GUIDE TO TITLE 24 CALIFORNIA BUILDING STANDARDS CODE 2013

Based on the 2013 edition of Title 24.

Learn about:

- ✓ **Application of Title 24**
- ✓ **State Amendments**
- ✓ **Matrix Adoption Tables**

An educational publication from the California Building Standards Commission.

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CHAPTER 1. INTRODUCTION TO OUR GUIDE

This guide was developed and is distributed by the California Building Standards Commission. The intent is to provide information on the application and use of Title 24 of the California Code of Regulations, which governs the design and construction of all building occupancies and associated facilities and equipment throughout California.

The discussions herein will explain the application and organization of Title 24, the inclusion of model codes, state amendments to model code language, and how to identify and apply adopted provisions for specific building types, occupancies, facilities and equipment. There are examples to illustrate the proper use of code text. There is a discussion on enforcement of Title 24 as provided in state law that should be of interest to local government.

Most code illustrations shown herein are taken from the 2013 California Building Code (Part 2 of Title 24, Volume 1). We recommend you have that code in hand while reading this guide. Access to the state websites for California state laws and the California Code of Regulations will also enhance your usage of this guide. The website for state laws is http://www.leginfo.ca.gov/calaw.html. The website for the California Code of Regulations may be accessed through the California Office of Administrative Law at http://www.oal.ca.gov/.

This Guide will make references to the following documents that are available at the California Building Standards website http://www.bsc.ca.gov/.

- Chapter 1, Division 1, of the 2013 California Building Code (Part 2 of Title 24)
- Parts 1, 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11 and 12 of Title 24
- Building Standards Bulletin 10-03, dated December 22, 2010.
- Building Standards Bulletin 11-01, dated June 8, 2011

Chapter 8 of this guide provides a Glossary of Terms commonly associated with Title 24 and the code adoption process. We highly recommend reviewing the glossary before beginning with Chapter 1 of this guide and returning to the glossary periodically to improve your understanding of the terminology. Without a working understanding of

the names and terms used herein to explain Title 24 the effectiveness of this guide will be impaired. A self-evaluation exercise designed to secure or reinforce an appropriate understanding on the application and use of Title 24 is provided in Chapter 7.

The information provided in this guide should help to eliminate common errors in the application of building codes in California. Those common errors include:

- Using model codes instead of Title 24
- Applying model code provisions that are not adopted for use in California
- Applying adopted Title 24 provisions universally that were intended for only specific building occupancies or building features.
- Not applying Title 24 provisions that are developed to implement state laws and that are not provided in model codes.
- Use of Title 24 provisions that have been superseded by issued replacement pages.

Written comments and suggestions regarding this guide are welcomed in order that future editions will be more effective. Address written comments and suggestions to:

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Comments and suggestions may also be sent by email to cbsc@dgs.ca.gov

CHAPTER 2. INTRODUCTION TO TITLE 24

See the Glossary in Chapter 8 for the names and terms used in the following discussion including:

- *California Code of Regulations*
- *California Health and Safety Code*
- *California Building Standards Commission*
- *and many more*

For convenience we have double underlined the first use of those names and terms in this Chapter 1 that are defined in the Chapter 8 glossary.

GETTING TO KNOW TITLE 24

Title 24 is the 24th title within the California Code of Regulations (CCR). The CCR is divided into 28 separate titles numbered 1 through 28, each based on subjects or state agency jurisdiction. State regulations should not be confused with state laws enacted through the legislative process. State regulations in the California Code of Regulations are developed by state agencies as determined necessary to implement, clarify and carryout the requirements of state law. The state agencies must have authority in state law to adopt regulations.

CCR Title 24 is reserved for state regulations that govern the design and construction of buildings, associated facilities and equipment. These regulations are also known as building standards (reference California Health and Safety Code Section 18909). Health and Safety Code (state law) Section 18902 gives CCR Title 24 the name California Building Standards Code.

The California Building Standards Code in CCR Title 24 is published by the California Building Standards Commission and it applies to all building occupancies (see Health and Safety Code Section 18908 and 18938) throughout the State of California. A common misunderstanding is that Title 24 relates to only energy conservation, or only accessibility, or that it applies to only state owned buildings and properties. As discussed, Title 24 applies to all building occupancies, and related features and equipment throughout the state, and contains requirements to the structural, mechanical, electrical, and plumbing systems, and requires measures for energy conservation, green design, construction and maintenance, fire and life safety, and accessibility.

Cities and counties are required by state law to enforce CCR Title 24 (reference Health and Safety Code Sections 17958, 17960, 18938(b), & 18948). Cities and counties may adopt ordinances making more restrictive requirements than provided by CCR Title 24, because of local climatic, geological, or topographical conditions. Such adoptions and a finding of need statement must be filed with the California Building Standards Commission (Reference Health and Safety Code Sections 17958.7 and 18941.5).

Additionally, fire protection districts may adopt ordinances addressing fire and panic safety such as requiring fire suppression sprinkler systems and other fire protections that are more restrictive than the adoptions in CCR Title 24 by the Office of the State Fire Marshal. Such local ordinances must be based on local climatic, geological, or topographical conditions and filed with the Department of Housing and Community Development (reference Health and Safety Code Section 13869.7).

THE COMMISSION

The California Building Standards Commission (CBSC) is responsible for overseeing the adoption and publication of the provisions in Title 24 of the California Code of Regulations. The CBSC has 10 members appointed by the Governor who must be confirmed by the State Senate. A voting Chairperson, who is the Secretary of the Government Operations Agency, is also appointed by the Governor and confirmed by the state senate. The authority and activities of the CBSC are set out in Health and Safety Code, Division 13, Part 2.5, commencing with Section 18901. This portion of the Health and Safety Code is known as the California Building Standards Law. The Health and Safety Code requires that members of the CBSC be representative of the general public and regulated industry. Excluding the Chairperson, the appointed membership of the CBSC must include:

One Architect
One Mechanical, electrical or fire protection engineer
One Structural Engineer
One Contractor
One person from organized labor
One local building official
One local fire official
Three members of the general public and at least one of whom shall have a physical disability as defined.

At least one member of the CBSC shall be experienced and knowledgeable in barrier free architecture and aware of, and sensitive to, the requirements necessary to ensure

public buildings are accessible to, and usable by, persons with physical disabilities, as defined. At least one member of the commission shall be experienced and knowledgeable in building energy efficiency standards. At least one member of the commission shall be experienced and knowledgeable in sustainable building, design, construction, and operation.

The length of term for each member is 4 years and termination dates are staggered. The Chairperson, who is the Secretary of the Government Operations Agency, serves at the pleasure of the Governor.

The CBSC is supported by a staff of 12 state employees guided by an Executive Director appointed by the CBSC. The CBSC oversees a Coordinating Council of state agencies, and Code Advisory Committees of volunteers that will be explained later. The CBSC also has authority in state law to adopt building standards with application to state owned buildings, and for any building type where no other state agency has specific authority to do so, or when a state agency with authority to adopt, fails to do so because of budget or other constraints.

HOW TITLE 24 IS ORGANIZED

The provisions of California Code of Regulations (CCR hereafter), Title 24 (2013 edition) include requirements for the structural, plumbing, electrical and mechanical systems of buildings, and for fire and life safety, energy conservation, green design and accessibility in and about buildings. Thus, CCR Title 24 is organized into separate parts. Each part is given a separate name reflecting its subject. Some parts are based on model codes as discussed later. The current edition of CCR Title 24 includes:

Part 1, the California Administrative Code;

Part 2, Volumes 1 and 2, the California Building Code based on the 2012 International Building Code;

Part 2.5, the California Residential Code, based on the 2012 International Residential Code;

Part 3, the California Electrical Code, based on the 2011 National Electrical Code;

Part 4, the California Mechanical Code, based on the 2012 Uniform Mechanical Code;

Part 5, the California Plumbing Code, based on the 2012 Uniform Plumbing Code;

Part 6, the California Energy Code;

Part 7, currently vacant;

Part 8, the State Historical Building Code;

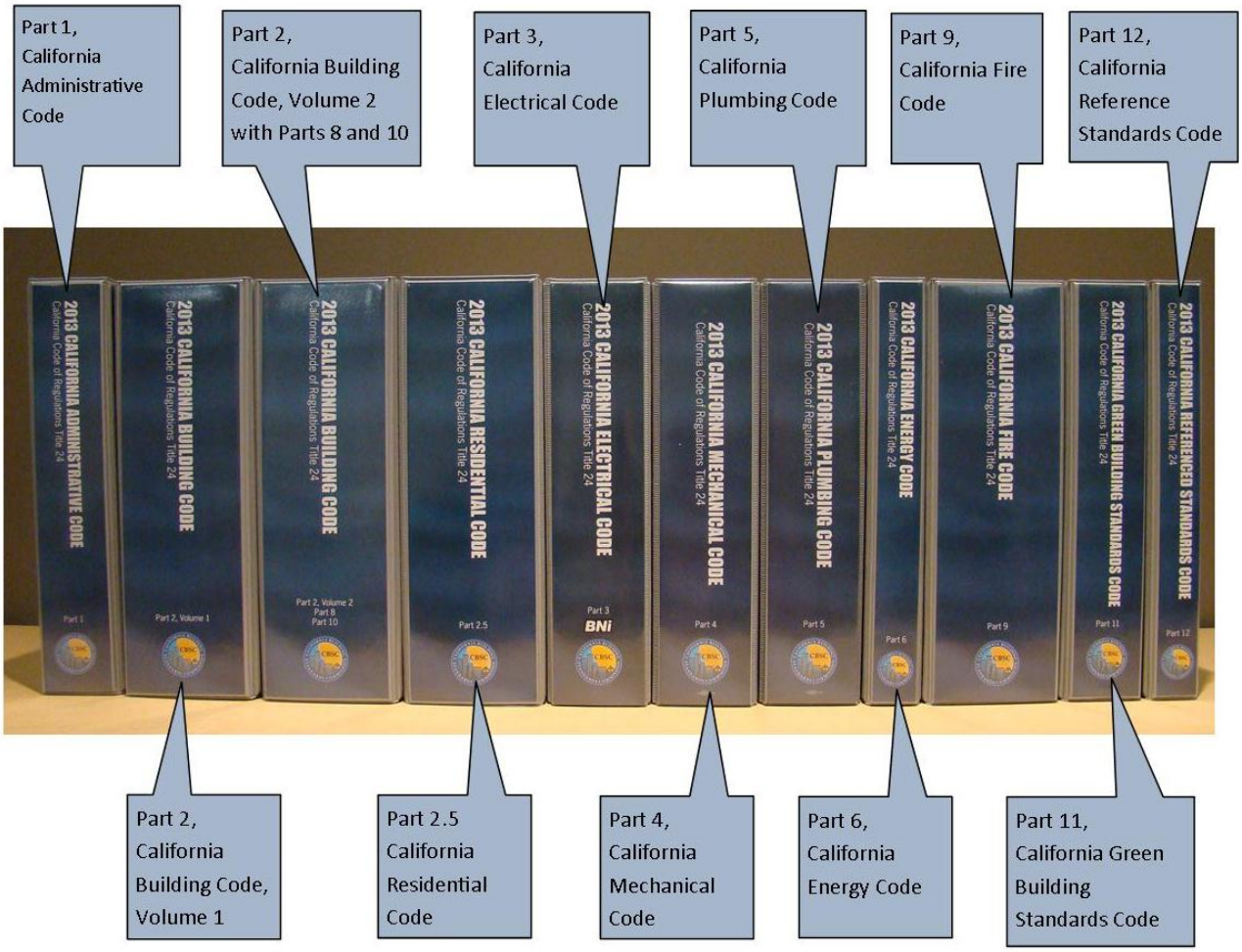
Part 9, the California Fire Code, based on the 2012 International Fire Code;

Part 10, the California Existing Building Code, based the 2012 International Existing Building Code;

Part 11, the California Green Building Standards Code, and also called the CALGreen Code;

Part 12, the California Reference Standards Code.

