applicable to existing altered buildings or additions < 50,000 sqr ft
- ~~mandatory use of recycled water if available within 200 feet of site, for WC and urinal flushing~~ not applicable to existing altered buildings that do not replace all of the potable water piping
- ~~graywater ready waste piping~~, not applicable to existing altered buildings that utilize the existing building drain piping
- cooling towers using 6 cycles of conc or 50% non potable MU water,

I'm not sure how the Ord. will be enforced at this point. I think much of the requirements could be exempted since this is a City ordinance and it be a financial hardship and impact the historical features to install.

All of the new structures would have to meet all of the Plumbing and Green Code and Ord. 180822, and 184248 requirements which would include the landscape limits, irrigation meter requirements, etc.

Let me know if you have any questions. Thanks, Jim

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**From:** Hwang, Jin  
**Sent:** Wednesday, May 18, 2016 11:06 AM  
**To:** Kemper, James M.  
**Cc:** Moosbrugger, Earl; Tabakh, Amir  
**Subject:** RE: Crossroads Hollywood Project - Rehab

Jim,

Below is the info I have currently. Is it sufficient to conclude plumbing fixtures need to be upgraded in 50,000 sf to be retained?

The Project will remove all existing on-site uses except 50,000 sf of Crossroads of the World complex, which would be rehabilitated and converted to retail/restaurant uses. Crossroads of the World would be integrated into a new mixed-use development comprised of 8 new buildings. Please see the attached site plan. Green is existing to be retained, and other 8 buildings in color will be new buildings.

50,000 sf to be retained:

Existing	Proposed
Office: 41,725 sf	Restaurant: ? sf
Retail: 5,000 sf	Retail: ? sf
Recording Studio: 3,275 sf	
Total: 50,000 sf	Total: 50,000 sf

Total Project:

Existing (50,000 sf to be retained included)	Proposed
Residential - multi-family: 84 units	Residential - multi-family: 950 units
Office: 79,107 sf	Office: 95,000 sf
Commercial/Retail: 26,690 sf	Commercial/Retail: 101,800 sf
Restaurant: 475 sf	Restaurant: 38,200 sf
	Hotel: 308 rooms
Total: 172,573 sf	Total: 1,432,500 sf

Thank you.

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**From:** Kemper, James M.  
**Sent:** Wednesday, May 18, 2016 10:05 AM  
**To:** Hwang, Jin  
**Cc:** Moosbrugger, Earl; Tabakh, Amir; Kemper, James M.  
**Subject:** RE: Crossroads Hollywood Project - Rehab

Hi Jin,

This will require more information. Generally, changes of occupancy of this type would trigger a complete upgrade to current Plumbing Code but not the Title 24 Code. This is historical so there may be some areas that can not be changed. Usually, the historically significant features do not include the plumbing fixtures though. Also potentially triggered is the LA Green Building Code and the new Mayoral plumbing ordinance since this involves costly renovations and additions to the building. Also potentially triggered is SB 407 (2009) which is state bill similar to our Retrofit on Resale Ordinance but it is also triggered by building alterations.

We would need to know the scope of the project to make a proper determination. Is the demolition and new work going to be considered a building addition or is the construction going to be classified as a separate building? What is the existing occupancy and what will it be after construction? What is the valuation of the work? What fixtures are currently installed and what are their flush and flow rates? What is considered "historical" in the building and does it include the plumbing fixtures or restroom facilities?

My gut feeling is that the plumbing fixtures would not be exempt from upgrade and that they would need to put in the fixtures mandated under Article V, (Ord. 180822): 1.28 gpf WC, 1 pint urinals, 0.5 gpm lavs or 0.25 gallon per cycle metered faucets, and 2.0 gpm shower heads. I'm not sure regarding the hot water piping, sub metering, and other requirements of the new Mayoral water conservation ordinance.

Jim \*

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**From:** Hwang, Jin

**Sent:** Wednesday, May 18, 2016 9:06 AM

**To:** Kemper, James M.

**Cc:**

**Subject:** Crossroads Hollywood Project - Rehab

Good morning, Jim,

I'm working on Water Supply Assessment for the Crossroads Hollywood Project. Existing is 172,573 sf of floor area, and most of it will be demolished, except for approximately 50,000 sf of the Crossroads of the World complex, which is a designated City Cultural-Historic Monument, and will be retained. The 50,000 sf to be retained is currently used mostly for office, and partly for retail and recording studio. As part of the project, uses will be converted to retail and restaurant (square footage breakdown is not available, so we'll just assume 50,000 sf will be converted to all restaurant to be conservative).

Applicant says plumbing fixtures in this 50,000 sf would be retained. Is this allowed, or is the Applicant required to upgrade the plumbing fixtures to meet current code since the uses will be changed from mostly office to restaurant?

Thank you.

Jin Hwang

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