CHAPTER 1A of the LAMC

Article 1  Introductory Provisions

Article 1 will establish the new Zoning Code, explain how it works, and will be a good place for provisions that may apply beyond zoning. The emergency actions Division will carry over the existing text with minor edits to match the new system.


Sec. 1.1.01  Title
Sec. 1.1.02  Effective Date
Sec. 1.1.03  Intent
Sec. 1.1.04  Application
Sec. 1.1.05  Severability

Division 1.2. Zoning Code Organization

Sec. 1.2.01  Form Districts
Sec. 1.2.02  Frontages
Sec. 1.2.03  Development Standard Sets
Sec. 1.2.04  Use Districts
Sec. 1.2.05  Using the Zoning Code

Division 1.3. Zoning Code Atlas

Sec. 1.3.01  Zoning Map

  A. Establishment of Zoning Map
  B. Zone Boundaries
Sec. 1.3.02  Primary Street Map
Sec. 1.3.03  Public Benefit Map?
Sec. 1.3.04  Hillside Area Map
Sec. 1.3.05  Ridgeline Map
Sec. 1.3.06  Coastal Zone Map
Sec. 1.3.07  Airport Hazard Areas Map
Conceptual Zoning Code Outline
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Sec. 1.3.08  High Fire Severity Zones Map?
Sec. 1.3.09  Wildland-Urban Interface Map?

Division 1.4. Annexed or Unzoned Areas

Division 1.5. Temporary Regulations During Local Emergency
Sec. 1.5.01  Declaration of Purpose
Sec. 1.5.02  Long-term Temporary Uses
Sec. 1.5.03  Special Provisions for Other Land Use Proceedings
Sec. 1.5.04  Restoration of Damaged or Destroyed Buildings
Sec. 1.5.05  Critical Response Facilities
Sec. 1.5.06  Short-term Temporary Uses
Sec. 1.5.07  Activation and Termination of Effect

Article 2  Article 2. Form

Article 2 will contain all of the Form Districts available throughout the City, as needed. Every property would be required to have a Form District designation on their zone string. Form Districts will be organized into Form Classes (including specialized Classes) which will also be organized into what we are currently referring to as “Super” Classes.

“Super” Class → Form Class → Form District

The team is working to reduce Form District display/illustration from the previous two pages to one, and to give each unique Form District its own page. We have accounted for each of the Form Districts developed under the previously proposed Context-based zoning system.

Form Districts will be simplified with the goal of reducing the number of foreseeable variations, and will address:

- Lot Size
- Site “Coverage”
- Setbacks
- Height
- Floor Area Ratio
- Upper Story Stepback
- Building Mass

Alternative Forms Classes will also be available for certain cases (i.e. places of worship, police/fire stations, museums, etc.) and could be based on building typologies that the City may want to encourage, but would not necessarily fit within the parameters of certain Form Districts. The alternative to this would be to continue requiring a long string of entitlement requests. They would only be accessible through a Director’s Determination (discretionary action) and subject to any applicable guidelines, conditions of approval, and appeal.

Division 2.1. House-Scale Form Classes
Sec. 2.1.01  House-Scale Rear
Sec. 2.1.02  House-Scale Front
Sec. 2.1.03  House-Scale Variable
Sec. 2.1.04  House-Scale Narrow

Division 2.2. Estate Form Classes

Sec. 2.2.01  Estate
Sec. 2.2.02  Equestrian Estate

Division 2.3. Very Low-Rise Form Classes

Sec. 2.3.01  Very Low-Rise

Division 2.4. Low-Scale Form Classes

Sec. 2.4.01  Low-Scale
  A.  LS1
  B.  LS2
  C.  LS3
  D.  LS4
  E.  LS5
  F.  LS6
  G.  LS7
  H.  LS8

Sec. 2.4.02  Low-Scale Neighborhood
Sec. 2.4.03  Low-Scale Village
Sec. 2.4.04  Low-Scale River

Division 2.5. Low-Rise Form Classes

Sec. 2.5.01  Low-Rise
Sec. 2.5.02  Low-Rise Transitional
Sec. 2.5.03  Low-Rise River

Division 2.6. Moderate-Scale Form Classes

Sec. 2.6.01  Moderate-Scale
Sec. 2.6.02  Moderate-Scale Village
Sec. 2.6.03  Moderate-Scale Traditional