THE COMPLETE TITLE 24



The above photograph shows all Parts of Title 24 in eleven (11) binders. Each binder contains just one Part with the exception of Part 2, the California Building Code. Part 2

has two binders; one for Volume 1 and one for Volume 2. Additionally, the binder with Part 2 Volume 2, also contains Parts 8 and 10.

CODE NAMES: LET'S CLARIFY THE CONFUSION

Code names can be confusing so before going further, let's clarify three names that have already been discussed and can create confusion if not understood correctly.

- **California Building Standards Law**: This name refers to the body of state law within California Health and Safety Code, Division 13, Part 2.5, commencing with Section 18901. The provisions of Part 2.5 govern the work of the California Building Standards Commission and how the codes adopted and published by the CBSC apply. The provisions of Part 2.5 are state laws enacted through the legislative process involving the state legislature and Governor. See Health and Safety Code Section 18901.

- **California Building Standards Code**: This name refers to the building standards located in Title 24 of the California Code of Regulations as published by the California Building Standards Commission. The building standards in the California Building Standards Code are state regulations developed or adopted by various state agencies in the Executive Branch of state government. State laws require various state agencies to develop building standards for specific types of buildings, building equipment and features. See Health and Safety Code Section 18902.

- **California Building Code**: This name refers to Part 2 of the California Building Standards Code in Title 24 of the California Code of Regulations. It should not be confused with the California Building Standards Code, which is the name given to the entire body of building standards in Title 24. Again the California Building Code is just Part 2 within Title 24, the California Building Standards Code.

MODEL CODES INCORPORATED IN TITLE 24

As stated above in <u>How Title 24 is Organized</u>, several parts of Title 24 are based on model codes. The term <u>model code</u> is generally understood to mean a code that has been developed by a private code developing organization and that is available through a license agreement with the publishing entity for adoption by a political

jurisdiction. Health and Safety Code Section 18916, which is within the California Building Standards Law, reads as follows.

> *"Model code" means any building code drafted by private organizations or otherwise, and shall include, but not be limited to, the latest edition of the following:*
> *(a) The Uniform Building Code of the International Conference of Building Officials.*
> *(b) The Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials.*
> *(c) The Uniform Mechanical Code of the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials.*
> *(d) The National Electrical Code of the National Fire Protection Association.*
> *(e) The Uniform Fire Code of the International Conference of Building Officials and the Western Fire Chiefs Association, Inc.*
> *(f) Appendix Chapter 1 of the Uniform Code for Building Conservation of the International Conference of Building Officials.*

When a new model code edition becomes available the California Building Standards Commission and the specified state agencies must review the code to determine if adoption is appropriate. Not all available model codes are found to be appropriate for use in California. Those currently adopted are shown in How CCR Title 24 is Organized above.

Exceptions and Clarifications:

1. In some cases, not all chapters of the model code used as the basis for a Part of Title 24 are adopted.

2. The California Building Code (Part 2 of Title 24) is based on the International Building Code. However, Chapters 7A and 11A are California Amendments in their entirety. Chapter 7A is developed by the Office of the State Fire Marshal to implement state law regarding wildland fire hazards. Chapter 11A is developed by the Department of Housing and Community Development for accessibility in multifamily dwellings and the Division of the State Architect for accessibility in public housing.

3. Selected portions of the International Building Code and the 2010 Americans with Disabilities Act Standards for Accessible Design (2010 ADAS) as adopted by the U.S. Department of Justice and known as the 2010 Standards for Title II and Title III Facilities: 2004 Americans with Disabilities Act Accessibility Guidelines (2010 ADAS/2004 ADAAG), are used as the model code for the accessibility provisions of the 2013 California Building Code Chapter 11B, Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Public Housing.

Additionally, the Division of the State Architect adopts California Amendments within Chapter 11B.

WHY MODEL CODES ARE AMENDED BY THE STATE

Those Parts of CCR Title 24 that are based on a model code incorporate the model code language along with amendments. The California Building Standards Commission and other state agencies have determined that amendments are necessary to:

- eliminate conflict with state laws,
- to include requirements of state laws, or
- to eliminate conflicts with other adopted model codes.

These amendments are known as California Amendments. All proposed California Amendments are made available for public review when a code adoption is proposed. Proposed model code text and amendments are subject to discussion during public meetings held by the California Building Standards Commission. Hearing announcements are available at the website of the California Building Standards Commission, http://www.bsc.ca.gov,and in rulemaking documents discussed in Chapter 4 of this guide.

YOU CAN'T JUST USE THE MODEL CODE

The model codes as published by their originators do not include the California Amendments. Further, not all model code provisions are adopted in California because of conflicts with state laws or the lack of specificity required by state law. You must use CCR Title 24 as currently published by the California Building Standards Commission to know and apply the California Amendments and apply model code provisions that are adopted.

For example, the energy conservation, mechanical, fuel gas, plumbing and electrical provisions of the International Residential Code used as the basis for the California Residential Code (Part 2.5 of Title 24) are not adopted for use in California. Other provisions of Title 24 are adopted for such subjects in one and two family dwellings in California (see Chapter 1 of the California Residential Code for application details).

HOW AMENDMENTS ARE SHOWN

California Amendments to a model code are illustrated within CCR Title 24 by *italic font print*. In each Part of CCR Title 24 based on a model code there is an explanation of the California Amendments provided near the front of the book. For example, see page xvii in the 2013 California Building Code. See the example shown in How to Use CCR Title 24 later in this guide.

AMENDMENTS VERSE CALIFORNIA STANDARDS

As already discussed, a California Amendment is an amendment to a model code used as the basis for a Part of CCR Title 24. Parts 2, 2.5, 3, 4, 5, 9 and 10 are based on model codes. The California Amendments to the model codes are identified by italic font print within the code text. Parts 6, 8, 11 and 12 are not based on a model code. The contents of these parts are developed by the state agencies and are commonly referred to as being a California Standard. Standard font print is used in Parts 6, 8 and 11.

MATRIX ADOPTION TABLES

The Matrix Adoption Tables within CCR Title 24 identify adopted model code text and California Amendments. Matrix Adoption Tables are provided in Parts 2, 2.5, 3, 4, 5, 9, and 10 to identify the model code and or California Amendment adoptions by each of the state agencies. A Matrix Adoption Table is provided for only those adopted model code chapters. Thus, if there is no table for a model code chapter, the chapter has not been adopted.

> Exception: Occasionally the code publisher has provided a blank Matrix Adoption Table at the beginning of a model code chapter that is not adopted. Accordingly, if a Matrix Adoption Table is provided for a model code chapter but is blank (showing no "Xs" for adoptions), then the chapter is not adopted.

Many model code sections and California Amendments are only adopted by specific state agencies and thus only apply to specific types of buildings, occupancies, building features or equipment. Each Matrix Adoption Table lists all the adopted sections. Not all adopted code provisions are applicable to all buildings. There is also a Matrix Adoption Table for those chapters in Title 24 that are California Amendments in their entirety, such as Chapters 7A and 11A.

Part 11 (California Green Building Standards Code) of CCR Title24 t is not based on a model code but has Matrix Adoption Tables. The Matrix Adoption Tables were determined necessary to show the adoptions applicable to the various building types.

In the 2010 edition of CCR Title 24 the Matrix Adoption Tables were located at the beginning of each adopted chapter, or division within a chapter. This practice is continued in the 2013 edition of Title 24. In past editions of Title 24, the Matrix Adoption Tables were grouped together near the beginning of the book. The use and application of the Matrix Adoption Tables is discussed with illustrations in Chapter 2 of this guide.

OTHER CCR REGULATIONS

There are other Titles within the California Code of Regulations with subjects that relate to buildings. Here is a listing of other CCR provisions to review.

- Title 8, Division 1, Chapter 4, Subchapter 6 for elevator construction requirements
- Title 19 with adoptions by the Office of the State Fire Marshal
- Title 21 with adoptions by the Division of the State Architect
- Title 25 with adoptions by the Department of Housing and Community Development for dwellings, and permanent buildings in mobilehome and special occupancy parks. See Chapter 1, Subchapter 1 and Chapter 2 of Title 25.

These titles are available online at the website of the California Office of Administrative Law http://www.oal.ca.gov/. This website also provides helpful information about the California Code of Regulations.

THE STATE AGENCIES

The state agencies involved in the development and adoption of building standards for publication in the CCR Title 24 are identified in the California Building Standards Law (Health and Safety Code, Division 13, Part 2.5) as state adopting agencies or state proposing agencies.

The state proposing agencies have authority to develop and propose building standards to the CBSC. The CBSC conducts the public comment period and

meetings, and adopts the proposed building standard. The state proposing agencies are:

- Department of Housing and Community Development,
- Division of the State Architect
- Office of the State Fire Marshal
- Office of Statewide Health Planning and Development
- Department of Consumer Affairs, and various boards therein
- California Department of Public Health

A state adopting agency has authority to develop and conduct their own public reviews and hearings, and to adopt their proposed building standards. Its adoptions must be submitted to the CBSC for approval and publication in Title 24. The CBSC authority to approve adoptions by state adopting agencies is limited to verifying that the adoption process was carried out in compliance with the requirements of state law. The state adopting agencies are:

- California Energy Commission
- State Historical Building Safety Board
- Board of State and Community Corrections
- Department of Food and Agriculture
- State Librarian
- State Lands Commission
- Department of Water Resources

For purposes of this Guide to Title 24, we will disregard the technical differences between the state adopting and state proposing agencies. We will refer to only state agencies. In some discussions necessary to explain the use of Title 24, it may be stated herein that a state agency has adopted a code provision when in fact the CBSC has actually performed the act of adoption. We will refer to both the state adopting agencies and state proposing agencies, as just state agencies.

A complete list of all state agencies and their respective code adoption jurisdiction is provided on page 18 of this guide.

CITY AND COUNTY ADOPTION OF TITLE 24

The CBSC has developed considerable information for local government relating to local adoption of Title 24and amendments thereto. Read Building Standards Bulletin 10-03 available at the CBSC website http://www.bsc.ca.gov/. This bulletin was developed specifically for local government with information about the local adoption

process and references to applicable provisions of the Health and Safety Code. Also see Building Standards Bulletin 11-01 that supplements Information Bulletin 10-03.

Also, there are links to a webinar and a slide presentation about local adoptions and amendments available on the CBSC website. If further assistance is needed, contact the California Building Standards Commission. See additional discussion about local adoptions in Chapter 5 of this guide.

The 2013 California Green Building Standards Code in Part 11 of Title 24 applies to public buildings.

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CHAPTER 3. HOW TO USE CCR TITLE 24

It is important that you have read and understand the prior discussions before proceeding. Still, it is necessary to repeat some provisions in this chapter for discussion continuity.

In order to use CCR Title 24 correctly, the reader must understand the following:

- published code format;
- use of the state agency acronyms (sometimes called state agency abbreviations);
- code adoption jurisdiction of each of the state agencies; and,
- use of the Matrix Adoption Tables.

Our explanatory discussions to follow will be in the order of the topics listed above.

TITLE 24 FORMAT

Parts 2, 2.5, 3, 4, 5, 9 and 10, of CCR Title 24, are based on the selected model codes as discussed previously. These Parts contain adopted model code language and California Amendments authored by several state agencies such as the California Building Standards Commission (BSC), Department of Housing and Community Development (HCD), Division of the State Architect (DSA), Office of the State Fire Marshal (SFM), and the Office of Statewide Health Planning and Development (OSHPD), and others listed on page 18 of this guide.

In the published Parts of CCR Title 24 that are based on a model code, model code language is shown in standard font print and a California Amendment is shown in *italic font print*. On the next page is a reprint of a portion of Section 1405 from the 2013 California Building Code with multiple California Amendments by the California Department of Housing and Community Development, the Division of the State Architect and the Office of Statewide Health Planning and Development. The acronyms used by the state agencies within the code text will be explained in our next discussion.

Sections1405.1 and 1405.2 are model code text in standard font print.

Subsection 1405.1.1 is a California Amendment by DSA and OSHPD. Note the italic font print. This code amendment will be found **only** in the published Part 2 of the CCR Title 24, the California Building Code, and not in the model code.

Subsections 1405.3 and 1405.3.1 both have paragraphs within their respective text that are California Amendments as shown by the italic font print. These particular amendments are by HCD.

SECTION 1405
INSTALLATION OF WALL COVERINGS

1405.1 General. Exterior wall coverings shall be designed and constructed in accordance with the applicable provisions of this section.

1405.1.1 Additional requirements. [DSA-SS & DSA-SS/CC, OSHPD 1, 2 & 4] *In addition to the requirements of Sections 1405.6, 1405.7, 1405.8, 1405.9, and 1405.10, the installation of anchored or adhered veneer shall comply with applicable provisions of Section 1410.*

1405.2 Weather protection. Exterior walls shall provide weather protection for the building. The materials of the minimum nominal thickness specified in Table 1405.2 shall be acceptable as approved weather coverings.

1405.3 Vapor retarders. Class I or II vapor retarders shall be provided on the interior side of frame walls in Zones 5, 6, 7, 8 and Marine 4. The appropriate zone shall be selected in accordance with Chapter 3 of the *California Energy Conservation Code.*

[HCD 1 & HCD 2] *Class I or II vapor retarders shall be provided on the interior side of frame walls of low-rise residential buildings as required in Title 24, Part 6, the California Energy Code (see definition of "Low-rise residential building").*

Exceptions:

1. Basement walls.
2. Below-grade portion of any wall.
3. Construction where moisture or its freezing will not damage the materials.

1405.3.1 Class III vapor retarders. Class III vapor retarders shall be permitted where any one of the conditions in Table 1405.3.1 is met.

[HCD 1 & HCD 2] *Class III vapor retarders shall be permitted where any one of the conditions in Items 1, 2 or 3 below are met. This section shall apply to "Low-rise residential buildings" as defined in Title 24, Part 6, the California Energy Code.*

1. *Vented cladding over fiberboard*
2. *Vented cladding over gypsum*
3. *Insulated sheathing with R-value ≥ R4*

Spray foam with a minimum density of 2 lbs/ft^3 applied to the interior cavity side of OSB, plywood, fiberboard, insulating sheathing or gypsum is deemed to meet the insulating sheathing requirement where the spray foam R-value meets or exceeds the specified insulating sheathing R-value.

Exceptions and Clarifications:

1. Unfortunately there are exceptions to the use of italic font print. Some model codes also use italic font for special notes and identifiers. We will explain how to be assured that code text printed in italic font is actually a California Amendment in our discussion about the Matrix Adoption Tables later in this chapter.

2. Parts 6, 8, 11 and 12 are developed entirely by state agencies as a California Standard. These Parts are not based on a model code. The text of these Parts is printed in standard font, not italic font because the text is not a California Amendment to a model code.

STATE AGENCY ACRONYMS

In the discussion to follow, references are made to the 2013 California Building Code (CCR Title 24, Part 2), Volume I, which is based on the 2012 International Building Code. However the principles and process to be explained apply to all the Parts of CCR Title 24 based on a model code. In comparison to the other Parts of Title 24, the California Building Code (CCR Title 24, Part 2) has adoptions and California Amendments by the most number of state agencies. This occurs because of the various jurisdictions granted the state agencies by state law over subjects within the scope of the building code. One building design may be subject to the adoptions and amendments in the California Building Code by several state agencies. As an example, the design and construction of a hotel will be subject to the California Building Code provisions adopted by HCD for green, structural and construction, DSA for accessibility, and the SFM for fire and panic safety. So for this one example of a hotel, persons applying the California Building Code must be able to identify all adoptions and amendments by HCD, DSA, and SFM applicable to a hotel.

The state agency acronyms (also called abbreviations in some areas of Title 24) are used in two locations in the California Building Code. The acronyms are generally found at or in the text of a California Amendment and in the Matrix Adoption Tables (to be discussed later). The state agency acronyms are used throughout CCR Title 24 as a means of identifying California Amendment adoptions that apply to buildings or features of buildings subject to that state agency's regulatory jurisdiction. Some agencies use more than one acronym in order to distinguish adoptions for different applications. HCD uses three acronyms: *HCD 1, HCD 2* and *HCD 1-AC*. DSA uses three acronyms: *DSA-SS, DSA-SS/CC* and *DSA-AC*. Each of these acronyms has a different meaning and purpose in the code. A complete listing of state agency acronyms is provided on page xvii of the 2013 California Building Code, and on page 18 of this guide.

In Chapter 1 of the 2013 California Building Code, Sections 1.2 through 1.14 provides the following information about each of the state agencies:

- The state agency's acronym (HCD 1, SFM, DSA-AC etc.);
  Exception: Section 1.12 and 1.13 do not identify the state agency's acronym, which are SL for the State Librarian and SLC for the State Lands Commission.
- the application of each state agency's adoptions;
- the enforcement agency as designated in state law, which may be the state agency, or the local building or fire official; and,
- the state agency's authority in state law to adopt building standards, and the specific state law that is being implemented by the adoption.

There are provisions in the other Parts of the CCR Title 24 based on model codes similar to California Building Code Sections 1.2 through 1.14.

Shown below is a reprint of a portion of Section 1.8.2 with Subsections 1.8.2.1 and 1.8.2.1.1, from Chapter 1 in the 2013 California Building Code (Title 24 Part 2). This Section is developed by HCD to explain the application of HCD adoptions in the California Building Code.

Section 1.8.2.1 provides a general explanation of the authority granted the Department of Housing and Community Development (HCD), to develop and adopt building standards for specific housing occupancies.

Subsection 1.8.2.1.1 explains that the adoptions in the code identified by the acronym HCD 1, apply to the listed types of housing structures. Accordingly, wherever HCD 1 is found in the CBC it will mean the provision is adopted by HCD and is applicable to hotels, motels, lodging houses, apartments, and dwellings as listed in CBS Section 1.8.

Here the agency responsible for enforcing the HCD 1 adoptions is identified as being that of the local building department, or HCD where there is no local building department.

The sections of state law granting HCD authority to adopt building standards are identified under "Authority cited". The sections of state law being implemented by the HCD adoptions are identified under "Reference".

SECTION 1.8.2
AUTHORITY AND ABBREVIATIONS

1.8.2.1 General. *The Department of Housing and Community Development is authorized by law to promulgate and adopt building standards and regulations for several types of building applications. The applications under the authority of the Department of Housing and Community Development are listed in Sections 1.8.2.1.1 through 1.8.2.1.3.*

Note: *See the California Residential Code for detached one- and two-family dwellings and townhouses.*

1.8.2.1.1 Housing construction.

Application—*Hotels, motels, lodging houses, apartment houses, dwellings, dormitories, condominiums, shelters for homeless persons, congregate residences, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations with or without common toilet or cooking facilities including accessory buildings, facilities, and uses thereto. Sections of this code which pertain to applications listed in this section are identified using the abbreviation "HCD 1."*

Enforcing agency—*Local building department or the Department of Housing and Community Development.*

Authority cited—*Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.*

Reference—*Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and Sections 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.*

Let's look at all the state agency acronyms that are used to identify adoptions within Title 24. The following table provides the acronyms for each state agency and except as noted, references to sections of Chapter 1, Division 1 of the 2013 California

Building Code. However, as discussed previously, there are similar provisions within Part 2.5, 3, 4, 5, 9, 10 and 11 of Title 24 as is appropriate for each Part.