Division 2.7. Moderate-Rise Form Classes

Sec. 2.7.01  Moderate-Rise

Division 2.8. Mid-Scale Form Classes
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Sec. 2.8.01  Mid-Scale
Sec. 2.8.02  Mid-Scale Traditional

Division 2.9. Mid-Rise Form Classes
Sec. 2.9.01  Mid-Rise

Division 2.10.  Large-Scale Form Classes
Division 2.11.  High-Rise Form Classes
Sec. 2.11.01  High-Rise
Sec. 2.11.02  High-Rise Traditional

Division 2.12.  Alternative Form Classes

Article 3  Article 3. Frontages

Article 3 will contain all of the Frontages available in the City. Every property would be required to have a Frontage designation on their zone string. The idea is to organize them into a hierarchy so the Frontage designation acts as the minimum requirement, making all of the more restrictive Frontages available as options as well. Example: if we set a Large-Format (aka “big-box” stores) Frontage on a zone string and a developer chose to provide more of a Shopfront Frontage, it would be okay.

Frontages will be organized into Classes (including specialized Classes) which will also be organized into “Super” Classes. We have accounted for all of the Frontages developed under the previous version of the zoning system. The specific organization of these Frontages is still subject to change and reconsideration.

Frontages will be playing a slightly larger role in built environment, and will address:

- Build-To Requirements
- Parking Setbacks
- Connectivity
- Frontage Applicability
- Transparency
- Story Height
- Pervious Area
- Walls, Fences, & Hedges in Setbacks
- Pedestrian Access
- Building Elements
- Vehicle Access

Character Frontages will address the established characteristics in the neighborhoods identified in Survey LA as Planning Areas, and will introduce the following additional standards:

- Primary Siding Materials
- Roof Materials
- Roof Shapes

Division 3.1. Neighborhood Classes
Sec. 3.1.01  Rear Drive
Sec. 3.1.02  Side Drive
Sec. 3.1.03  Front Drive
Sec. 3.1.04  “Multi-Unit”

Division 3.2. Corridor Classes
Sec. 3.2.01 Shopfront
   A. Shopfront, Main Street
   B. Shopfront
   C. Shopfront/Active Alley
   D. Shopfront/Riverfront

Sec. 3.2.02 General

Division 3.3. Large-Format Classes
Sec. 3.3.01 Large-Format
Sec. 3.3.02 Warehouse

Division 3.4. Character Classes
Sec. 3.4.01 Late 19th Century Neighborhood (1885 - 1904)
Sec. 3.4.02 Early 20th Century (1905 - 1919)
Sec. 3.4.03 Boom of the 1920s (1920 - 1929)
Sec. 3.4.04 Great Depression and Wartime (1930 - 1945)
Sec. 3.4.05 Post War (1946 - 1963)
Sec. 3.4.06 Late 20th Century (1964 - 1980)

Article 4 Development Standard Sets

Article 4 contains sets of development standards that vary, and are tailored to different kinds of places in the City. The Development Standard Sets are a required part of the zone string. While the majority of Development Standard Sets may only specify the amount of parking required in addition to access requirements, certain Development Standard Sets contain additional regulations. For example, in the Hillside-Oriented Development Standard Set, there are grading requirements that do not pertain elsewhere. The Coastal-Oriented Development Standard Set may also have additional standards that implement the California Coastal Act. The project team is also considering including Site Plan Review thresholds in the Development Standard Sets, which would allow for the threshold to vary with increased thresholds applicable in some Development Standard Sets and decreased thresholds in others.

Article 5 Article 5. Citywide Development Standards

Article 5 contains Citywide Development Standards that are applicable throughout the City where the new Code is applied.