Agency Acronym and Name	General Application
BSC, California Building Standards Commission	State owned buildings including University and State College buildings. Green standards for most all buildings except for housing, public schools and hospitals. All buildings not otherwise regulated by other state agencies. See Section 1.2 for details.
SFM, Office of the State Fire Marshal	Hotels, apartments, dwelling. Assembly and high- rise buildings and more specified in Section 1.11.
HCD 1, Department of Housing and Community Development	Hotels, apartments, dwellings and more specified in Section 1.8.2.1.1. Green standards for housing.
HCD 2, Department of Housing and Community Development	Permanent buildings within mobilehome parks. See Section 1.8.2.1.3.
HCD 1-AC, Department of Housing and Community Development	Accessibility for covered multifamily dwellings. See Section 1.8.2.1.2 for details.
DSA-AC, Division of the State Architect	Accessibility in public accommodations and public housing. See Section 1.9.1 through 1.9.1.8 for details.
DSA-SS, Division of the State Architect	Public schools. See Section 1.9.2 for details.
DSA-SS/CC, Division of the State Architect	Community College buildings. See Section 1.9.2.2.
OSHPD 1, Office of Statewide Health Planning and Development	Acute care hospitals and more specified in Section 1.10.1.
OSHPD 2, Office of Statewide Health Planning and Development	Skilled nursing facilities and more specified in Section 1.10.2.
OSHPD 3, Office of Statewide Health Planning and Development	Licensed clinics and more specified in Section 1.10.3.
OSHPD 4, Office of Statewide Health Planning and Development	Correctional treatment centers. See Section 1.10.4 for details.
BBCC, Board of State and Community Corrections	Local detention facilities. See Section 1.3 for details.
DPH , Department of Public Health	Camps, animal laboratories, public swimming pools and more as specified in Section 1.7.
AGR, Department of Food and Agriculture	Dairies and places of meat and poultry inspection. See Section 1.6 for details.
CEC, California Energy Commission	Energy standards for most all buildings. See Part 6 of Title 24 known as the California Energy Standards.
CA, Department of Consumer Affairs: Board of Barbering and Cosmetology Board of Examiners in Veterinary Medicine Board of Pharmacy Acupuncture Board	Barber and cosmetology shops, acupuncture offices, pharmacies, veterinary facilities, and structural pest control locations. See Section 1.4 for details.
SL, State Library	Public libraries as specified in Section 1.12.
SLC, State Land Commission	Marine Oil terminals as specified in Section 1.14.
DWR, Department of Water Resources	Graywater and water recycling systems. See Section 1.13 of Chapter 1 of the California Plumbing Code in Part 5 of Title 24.

The adoptions in Title 24 that are to be enforced by local enforcement agencies (generally the building department or fire official) include many of the adoptions by the state agencies as identified in Sections 1.2 through 1.14 of the California Building Code. An abbreviated listing of the state agencies with adoptions to be enforced by local government follows.

- BSC, for green building standards in Part 11 of Title 24 for nonresidential buildings.
- HCD 1 for residential occupancies.
- HCD 2 for permanent buildings in mobilehome parks and special occupancy parks where enforcement of the Mobilehome Park Act in Health and Safety Code, Division 13, Part 2.1, and Special Occupancy Parks Act in Health and Safety Code, Division 13, Part 2.3, and implementing regulations in CCR Title 25, has been assumed by a local enforcement agency
- HCD 1-AC for accessibility in privately funded multifamily dwellings as defined in the California Building Code.
- DSA-AC for accessibility in public buildings funded by local public funds other than state funds, public accommodations, commercial facilities and publicly funded housing.
- OSHPD 3 for licensed clinics.
- SFM for hotels, motels, lodging houses, apartments and dwellings, assembly buildings and others.

Once again, the details are provided in Sections 1.2 through 1.14 of the 2013 California Building Code, Volume 1 (Part 2 of Title 24). Additional enforcement information is provided in Chapter 3 of this guide.

Apartment buildings and condominiums are subject to the Title 24 provisions adopted by the Department of Housing and Community Development, office of the State Fire Marshal, and California Energy Commission. Look for the acronyms HCD 1, SFM, and CEC in the code text and Matrix Adoption Tables. Further, buildings with three of more apartments or four or more condominiums are included in the definition of covered multifamily dwellings and are therefore subject to adoptions by the Department of Housing and Community Development for accessibility. Look for the acronym HCD 1-AC.

If housing is publicly funded, accessibility standards identified by DSA-AC apply.

This photograph and message may not be related to other text on this page.

Below is another reprint of Section 1405 from the 2013 California Building Code (CCR Title 24, Part 2, Volume 1) to show examples of how the state agency acronyms are used in the code text.

Subsection 1405.1.1 is a California Amendment in italic font print that is adopted by DSA-SS, DSA-SS/CC and OSHPD 1, 2 and 4 as shown.

These provisions shown by italic font print are California Amendments adopted by HCD 1 and HCD 2.

SECTION 1405
INSTALLATION OF WALL COVERINGS

1405.1 General. Exterior wall coverings shall be designed and constructed in accordance with the applicable provisions of this section.

1405.1.1 Additional requirements. [DSA-SS & DSA-SS/CC, OSHPD 1, 2 & 4] *In addition to the requirements of Sections 1405.6, 1405.7, 1405.8, 1405.9, and 1405.10, the installation of anchored or adhered veneer shall comply with applicable provisions of Section 1410.*

1405.2 Weather protection. Exterior walls shall provide weather protection for the building. The materials of the minimum nominal thickness specified in Table 1405.2 shall be acceptable as approved weather coverings.

1405.3 Vapor retarders. Class I or II vapor retarders shall be provided on the interior side of frame walls in Zones 5, 6, 7, 8 and Marine 4. The appropriate zone shall be selected in accordance with Chapter 3 of the *California Energy Conservation Code.*

[HCD 1 & HCD 2] *Class I or II vapor retarders shall be provided on the interior side of frame walls of low-rise residential buildings as required in Title 24, Part 6, the California Energy Code (see definition of "Low-rise residential building").*

Exceptions:

1. Basement walls.
2. Below-grade portion of any wall.
3. Construction where moisture or its freezing will not damage the materials.

1405.3.1 Class III vapor retarders. Class III vapor retarders shall be permitted where any one of the conditions in Table 1405.3.1 is met.

[HCD 1 & HCD 2] *Class III vapor retarders shall be permitted where any one of the conditions in Items 1, 2 or 3 below are met. This section shall apply to "Low-rise residential buildings" as defined in Title 24, Part 6, the California Energy Code.*

1. *Vented cladding over fiberboard*
2. *Vented cladding over gypsum*
3. *Insulated sheathing with R-value ≥ R4*

Spray foam with a minimum density of 2 lbs/ft^3 applied to the interior cavity side of OSB, plywood, fiberboard, insulating sheathing or gypsum is deemed to meet the insulating sheathing requirement where the spray foam R-value meets or exceeds the specified insulating sheathing R-value.

To determine the application of these California Amendments the reader must refer to Chapter 1 Sections 1.2 through 1.14 as discussed above in this Chapter 3 of this guide.

In summary, when a state agency acronym appears within the text of CCR Title 24, it identifies the state agency that has adopted that California Amendment. The reader must then determine if the adoption is applicable to the building occupancy or building features at hand. That is done by understanding the jurisdiction of each state agency as explained in CBC Sections 1.2 through 1.14.

When a section has a California Amendment by only one state agency, many times the agency's acronym is not provided. Below is an example from Title 24, Part 2.5, the California Residential Code.

Subsection R602.3.4.1 is a California Amendment as evidenced by the italic font print, but there is no state agency acronym to identify the adopting agency. The reader must refer to the Matrix Adoption Table at the beginning of the Chapter. There the reader will find the subsection is adopted by only HCD, and for application to only buildings subject to HCD 1 adoptions.

R602.3.3 Bearing studs. Where joists, trusses or rafters are spaced more than 16 inches (406 mm) on center and the bearing studs below are spaced 24 inches (610 mm) on center, such members shall bear within 5 inches (127 mm) of the studs beneath.

Exceptions:

1. The top plates are two 2-inch by 6-inch (38 mm by 140 mm) or two 3-inch by 4-inch (64 mm by 89 mm) members.
2. A third top plate is installed.
3. Solid blocking equal in size to the studs is installed to reinforce the double top plate.

R602.3.4 Bottom (sole) plate. Studs shall have full bearing on a nominal 2-by (51 mm) or larger plate or sill having a width at least equal to the width of the studs. **

R602.3.4.1 Rodent proofing. *Annular spaces around pipes, electric cables, conduits or other openings in bottom/sole plates at exterior walls shall be protected against the passage of rodents by closing such openings in accordance with the California Green Building Standards Code, Chapter 4, Division 4.4.*

R602.3.5 Braced wall panel uplift load path. *Braced wall panels* located at exterior walls that support roof rafters or trusses (including stories below top story) shall have the framing members connected in accordance with one of the following:

1. Fastening in accordance with Table R602.3(1) where:
   - 1.1. The basic wind speed does not exceed 90 mph (40 m/s), the wind exposure category is B, the roof pitch is 5:12 or greater, and the roof span is 32 feet (9754 mm) or less, or
   - 1.2. The net uplift value at the top of a wall does not exceed 100 plf. The net uplift value shall be determined in accordance with Section R802.11 and shall be permitted to be reduced by 60 plf (86 N/mm) for each full wall above.

MATRIX ADOPTION TABLES

The Matrix Adoption Tables play an important role in the proper use of CCR Title 24, Parts 2, 2.5, 3, 4, 5, 9, 10 and 11. The adoptions of the model code language and or California Amendments by the state agencies are identified in the provided Matrix Adoption Tables located at the beginning of each chapter, or article or division within a chapter, of the code. A Matrix Adoption Table is provided for only those adopted model code chapters. Thus, if there is no Matrix Adoption Table for a printed model code chapter, the chapter has not been adopted by a state agency.

Exceptions and Clarifications:

1. Occasionally the code publishers have provided a blank Matrix Adoption Table at the beginning of a model code chapter. If a Matrix Adoption Table is provided in the code, but it is blank (showing no "Xs" for adoptions), then the chapter is not adopted and applicable to any of the buildings or building features subject to adoptions by the state agencies.
2. For those building occupancies or building features not subject to the adoptions by a state agency, the published model code provisions apply. For example, no state agency has authority to regulate the structural system of a Group B, M, or S Occupancy, thus the published model code provisions apply.
3. Part 11 of Title 24 is not based on a model code. Matrix Adoption Tables are provided to illustrate adoptions by various state agencies.

There are also Matrix Adoption Tables for chapters that are California Amendments in their entirety such as in CBC Chapters 7A and 11A.

There are no Matrix Adoption Tables in Parts 1, 6, 8 or 12 of CCR Title 24. These Parts are not based on a model code. The state agencies provide information in each of these Parts to clarify the adoption and application of the Part to specific building types, features or equipment. Below is a portion of the Matrix Adoption Table for Chapter 3 of the 2013 California Building Code.

1. The state adopting agencies are identified by their acronyms shown in the top row.

2. These three rows tell how the chapter is adopted by each of the state agencies. Either the chapter is adopted in whole without amendment, or the chapter is adopted in whole with amendments that are identified below in the Table, or only selected sections of the chapter are adopted.

3. Code section and subsection numbers are listed in the left column.

4. An "X" in a column identifies an adoption by the state adopting agency identified at the top of the column. For example, the SFM adopts the entire chapter but amends the sections and subsections of Chapter 3 marked by the "X" opposite the section or subsection number. SFM adoptions apply as identified in Section 1.11 in Chapter 1 of the 2013 CBC.

CALIFORNIA BUILDING CODE – MATRIX ADOPTION TABLE
CHAPTER 3 – USE AND OCCUPANCY CLASSIFICATION
(Matrix Adoption Tables are non-regulatory, intended only as an aid to the user.
See Chapter 1 for state agency authority and building applications.)

Adopting agency	BSC	SFM	HCD			DSA			OSHPD				BSCC	DPH	AGR	DWR	C
			1	2	1/AC	AC	SS	SS/CC	1	2	3	4					
Adopt entire chapter	X						X	X	X	X		X					
Adopt entire chapter as amended (amended sections listed below)		X	X	X													
Adopt only those sections that are listed below																	
Chapter / Section																	
302.1		X															
302.1.3																	
303.1		X															
303.1.1		X															
303.1.2		X															
303.1.3		X															
303.1.4		X															
303.2		X															
303.7		X	X	X													
303.8		X															
304.1		X															
304.2 Clinic, Outpatient		X															
305.1 w/ Exception		X															
305.2 w/ Exception		X															

The three rows near the top of the Matrix Adoption Table provide the key as to how the chapter is adopted. Under a table column for a state agency:

- When an "X" is located opposite "Adopt entire chapter" in the top row of the table, then the entire chapter is adopted without amendment by that state agency and it may be enforced as applicable, or;
- When an "X" is located in the row "Adopt entire chapter as amended (amended sections listed below)", the entire chapter is adopted and those sections or subsections marked by the "X" will include California Amendments adopted by that state agency, or;
- When there is an “X” in the row “Adopt only those sections listed below”, apply only those sections marked with an “X”, and do not apply the unmarked sections;
- If there is no “X” in any of the top three rows of the Matrix Adoption Table, then that state agency did not adopt any provision of the chapter.

Apply the adopted sections to only building occupancies or building features within the code adoption jurisdiction of the state agency or agencies making the adoption. The adoption jurisdiction and application of the adoptions by the state agencies is explained in Sections 1.2 through 1.14 of the 2013 California Building Code.

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Parking facilities provided at apartments and condominiums (covered multifamily dwellings) are subject to Chapter 11A of the California Building Code (Part 2 of Title 24) adopted by the Department of Housing and Community Development and shown in the code text and Matrix Adoption Tables with the Acronym HCD 1/AC.
Parking provided at public accommodations on the property with covered multifamily dwellings are subject to Chapter 11B of the California Building Code adopted by the Division of the State Architect and shown in the code text and Matrix Adoption Tables with the Acronyms DSA AC.

Let’s looks again at the Matrix Adoption Table for CBC Chapter 3 (shown in part).

CALIFORNIA BUILDING CODE – MATRIX ADOPTION TABLE
CHAPTER 3 – USE AND OCCUPANCY CLASSIFICATION
(Matrix Adoption Tables are non-regulatory, intended only as an aid to the user. See Chapter 1 for state agency authority and building applications.)

Adopting agency	BSC	SFM	HCD			DSA			OSHPD				BSCC	DPH	AGR	DWR
			1	2	1/AC	AC	SS	SS/CC	1	2	3	4				
Adopt entire chapter	X						X	X	X	X		X				
Adopt entire chapter as amended (amended sections listed below)		X	X	X												
Adopt only those sections that are listed below															X	
Chapter / Section																
302.1		X														
302.1.3																
303.1		X														
303.1.1		*X*														
303.1.2		*X*														
303.1.3		*X*														
303.1.4		*X*														
303.2		*X*														
303.7		X	X	X												
303.8		X														
304.1		X														
304.2 Clinic, Outpatient		X														
305.1 w/ Exception		X														
305.2 w/ Exception		X														
		X														
		X														

1. The "X" here indicates BSC adopts the entire chapter without amendment. CBC Section 1.2 advises that BSC adoptions in the CBC apply to state owned buildings, among other types of buildings.

2. The SFM adopts the entire chapter but amends numerous sections to implement requirements of state law. Amended sections are identified by the "Xs". All other sections not marked by an "X" of the chapter are adopted by SFM without amendment. See Section 1.11 for the application of SFM adoptions.

3. BSCC and DPH adopt no part of Chapter 3 because there is no "X" in any of the three rows of the table to indicate adoption of the chapter. In Chapter 1 of the CBC we will find that BSCC is the acronym for the Board of State and Community Corrections, and DPH is the acronym for the Department of Public Health.

4. Like SFM, HCD 1 adopts the entire chapter as amended, and amends only subsection 303.7 in the shown portion of the Matrix Adoption Table. CBC Section 1.8.2.1.1 advises that HCD 1 adoptions apply to several types of residential occupancies. Subsection 303.7 is also adopted for HCD 2 applications. CBC Section 1.8.2.1.3 explains that HCD 2 adoptions apply to permanent buildings in mobilehome parks.

Additional information on how to read Matrix Adoption Tables is provided on page xix and xx of the 2013 California Building Code (CCR Title 24 Part 2). Similar information is provided near the front of Parts 2.5, 3, 4, 5, 9, 10 and 11.

PROCEDURAL STEPS FOR USING TITLE 24

The following procedural steps, when performed in the order shown, will ensure the proper application of Title 24 provisions. Much of the following has already been discussed but it is worth a repeating to establish the necessary sequence.

1. **Identify Jurisdiction**: Identify the state agencies having jurisdiction over the subject building occupancy, feature or equipment in the project. Learn each of the state agency acronyms by studying CBC Sections 1.2 through 1.14. As already discussed, each Part of Title 24 has similar explanations of the

state agency's jurisdiction and the application of their adoptions. The table on page 18 is a summary of the provisions of CBC Sections 1.2 through 1.14.

2. **Check the Matrix Adoption Tables**: Verify that each CCR Title 24 (Parts 2, 2.5, 3, 4 5, 9, 10 and 11) section (model code and/or California Amendment) you are applying is shown in the Matrix Adoption Tables as being adopted by the state agency having jurisdiction over the subject building occupancy, feature or equipment. The Matrix Adoption Tables identify each section or subsection of the code and which state agency adopts the model code text or California Amendment. In some cases only a selected portion of a model code section is adopted. Additionally, be sure to read any notes (or footnotes) provided with a Matrix Adoption Table.

   When there is no state agency acronym within the text of a California Amendment, it generally means that only one state agency has adopted that amendment. Refer to the Matrix Adoption Table for the Chapter containing the subject section or subsection to determine which state agency has adopted that California Amendment. Then, determine if the state agency has jurisdiction for the subject building occupancy, feature or equipment at hand.

3. **Apply the code:**

   a. **When a State Agency has Jurisdiction:** Apply CCR Title 24 (Parts 2, 2.5, 3, 4, 5, 9 and 10) provisions that are adopted by the state agencies having jurisdiction over the subject building occupancy, feature or equipment at hand. The Matrix Adoption Tables identify each adopted section or subsection of the code and the state agency, if any.

   b. **When no State Agency has Jurisdiction.** Apply the published model code provisions when there is no state agency with jurisdiction for the subject building occupancy, feature or equipment.

4. **Apply Local Amendments:** Apply local amendments to Title 24 provisions that have been lawfully adopted, filed as required by law and in place on the date of application for a construction permit. See Local Code Adoption beginning on page 54 of this guide for information regarding local amendments

These procedures apply equally in all the Parts of Title 24 based on a model code. An accomplished user of Title 24 will have become familiar with the use of the Matrix Adoption Tables and the jurisdictions of the state agencies. Determinations of adoption and application of the code provisions are then made quickly and accurately.

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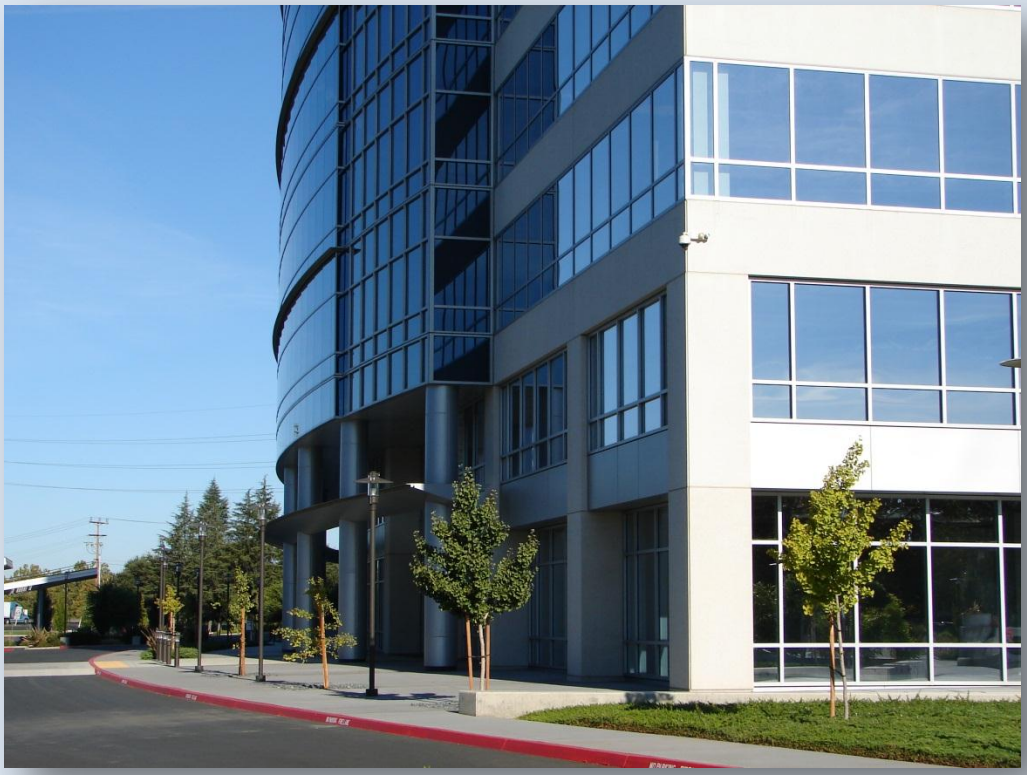


New nonresidential buildings of 10,000 square feet or more are subject to the commissioning requirements of Section 5.410 in Title 24, Part 11, the California Green Building Standards Code, also known as the CALGreen Code.

BUYING AND MAINTAINING TITLE 24

All Parts of Title 24 are available online at the California Building Standards Commission website. Using the online versions of Title 24 may be convenient for occasional reference but not practical while performing plan review or building inspection activities. Accordingly, Title 24 may be purchased as a set or by individual Parts at the following:

- ICC (International Code Council)
  General Website: http://www.iccsafe.org/

  ICC Store (for purchase of codes) 1-800-786-4452, or website order@iccsafe.org

- IAPMO (International Association of Plumbing and Mechanical Officials) Publications Store:

  Online Store website: http://iapmomembership.org/.