Division 5.1. Parking & Access
Sec. 5.1.01 Intent
Sec. 5.1.02 Applicability
Sec. 5.1.03  Automobiles
Sec. 5.1.04  Bicycles
Sec. 5.1.05  Parking Lots
Sec. 5.1.06  Stacking
Sec. 5.1.07  Loading

Division 5.2. Outdoor Amenity Space
Sec. 5.2.01  Yard
Sec. 5.2.02  Plaza
Sec. 5.2.03  Park
Sec. 5.2.04  Courtyard
Sec. 5.2.05  Paseo
Sec. 5.2.06  Upper-Story Terrace

Division 5.3. Landscape
Sec. 5.3.01  Intent
Sec. 5.3.02  Applicability
Sec. 5.3.03  Landscape Components
Sec. 5.3.04  Streetscape
Sec. 5.3.05  Parking Lots
Sec. 5.3.06  Screening
Sec. 5.3.07  Shading of Walls & Structures
Sec. 5.3.08  Design and Installation
Sec. 5.3.09  Maintenance
Sec. 5.3.10  Water Management
Sec. 5.3.11  Walls and Fences
Sec. 5.3.12  Alternative Compliance

Division 5.4. Grading

Division 5.5. Light & Glare

Division 5.6. Signs

Division 5.7. Transportation Demand Management
Article 6  Use Districts

Article 6 will contain all of the Use Districts available in the City. Use Districts will be a mandatory part of the zone string, however the specification of household unit density will be optional. Use Districts will be organized into Use Classes based on their similarity in planning goals and intensity of permitted uses. We have accounted for all of the Use Districts developed under the previous version of the zoning system and the current Zoning Code.

Uses are organized into the following Use Categories:

- Residential
- Public and Institutional
- Commercial
- Heavy Commercial
- Light Industrial
- Heavy Industrial
- Agriculture
- Accessory

Within each Category, uses are further organized into Use Groups and Call-Out Uses. Each Use Group and Call-Out Use has an associated permission level (permitted, not permitted, limited, or permitted with discretionary action), and a definition which can be found in Article 14.

Division 6.1. Use Classification

Sec. 6.1.01  Components of Use Classification
Sec. 6.1.02  Table of Use Districts Key

Division 6.2. Limited Residential Use Class

Sec. 6.2.01  Sec. 6.2.1. Residential Limited 1 (RL1)
Sec. 6.2.02  Sec. 6.2.2. Residential Limited 2 (RL2)

Division 6.3. Residential Use Class

Sec. 6.3.01  Residential Multi-Unit 1 (RM1)
Sec. 6.3.02  Residential Multi-Unit 2 (RM2)
Sec. 6.3.03  Neighborhood Amenity (NA)

Division 6.4. Mixed Use Class

Sec. 6.4.01  Neighborhood-Mixed 1 (NX1)
Sec. 6.4.02  Neighborhood-Mixed 2 (NX2)
Sec. 6.4.03  Community-Mixed 1 (CX1)
Sec. 6.4.04  General Commercial-Mixed 1 (GX1)
Sec. 6.4.05  Mixed Use Office (OX)
Sec. 6.4.06  Mixed Use Entertainment (EX)

Division 6.5. Commercial Use Class

Sec. 6.5.01  Heavy Service
Sec. 6.5.02  Heavy Commercial

**Division 6.6. Industrial-Mixed Use Class**

Sec. 6.6.01  Industrial-Mixed 1 (IX1)
Sec. 6.6.02  Industrial-Mixed 2 (IX2)
Sec. 6.6.03  Hybrid Industrial 1 (HI1)
Sec. 6.6.04  Hybrid Industrial 2 (HI2)
Sec. 6.6.05  Hybrid Industrial 3 (HI3)
Sec. 6.6.06  Wholesale-Mixed (IXW)

**Division 6.7. Industrial Use Class**

Sec. 6.7.01  Light Industrial (IL)
Sec. 6.7.02  Heavy Industrial (IH)

**Division 6.8. Civic Use Class**

Sec. 6.8.01  Civic 1 (CV1)
Sec. 6.8.02  Civic 2 (CV2)
Sec. 6.8.03  Public Facilities 1 (PF1)

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**Article 7  Citywide Use Standards**

Article 7 will contain all of the Citywide Use Standards and General Use Provisions required across all projects and zones. Citywide Use Standards are organized by Use Category, as they are tied to Use Groups and Call-Out Uses referenced in Article 6 under each Use District. General Use Provisions, however, are not tied to any specific Use Group or Call-Out Use, and act as standalone requirements that apply to a variety of uses and circumstances.

**Division 7.1. General Use Provisions**

**Division 7.2. Residential Use Category**

Sec. 7.2.01  Household Living
Sec. 7.2.02  Homeless Shelter
Sec. 7.2.03  Joint Living and Work Quarters

**Division 7.3. Public and Institutional Use Category**

Sec. 7.3.01  Civic
Sec. 7.3.02  Parking
Sec. 7.3.03  Parks & Open Space
Sec. 7.3.04  Public Safety Facility
Sec. 7.3.05  Utilities

Division 7.4. Commercial Use Category
Sec. 7.4.01  Adult Business
Sec. 7.4.02  Alcohol Sales
Sec. 7.4.03  Animal Care, Sales, and Services
Sec. 7.4.04  Entertainment Venue
Sec. 7.4.05  Lodging
Sec. 7.4.06  Postmortem Services
Sec. 7.4.07  Retail Sales

Division 7.5. Heavy Commercial Use Category
Sec. 7.5.01  Car Wash
Sec. 7.5.02  Fueling Stations
Sec. 7.5.03  Self Service Storage
Sec. 7.5.04  Vehicle Repair, Light
Sec. 7.5.05  Vehicle Sales/Rental

Division 7.6. Light Industrial Use Category
Sec. 7.6.01  Wholesale Trade and Warehousing

Division 7.7. Heavy Industrial Use Category
Sec. 7.7.01  Cargo Container Storage Yard
Sec. 7.7.02  Junk Yard Facility
Sec. 7.7.03  Outdoor Storage, Heavy
Sec. 7.7.04  Petroleum and Coal Product Manufacturing
Sec. 7.7.05  Resource Extraction
Sec. 7.7.06  Transportation Facility
Sec. 7.7.07  Solid Waste Facility
Sec. 7.7.08  Recycling Centers and Facilities

Division 7.8. Agriculture Use Category
Sec. 7.8.01  Animal Farming
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Sec. 7.8.02 Equestrian Facility

Division 7.9. Accessory Use Category
Sec. 7.9.01 Animal Keeping, Domestic
Sec. 7.9.02 Beverage Container Recycling Center
Sec. 7.9.03 Backyard Beekeeping
Sec. 7.9.04 Caretaker Unit
Sec. 7.9.05 Family Day Care, Licensed
Sec. 7.9.06 Helicopter Landing, Infrequent
Sec. 7.9.07 Home Occupation
Sec. 7.9.08 Livestock Keeping
Sec. 7.9.09 Mobile Recycling Center
Sec. 7.9.10 Public Facility Project Storage Yard
Sec. 7.9.11 Stable, Non-commercial

Article 8 Streets & Public Improvements

Article 8 will contain provisions pertaining to street improvement requirements. The initial language may include minor language changes to the existing requirements in the current Zoning Code in order work with the new zoning system but the existing policies should remain largely intact. The project team is exploring the idea of setting the existing Code requirements as a default streetscape type and leaving room for the development of other streetscape types in the future.

Article 9 Division of Land

Article 9 will contain whatever standards are left in Article 7 of the current Zoning Code after taking out processes & procedures. There may be minor language changes to work with the new zoning system but, since subdivision is largely guided by State law, the existing policies should remain largely intact.

Article 10 Incentive Systems

Article 10 is still being worked on; and administrative draft does not exist. However, the project team envisions this as the location for all of the different incentives systems currently found throughout our current Zoning Code and will be the home for any new one we may create along the way.
Centralizing these and creating any necessary variety will help the Department ensure that these systems work together, and not compete with one another. This standardizing could also help in making sure that we can periodically revisit them and recalibrate them to maintain their effectiveness.

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**Article 11  Article 11. Overlays & Specific Plans**

Article 11 will carry over only the necessary overlays from the current Zoning Code; right now we are considering the overlays listed below. The project team is currently working on developing new Conservation Districts that act as standardized, "lighter" versions of Historic Preservation Overlays. The project team is currently going over the Neighborhood Stabilization and Hillside Construction Overlays to see if they can be addressed by other parts of the new Zoning Code.

Division 11.1. Relationship to Districts
Division 11.2. Specific Plans
Division 11.3. Community Plan Implementation Overlays
Division 11.4. Historic Preservation Overlays
Division 11.5. Conservation Districts
Division 11.6. Sign Districts

Sec. 11.6.01 Tier 1 Sign Districts
Sec. 11.6.02 Tier 2 Sign Districts

Division 11.7. Neighborhood Stabilization Overlays (?????)
Division 11.8. Hillside Construction Overlays (?????)