  Telephone: (909) 472 4208 or Email: at publications@iapmo.org

  Note: The IAMPO sells only the California Mechanical Code and California Plumbing Code (Title 24 Part 4 and 5 respectively).

- NFPA (National Fire Protection Association) by BNi Business News

  Online store website: http://www.bnibooks.com/.

  Telephone: 888.264.2665

- Builders Booksource.

  Online: http://www.buildersbooksource.com/

  Telephone: 1-510-845-6874

When the California Building Standards Commission publishes revisions or additions to an existing Part of CCR Title 24, a Supplement is issued on blue paper. Shown below is a sample of a past supplement issued for the 2010 California Plumbing Code. To update your code correctly, follow the instructions provided on the supplement cover page.

REVISION RECORD
FOR THE STATE OF CALIFORNIA
SUPPLEMENT

July 1, 2012

2010 Title 24, Part 5, California Plumbing Code

PLEASE NOTE: The date of this supplement is for identification purposes only. See the History Note Appendix.

It is suggested that the section number, as well as the page number be checked when inserting this material and removing the superseded material. In case of doubt, rely on the section numbers rather than the page numbers because the section numbers must run consecutively.

It is further suggested that the superseded material be retained with this revision record sheet so that the prior wording of any section can be easily ascertained. Please keep the removed pages with this revision page for future reference.

NOTE

Due to the fact that the application date [illegible] r a buildi[illegible] uilding Standards Code provisions that are [illegible] the [illegible] the plans, specifications [illegible] it is [illegible] mmended that the removed pages be reta[illegible]

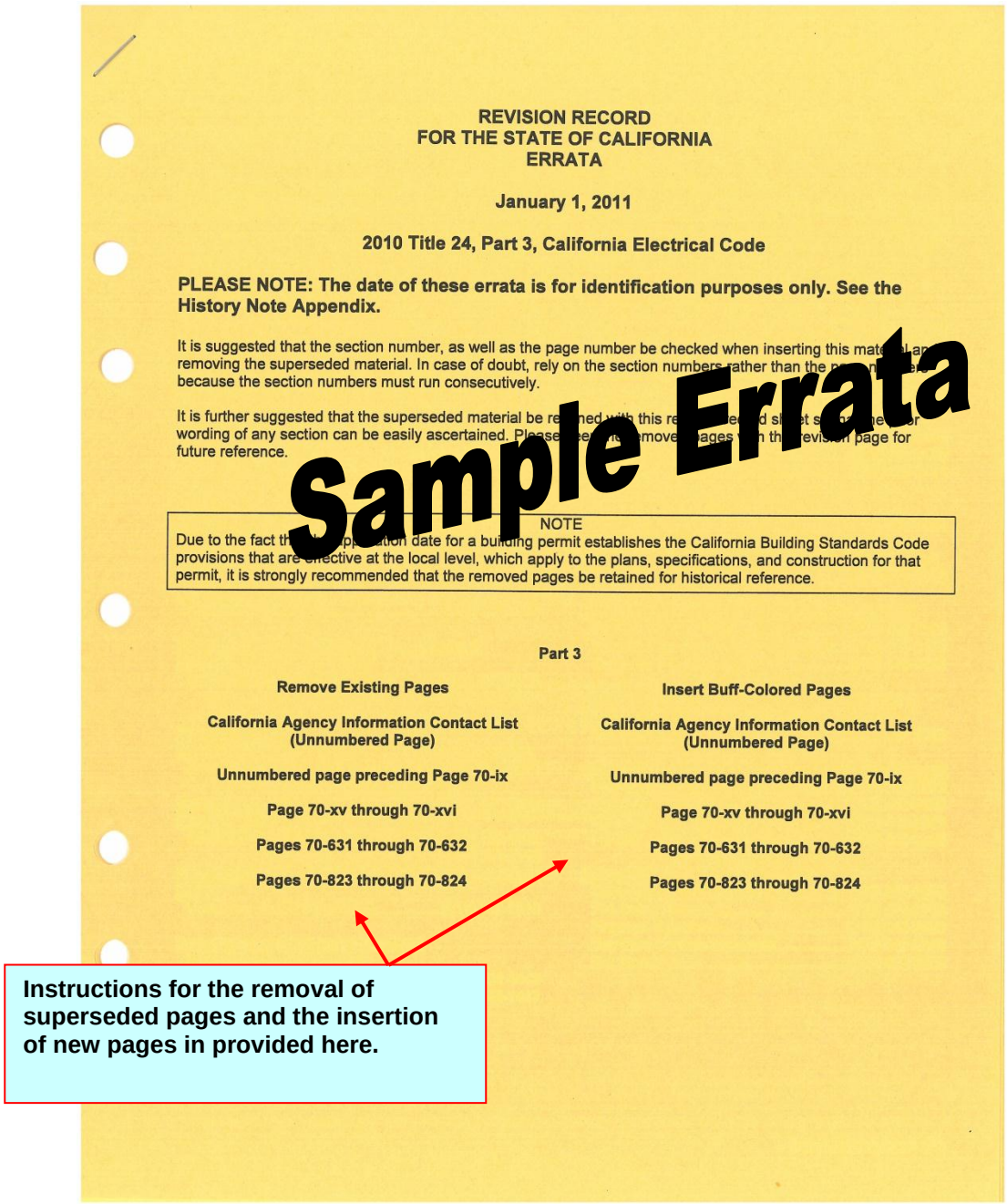
Sample Supplement

Part 5

Remove Existing Pages	Insert New Pages
Revision Record Pages through	Revision Record Pages through
v through viii	v through viii
xi through xii	xi through xii
xix through xx	xix through xx
9 through 14	9 through 14
17 through 18	17 through 18
45 through 46	45 through 46
63 through 68	63 through 68
73 through 74	73 through 74
91 through 94	91 through 94
145 through 146	145 through 146
199 through 200	199 through 200
213 through 214	213 through 214
245 through 248	245 through 248
	261 through 262
	344.1 through 344.6
	503 through 504

Instructions for the removal of superseded pages and the insertion of new pages is provided here.

When the California Building Standards Commission needs to correct an error in an existing Part of CCR Title 24, an Errata page(s) is issued on buff colored paper. Shown below is a past errata issued for the 2010 California Electrical Code. To update your code correctly, follow the instructions provided on the errata cover page.



REVISION RECORD
FOR THE STATE OF CALIFORNIA
ERRATA

January 1, 2011

2010 Title 24, Part 3, California Electrical Code

PLEASE NOTE: The date of these errata is for identification purposes only. See the History Note Appendix.

It is suggested that the section number, as well as the page number be checked when inserting this material and removing the superseded material. In case of doubt, rely on the section numbers rather than the page numbers because the section numbers must run consecutively.

It is further suggested that the superseded material be retained with this revision sheet so that the prior wording of any section can be easily ascertained. Please see the removed pages with this revision page for future reference.

Sample Errata

NOTE

Due to the fact that the application date for a building permit establishes the California Building Standards Code provisions that are effective at the local level, which apply to the plans, specifications, and construction for that permit, it is strongly recommended that the removed pages be retained for historical reference.

Part 3

Remove Existing Pages	Insert Buff-Colored Pages
California Agency Information Contact List (Unnumbered Page)	California Agency Information Contact List (Unnumbered Page)
Unnumbered page preceding Page 70-ix	Unnumbered page preceding Page 70-ix
Page 70-xv through 70-xvi	Page 70-xv through 70-xvi
Pages 70-631 through 70-632	Pages 70-631 through 70-632
Pages 70-823 through 70-824	Pages 70-823 through 70-824

Instructions for the removal of superseded pages and the insertion of new pages in provided here.

The last page of an issued Supplement or Errata provides the sequential history of issued supplements and errata for the effected Part of Title 24. This page(s) should also be maintained with your CCR Title 24. The information provided identifies the state agency(s), which in turn identifies the application of the code change; an abbreviated subject description; the date approved by the California Building Standards Commission; the date filed with the Secretary of State; and the effective date. Below is a sample history page. It was issued for the 2010 California Building Code. It reveals that there have been a total of 9 supplements and errata issued for the 2010 California Building Code by the issuance of this sample.

HISTORY NOTE APPENDIX

California Building Code
(Title 24, Part 2, California Code of Regulations)

For prior history, see the History Note Appendix to the *California Building Code* (CBC), 2010 Triennial Edition, effective January 1, 2011.

1. For prior code history, see the History Note Appendix to the California Building Code 2007 Triennial Edition, effective January 1, 2008.
2. BSC 02/09, SFM 03/09, OSHPD 05/09 & 07/09, DSA-SS 02/09, HCD 01/09, DWR 01/09, CSLC 01/08 — Adoption of the 2009 edition of the International Building Code published by the International Code Council, for incorporation into the *2010 California Building Code*, CCR Title 24, Part 2 with amendments for State regulated occupancies effective on January 1, 2011.
3. Errata to correct editorial errors in preface and Chapters 1-4, 6-12, 14-19, 21-24, 26, 30, 31, 34 and 35.
4. SFM EF 01/10 & EF 01/11 – Emergency regulations for antifreeze in residential fire sprinkler systems and for exceptions for interconnected residential smoke detectors, respectively. Effective on April 28, 2011 and approved as permanent on July 20, 2011.
5. HCD EF 01/11 – Emergency regulations for exceptions for interconnected residential carbon monoxide detectors, effective on July 21, 2011 and approved as permanent on July 20, 2011.
6. BSC 01/10; DPH 01/10; DSA-AC 01/10; HCD 02/10 & 03/10; OSHPD 02/10 & 03/[illegible] amend provisions of the 2[illegible] CCR Title 24, Part 2 for Sta[illegible] tive on July 1, 2012.
7. CSA 01/10 – Update minim[illegible]s for the design and construction of local detention facilities of the 2010 *California Building Code*, CCR Title 24, Part 2, effective on July 1, 2012.
8. DPH 01/10 – Update minimum standards for the design and construction of public swimming pools of the 2010 *California Building Code*, CCR Title 24, Part 2, effective on September 1, 2012.
9. DSA-AC EF 01-12 – Emergency regulations to align conflicting accessibility provisions from Chapter 11B, Part 2 Title 24 with the 2010 Americans with Disabilities Act (ADA). Approved as an emergency on July 19, 2012, filed with Secretary of State on July 20, 2012 and effective August 1, 2012.

Sample

The California Building Standards Commission recommends the following practice for maintaining your Parts of Title 24.