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**Article 12  Article 12. Administration**

Article 12 will contain the Department’s processes & procedures to review a variety of applications and requests. It will cut the current number of project review processes in half. This new set of processes & procedures will maintain long-standing opportunities for public participation, and make it easier for both applicants and the public to clearly understand how the Department considers use and development proposals and how to navigate the decision-making process.

Currently, there are over 100 different paths for project review scattered throughout the Zoning Code. For example, there are four types of adjustments for projects covered by overlays – an additional layer of design and building standards. While the same process applies for all four types of adjustments, they have different names and are located in different sections of the Zoning Code. The team identified each instance of redundant workflows and consolidated them down to about 50 processes with unique actions.

Division 12.1. Authorities

Sec. 12.1.01 City Council
Sec. 12.1.02 Mayor
Sec. 12.1.03 City Planning Commission
Sec. 12.1.04 Area Planning Commission
Sec. 12.1.05 Cultural Heritage Commission
Sec. 12.1.06 Director of Planning
Sec. 12.1.07 Zoning Administrator
Sec. 12.1.08 Department Planners
Sec. 12.1.09 Department of Building and Safety
Sec. 12.1.10 Advisory Agency (Subdivision Plats)
Sec. 12.1.11 Subdivision Committee
Sec. 12.1.12 Design Review Board
Sec. 12.1.13 Historic Preservation Overlay Zone (HPOZ) Board

Division 12.2. General Procedural Elements

Sec. 12.2.01 Applicability
Sec. 12.2.02 Process Elements
Sec. 12.2.03 Applications
Sec. 12.2.04 Notice of Public Hearing
Sec. 12.2.05 Decisions
Sec. 12.2.06 Appeals
Sec. 12.2.07 Transfer of Jurisdiction
Sec. 12.2.08 Scope of Approvals
Sec. 12.2.09 Permits Issued in Error
Sec. 12.2.10 Multiple Approvals

Division 12.3. Legislative Action

Sec. 12.3.01 Sec. 12.3.01. General Plan Adoption / Amendment
Sec. 12.3.02 Sec. 12.3.02. Specific Plan Adoption / Amendment
Sec. 12.3.03 Sec. 12.3.03. Zoning Code Amendment
Sec. 12.3.04 Sec. 12.3.04. Zone Change
Sec. 12.3.05 Sec. 12.3.05. Policy Plans
Sec. 12.3.06 [RESERVED]

Division 12.4. Quasi-judicial Action
Sec. 12.4.07  Conditional Use Permit, Class 1
Sec. 12.4.08  Conditional Use Permit, Class 2
Sec. 12.4.09  Conditional Use Permit, Class 3
Sec. 12.4.10  Director Review

**Division 12.5.  Ministerial Action**

Sec. 12.5.01  Administrative Review

**Division 12.6.  Specific Plan Implementation**

Sec. 12.6.01  General Provisions for Specific Plan Implementation
Sec. 12.6.02  Project Permit Compliance
Sec. 12.6.03  Project Permit Compliance (with Design Review Board)
Sec. 12.6.04  Project Permit Adjustment
Sec. 12.6.05  Specific Plan Exception
Sec. 12.6.06  Specific Plan Interpretation

**Division 12.7.  Relief**

Sec. 12.7.07  Alternative Compliance
Sec. 12.7.08  Adjustment
Sec. 12.7.09  Variance
Sec. 12.7.10  Modification of Entitlement
Sec. 12.7.11  Appeals from LADBS
Sec. 12.7.12  Reasonable Accommodation - Fair Housing Protections for Individuals with Disabilities

**Division 12.8.  Compliance**

Sec. 12.8.01  Condition Evaluation
Sec. 12.8.02  Abatement and Revocation
Sec. 12.8.03  Subdivision Violation

**Division 12.9.  Miscellaneous/General Administration**

Sec. 12.9.01  Interpretation of Zoning Code

**Division 12.10.  Subdivision Review**

Sec. 12.10.01  Parcel Map Exemption (Lot Line Adjustment) or Waiver
Sec. 12.10.02  Tentative Tract Map / Vesting Tentative Map / Air Space Lots / Reversion to Acreage
Sec. 12.10.03 Final Map/Dedication
Sec. 12.10.04 Preliminary Parcel Map/Air Space Lots/Reversion
Sec. 12.10.05 Final Parcel Map / Dedication
Sec. 12.10.06 Private Street Map
Sec. 12.10.07 Subdivision Standards Modification
Sec. 12.10.08 Parcel Map-Slight Modification
Sec. 12.10.09 Final Recorded Map Modification (Tract & Parcel)
Sec. 12.10.10 Certificate of Compliance
Sec. 12.10.11 Subdivision Appeal

Division 12.11. Historic Preservation
Sec. 12.11.01 General (Purpose, Definitions, Board)
Sec. 12.11.02 Historic Preservation Overlay Zone (“HPOZ”) Designation
Sec. 12.11.03 Preservation Plan Adoption or Amendment
Sec. 12.11.04 Review of Conforming Work
Sec. 12.11.05 Certificate of Appropriateness (Construction, Addition, Alteration, or Reconstruction)
Sec. 12.11.06 Certificate of Appropriateness (Demolition, Removal, or Relocation)
Sec. 12.11.07 Certificate of Compatibility for Non-Contributing Elements

Division 12.12. Coastal Development
Sec. 12.12.01 Coastal Development Permit (After Certification of the Local Coastal Program)
Sec. 12.12.02 Coastal Development Permit (Prior to Certification of the Local Coastal Program)

Division 12.13. CEQA Provisions
Sec. 12.13.01 CEQA Process

Article 13 Nonconformities

Article 13 will contain provisions that address the various ways in which buildings, structures, and uses can maintain their nonconforming rights.
Article 14  Measurements, Definitions

Article 14 will contain the Rules of Measurement, Use Definitions, and other defined terms found throughout the new Zoning Code.

Article 15  Fees

Article 15 will be addressed separately, but is being included to demonstrate where we can carry over our Department’s fee structure when the time comes.


“Article 0” is just a placeholder for provisions in our current Zoning Code (Chapter 1) that apply to the entire Municipal Code. We will work with the City Attorney’s Office to determine what the best course of action is moving forward.

Division 0.1. General Provisions

Sec. 0.1.01  Provisions Applicable to Code
Sec. 0.1.02  Definitions and Interpretation
Sec. 0.1.03  Inconsistent Permits and Licenses
Sec. 0.1.04  Post War Renewal of Licenses of Craftsmen and Others
Sec. 0.1.05  Delinquent Accounts – Uncollectible Cancellation
Sec. 0.1.06  Effect of Renumbering or Redesignation of Provisions or Sections in Statutes or Codes of the State of California Which Are Referred to in the Los Angeles Municipal Code
Sec. 0.1.07  Violation of Municipal Ordinances – Citation in Lieu of Taking Arrested Person Before Magistrate
Sec. 0.1.08  Bad Check Collection Fees
Sec. 0.1.09  City Departments Exempt from Paying Fees or Charges Required by this Code
Sec. 0.1.10  Administrative Determinations – Notice – Judicial Review
Sec. 0.1.11  Exemptions Relating to the Los Angeles 200th Anniversary Celebration
Sec. 0.1.12  Use of the Metric System of Measure as an Alternative System of Measurement
Sec. 0.1.13  Summary of Fees for Bureau of Engineering Services Provided Pursuant to the Provisions of this Chapter

Division 0.2. Administrative Citations
Sec. 0.2.01    Purpose and Intent.
Sec. 0.2.02    Definitions.
Sec. 0.2.03    Issuance of Administrative Citation.
Sec. 0.2.04    Administrative Fines.
Sec. 0.2.05    Service Procedures.
Sec. 0.2.06    Contents of Administrative Citation.
Sec. 0.2.07    Satisfaction of the Administrative Citation.
Sec. 0.2.08    Appeal of the Administrative Citation.
Sec. 0.2.09    Administrative Hearing.
Sec. 0.2.10    Right to Judicial Review.
Sec. 0.2.11    Failure to Pay Administrative Fines and Costs.
Sec. 0.2.12    Deposit of Monies Collected.
Sec. 0.2.13    Severability.

Division 0.3.  Div. 0.3. City of Los Angeles Safer Filming Ordinance (Section 12.22.1)
Sec. 0.3.14    Short Title
Sec. 0.3.15    Use of Condoms in the Making of Films Involving Exposure to Blood Borne Pathogens