1. Read and follow the instructions provided with each issued supplement or errata.

2. Place the cover sheet of an issued Supplement or Errata on top of the removed superseded pages. Staple or clip these pages together as a set.

3. Place the sets (of cover sheets with the removed pages) in the back of the code binder with the most recent on top. The CBSC recommends keeping the superseded code pages for historical reference.

4. Place the history page in the back of the code binder on top of the cover sheets and superseded page sets, with the most recent history page on top.

Single-family homes are subject to Title 24 provisions adopted by the Department of Housing and Community Development, the Office of the State Fire Marshal, and the California Energy Commission. Look for the acronyms HCD 1, SFM and CEC within the code text and Matrix Adoption Tables.

This photograph and message may not be related to other text on this page.

CHAPTER 4. ADOPTIONS FOR SPECIFIC BUILDINGS

Using Title 24 is made easier when the user has an understanding of the application of the various adoptions by the state agencies. This can be accomplished by studying Sections 1.2 through 1.14 in the 2013 California Building Code and the referenced state laws.

In this chapter we will discuss specific code adoptions for some common building occupancies, building types or features and the enforcement responsibility. Most building standards require enforcement by the local fire official and building official, but some are enforced by the adopting state agency. The information is generalized because not every situation or exception can be included. The state laws referenced in this discussion may be accessed at the California government website http://www.leginfo.ca.gov.

GROUP R OCCUPANCIES

Hotels, motels, lodging houses, condominiums, apartments and dwellings are subject to the adopted model code and California Amendments by multiple state agencies. In general, HCD 1, HCD 1/AC, SFM, DSA AC and CEC adoptions in Title 24 apply to these structures. The code user must understand how the adoptions apply.

a. Structural, Mechanical, Electrical, and Plumbing: The State Housing Law within Health and Safety Code, Division 13, Part 1.5, commencing with Section 17910, charges the Department of Housing and Community Development (HCD) with the responsibility for developing building standards for hotels, motels, apartments, condominiums , lodging houses and dwellings (including one and two family dwellings). The scope of this HCD authority is limited to structural, mechanical, electrical, and plumbing systems and related equipment, and green building standards. Such adoptions are shown by the acronym HCD 1 within the code and Matrix Adoption Tables. Read more about HCD adoptions in Section 1.8 of the 2013 California Building Code. Also see HSC Section 17921(a).

b. Fire and Panic Safety: The State Housing Law within the Health and Safety Code assigns the responsibility for developing fire and panic safety building standards for these structures to the Office of the State Fire Marshal (See HSC Section 17921(b)). Such adoptions are shown by the acronym SFM within the code text and Matrix Adoption Tables. Read more about SFM adoptions in section 1.11 of the 2013 California Building Code.

c. Accessibility: Health and Safety Code, Division 13, Parts 5.3 and 5.5, including Sections 19952 through 19959.5, assigns the responsibility for developing building standards for accessibility in public accommodations and commercial facilities to the Division of the State Architect. Such adoptions are shown in the code and Matrix Adoption Tables by the acronym DSA-AC. Hotels and motels are included in the definition of a Public Accommodation and are therefore subject to accessibility requirements adopted by the Division of the State Architect. DSA- AC adoptions also apply to publicly funded housing, regardless of the number of dwelling units. Read more about DSA- AC adoptions in section 1.9 of the 2013 California Building Code.

Government Code Section 12955.1 assigns the responsibility for developing building standards for accessibility in covered multifamily dwellings to the Department of Housing and Community Development. Lodging houses, time shares, apartment buildings with three or more dwelling units, and condominiums with four or more dwelling units are defined as multifamily dwellings subject to accessibility adoptions by HCD. Such adoptions are shown in the code and Matrix Adoption Tables with the acronym HCD 1-AC. One and two family dwellings are not subject to accessibility requirements unless publicly funded. Read Sections 1.8.2.1.2, 1101A.1 and 1102A.1 of the 2013 California Building Code for more information on the application of HCD 1/AC adoptions.

Government Code Section 12955.1 assigns the responsibility for developing building standards for accessibility in publicly funded housing to the Division of the State Architect. Such adoptions are shown in the code and Matrix Adoption Tables with the acronym DSA-AC.

d. Energy Conservation: The California Public Resources Code, Division 15, commencing with Section 25000, assigns the responsibility for developing building standards for energy efficiency and conservation to the California Energy Commission. Hotels, motels, condominiums, apartment, lodging houses and dwellings are subject to the adoptions for energy conservation by the California Energy Commission. Such adoptions are shown by the acronym CEC in the code text and Matrix Adoption Tables in Parts of Title 24 with a Matrix Adoption Table. The applicable provisions are predominately in Part 6 of Title 24, the 2013 California Energy Code. Read Section 100 of the 2013 California Energy Code (Title 24, Part 6) for more information and applications of CEC adoptions.

e. Green Building Standards: The 2013 California Green Building Standards Code, which is Part 11 of Title 24, and is also known at the CALGreen Code, includes mandatory provisions applicable to residential buildings, and voluntary standards. The Part 11 mandatory and voluntary green building standards are

adopted by the Department of Housing and Community Development (HCD) under the authority of the State Housing Law discussed above. The HCD adoptions in Part 11 are identified in the code and Matrix Adoption Tables by the acronym "HCD 1". Read Sections 101, 104, 301 for more detailed scope and application information.

f. Enforcement: Health and Safety Code Sections 17960 (within the State Housing Law) and 13146 assigns the enforcement responsibility to the local building and fire official. In the absence of local enforcement, or where the enforcement authority is removed pursuant to Health and Safety Code Section 17952, the Department of Housing and Community Development assumes the responsibility for enforcement.

GROUP A, B, M AND SIMILAR OCCUPANCIES

This discussion is limited to privately owned buildings of A, B, M and similar occupancies.

a. Structural, Mechanical, Electrical, and Plumbing: No state agency has authority to adopt specific structural, mechanical, electrical or plumbing standards for these occupancies of non-governmentally funded buildings. Apply the published Title 24 provisions applicable to the occupancy and structure type.

b. Fire and Panic Safety: The Health and Safety Code, Division 12, Part 2, commencing with Section 13100, assigns the responsibility for developing building standards for fire and panic safety to the Office of the State Fire Marshal. Such adoptions are shown by the acronym SFM within the code and Matrix Adoption Tables. Requirements are adopted for several types of buildings and building uses as specified in Section 1.11 of the 2013 California Building Code.

c. Accessibility: Buildings of Group A, B and M Occupancies most often meet the definition of a public building, place of public accommodation, or commercial facility. Health and Safety Code Sections 19952 through 19959 assigns the responsibility for developing building standards for accessibility in public buildings, public accommodations and commercial facilities to the Division of the State Architect. Read more about DSA AC adoptions in section 1.9 of the 2013 California Building Code.

d. Energy Conservation: Buildings of Group A, B and M Occupancies are subject to the adoptions for energy efficiency and conservation by the California Energy

Commission. Such adoptions are shown by the acronym CEC in the code text and Matrix Adoption Tables in Parts with a Matrix Adoption Table. The applicable provisions are predominately located in Part 6, the 2013 California Energy Code.

e. Green Building Standards: Buildings of Group A, B and M Occupancies are subject to the mandatory provisions in the 2013 California Green Building Standards Code, which is Part 11 of Title 24, also known as the CALGreen Code. The Part 11 mandatory green building standards for nonresidential buildings are adopted by the California Building Standards Commission under the authority of Section 18930.5 of Health and Safety Code, Division 13, Part 2.5, known as the California Building Standards Law. The acronym "BSC" is used in the code and Matrix Adoption Tables to identify the applicable standards. BSC also adopts voluntary green building standard tiers in addition to the mandatory standards in Part 11. Read Sections 101, 102 and 103 in Chapter 1 of Part 11 of Title 24 for more details scope and application information on the green building standards adopted by BSC.

f. Enforcement: State law assigns the enforcement responsibility to the local building and fire official. Reference Health and Safety Code Sections 13146, 18938(b), and 18948 regarding code application, enforcement and related matters. Also read Section 1.11.2 of the 2013 California Building Code for more information about enforcement duties relating to these occupancies.

HOSPITALS AND MEDICAL CARE FACILITIES

In this discussion we will use the terms "hospital and medical care facilities" as a general name for buildings identified in Section 1.10 of the 2013 California Building Code.

a. Structural, Mechanical, Electrical, and Plumbing: Health and Safety Code, Division 107, Part 1 and Part 7, assigns the responsibility for developing architectural, structural, mechanical, electrical, and plumbing building standards for hospital and medical care facilities to the Office of Statewide Health Planning and Development. Such adoptions are shown in the code text and Matrix Adoption Tables by the acronyms OSHPD 1, OSHPD 2, OSHPD 3 and OSHPD 4. Each of these acronyms has a purpose relating to a specific type of medical building. Read Section 1.10 of the 2013 California Building Code for additional information about the application of OSHPD adoptions and of the various medical buildings subject to the OSHPD adoptions.

b. Fire and Panic Safety: The Health and Safety Code, Division 12, Part 2, commencing with Section 13100, assigns the responsibility for developing building standards for fire and panic safety to the Office of the State Fire Marshal. Such adoptions are shown by the acronym SFM within the code and Matrix Adoption Tables. Requirements are adopted for several types of buildings and building uses as specified in Section 1.11 of the 2013 California Building Code.

c. Accessibility: Hospitals and Medical Care facilities are in the category of a *Place of Public Accommodation* as defined in state law and in Chapter 2 of the 2013 California Building Code. Health and Safety Code Sections 19952 through 19959 assigns the responsibility for developing building standards for accessibility in and about public accommodations to the Division of the State Architect. Government Code Section 4450 through 4459 requires the Division of the State Architect to develop building standards for accessibility in and about public buildings. Such adoptions are identified in the code text and Matrix Adoption Tables by the acronym DSA AC. Read more about DSA AC adoptions in section 1.9 of the 2013 California Building Code.

d. Energy Conservation: Hospitals and Medical Care Buildings of Group A, B, E, F, H, R, S or U Occupancies are subject to the adoptions for energy conservation by the California Energy Commission. The California Public Resources Code, Division 15, commencing with Section 25000, assigns the responsibility for developing building standards for energy efficiency and conservation to the California Energy Commission. Such adoptions are shown by the acronym CEC in the code text and Matrix Adoption Tables in Parts containing Matrix Adoption Tables. The applicable provisions are predominately in Part 6, the California Energy Code. Read Section 100 of the California Energy Code (Title 24, Part 6) for more information and applications of CEC adoptions.

e. Green Building Standards: The Office of Statewide Health Planning and Development (OSHPD) has adopted administrative and voluntary green building standards in the 2013 California Green Building Standards Code, which is Part 11 of Title 24. The acronyms OSHPD 1, OSHPD 2, and OSHPD 4 are used in the code and or Matrix Adoption Tables to identify the adoptions. OSHPD has not adopted green standards for buildings subject to OSHPD 3 adoptions. See Section 106 in Chapter 1, of Title 24, Part 11.

f. Enforcement: Enforcement, including plan review and inspection, of the Title 24 building standards adopted by OSHPD, DSA-AC and SFM applicable to hospital

and medical care facilities identified in Section 1.10 of the 2013 California Building Code, is performed by the Office of Statewide Health Planning and Development.

Exceptions:

1. Clinics as defined are subject to building standards identified by the acronym OSHPD 3. OSHPD 3 adoptions are to be enforced by the local fire and building official as specified in Section 1.10.3 of the 2013 California Building Code.
2. Buildings on properties with hospitals and medical care facilities that are not used for medical purposes, such as office buildings, storage buildings and parking garages, are subject to the building standards applicable to the building occupancy and the enforcement of the local fire and building official.
3. Health and Safety Code Section 129680(c) provides that where more restrictive local building standards have been adopted that apply to the occupancy of a building used as a hospital or medical facility, OSHPD shall also enforce the more restrictive local building standards in hospitals and medical care facilities.

PUBLIC SCHOOL BUILDINGS

In this discussion we will use the terms "school buildings" as a general identification for buildings identified in Section 1.9.2 of the 2013 California Building Code, and defined in Sections 17283 and 81130.5 of the California Education Code, including elementary and secondary schools, and community colleges. State college and university buildings are not included in the discussion to follow but are discussed in the State Owned Buildings section on page 39.

Note: Title 24, Part 1, Chapter 4, Group 1, commencing with Section 4-301, contains important regulations that should be used in conjunction with the balance of Title 24 when working with school buildings.

a. Structural, Mechanical, Electrical, and Plumbing: California Education Code, Division 1, Part 10.5, Chapter 3, Sections 17310, and 81142 assigns the responsibility for development of building standards for structural, mechanical, electrical and plumbing systems in school buildings to the Department of General Services, which is delegated to the Division of the State Architect (DSA). Such adoptions are shown in the code text and or Matrix Adoption Tables by the acronym DSA-SS. DSA adoptions specific to community college buildings are identified by the acronym DSA-SS/CC. Read Section 1.9.2 of the 2013 California Building Code and Title 24, Part 1(California Administrative Code), Chapter 4,

Group 1 for more information regarding school buildings subject to DSA adoptions and exceptions.

b. Fire and Panic Safety: Health and Safety Code, Division 12, Part 2, Section 13143, and Section 17074.50 of the California Education Code, assigns the responsibility for developing building standards for fire and panic safety, and fire sprinkler systems, in school buildings to the Office of the State Fire Marshal. Such adoptions are shown by the acronym SFM within the code text and Matrix Adoption Tables. Read Section 1.11 of the 2013 California Building Code for more information and applications of the SFM adoptions.

c. Accessibility: Government Code Section 4450 through 4460 and Health and Safety Code Section 19952 through 19959 assign the responsibility for developing building standards for accessibility in public buildings and places of public accommodation to the Division of the State Architect. Publicly funded school buildings and grounds are both public buildings and places of public accommodations. Adoptions for accessibility by the Division of the State Architect are identified in the code text and Matrix Adoption Tables by the acronym DSA-AC. Read more about DSA-AC adoptions relating to school buildings in:

- Section 1.9 of the 2013 California Building Code;
- Section 4-302 of Article 1, of Group 1, of Chapter 4, of Part 1(California Administrative Code), of Title 24;
- Chapter 5 of Part 1 (California Administrative Code, of Title 24.

d. Energy Conservation: The California Public Resources Code, Division 15, commencing with Section 25000, assigns the responsibility for developing building standards for energy efficiency and conservation to the California Energy Commission. School buildings of Group A, B, E, F, H, R, S or U Occupancies are subject to the adoptions by the California Energy Commission. Such adoptions are shown by the acronym CEC in the code text and Matrix Adoption Tables in Parts with a Matrix Adoption Table. The applicable provisions are predominately in Part 6 of Title 24, the California Energy Code. Read Section 100 of the California Energy Code (Title 24, Part 6) for more information and applications of CEC adoptions.

e. Green Building Standards: Education Code Sections 17310 and 81142 authorize the Department of General Services to develop regulations deemed necessary, proper, or suitable for school buildings. Mandatory provisions of Title 24, Part 11, California Green Building Standards Code, have been adopted by the Division of the State Architect for application to school buildings. The acronym DSA-SS is used in the code and Matrix Adoption Tables to identify the adopted building standards. For more information on the green building standards

applicable to public school buildings read Sections 101.3.1 and 105 in Chapter 1, of Part 11, of Title 24.

f. Enforcement: Enforcement including plan review and inspection is carried out by the Division of the State Architect. Read Sections 1.9.2 .1 and 1.9.2.2 of the 2013 California Building Code and Title 24, Part 1(California Administrative Code), Chapter 4, Group 1, for more information.

STATE OWNED BUILDINGS

a. Structural, Mechanical, Electrical, and Plumbing: State owned buildings, including office buildings occupied by state agencies, buildings of the University of California and California State University, are subject to specific adoptions by the California Building Standards Commission shown by the acronym BSC in the code text and Matrix Adoption Tables. Read Section 1.2.1 of the 2013 California Building Code and referenced state laws for more information. Also read Article 2, commencing with Section 4-223 in Chapter 4 of Part 1 (California Administrative Code) of Title 24.

b. Fire and Panic Safety: State owned buildings, including office buildings occupied by state agencies, and buildings of the University of California and California State University, are subject to specific adoptions by the Office of the State Fire Marshal shown by the acronym SFM in the code text and Matrix Adoption Tables. Read Section 1.11 of the 2013 California Building Code and referenced state laws for more information.

c. Accessibility: Government Code 4450 through 4460 assigns the responsibility for developing building standards for accessibility in public buildings and places of public accommodation to the Division of the State Architect (DSA). Publicly funded state owned buildings, including state owned school buildings and grounds, are both public buildings and places of public accommodations. Adoptions for accessibility by the Division of the State Architect are identified in the code text and Matrix Adoption Tables by the acronym DSA-AC. Read more about DSA-AC adoptions relating to school buildings in Section 1.9 of the 2013 California Building Code. Also read Article 2 commencing with Section 4-223, of Chapter 4 of Part 1 (California Administrative Code) of Title 24, and Chapter 5 commencing with Section 5-101, of Part 1, of Title 24.

d. Energy Conservation: The California Public Resources Code, Division 15, commencing with Section 25000, assigns the responsibility for developing building standards for energy efficiency to the California Energy Commission. State

buildings and state-owned school buildings of Group A, B, E, F, H, R, S or U Occupancies are subject to the adoptions by the California Energy Commission. Such adoptions are shown by the acronym CEC in the code text and Matrix Adoption Tables in Parts with a Matrix Adoption Table. The applicable provisions are predominately in Part 6 of Title 24, the California Energy Code. Read Section 100 of the California Energy Code (Title 24, Part 6) for more information and applications of CEC adoptions.

e. Green Building Standards: The California Building Standards Commission under the authority of Section 18930.5 of Health and Safety Code, Division 13, Part 2.5, known as the California Building Standards Law, has adopted green building standards applicable to state owned buildings. The acronym "BSC" is used in the code and Matrix Adoption Tables to identify the applicable standards. Part 11 also establishes voluntary green building standards in addition to the mandatory standards. Read Section 101, 102 and 103 in Chapter 1 of Part 11 of Title 24 for more information on the application of green building standards adopted by BSC.

f. Enforcement: Enforcement including plan review and inspection is carried out by the California Department of General Services for buildings to be occupied by state agencies, and by the University of California and California State University for campus projects.

PERMANENT BUILDINGS IN MOBILEHOME AND SPECIAL OCCUPANCY PARKS

The following discussion applies to permanent buildings in Mobilehome Parks and Special Occupancy Parks, such as recreational vehicle parks. This discussion does not apply to attachments and accessory structures to manufactured homes, multifamily manufactured homes, mobilehomes or recreational vehicles. A Mobilehome Park is defined in Health and Safety Code Section 18214. A Special Occupancy Park is defined in Health and Safety Code Section 18862.43. A permanent building is defined in Health and Safety Code Sections 18214.5 and 18862.33 as a permanent structure under the control and ownership of the mobilehome park or special occupancy park owner or operator. It does not include a manufactured home, multifamily manufactured home, mobilehome, factory-built housing, or recreational vehicle, or an accessory structure thereto.

a. Structural, Mechanical, Electrical, and Plumbing: The Mobilehome Parks Act in Health and Safety Code, Division 13, Part 2.1, commencing with Section 18200,

and the Special Occupancy Parks Act commencing with Section 18860, assigns the responsibility for developing building standards for the permanent buildings these parks to the Department of Housing and Community Development (HCD). Such adoptions are shown in the code text and Matrix Adoption Tables with the acronym HCD 2. Read Section 1.8.2.1.3 of the 2013 California Building Code for more information about HCD 2 adoptions.

b. Fire and Panic Safety: Most often permanent buildings in mobilehome and special occupancy parks are of occupancy classifications (generally Group A, B, M, S, U and R Occupancy) that are subject to adoptions by the Office of the State Fire Marshal. Such adoptions are shown in the code text and Matrix Adoption Tables by the acronym SFM. Read more about the application of SFM adoptions in Section 1.11 of the 2013 California Building Code.

c. Accessibility: Health and Safety Code Sections 19952 through 19959 assigns the responsibility for developing building standards for accessibility in places of public accommodations and commercial facilities to the Division of the State Architect (DSA). Such adoptions are shown in the code text and Matrix Adoption Tables by the acronym DSA-AC. Permanent buildings in mobilehome and special occupancies parks are most often privately funded places of public accommodations and are therefore subject to accessibility requirements adopted by the Division of the State Architect. However, there may be exceptions for buildings for the exclusive use of the resident. There may also be Group R Occupancies subject to the accessibility adoptions by HCD shown with the acronym HCD 1-AC. Contact the Department of Housing and Community Development for clarification.
Read more about DSA-AC adoptions in section 1.9 of the 2013 California Building Code. Read Section 2327 of Chapter 2.2 of Title 25 regarding accessibility to Camping Cabins located in Special Occupancy Parks.

d. Energy Conservation: The California Public Resources Code, Division 15, commencing with Section 25000, assigns the responsibility for developing building standards for energy efficiency to the California Energy Commission. Most often permanent buildings in mobilehome and special occupancy parks are of occupancy classifications (generally Group A, B, M and R Occupancy) that are subject to adoptions for energy conservation by the California Energy Commission. Such adoptions are shown by the acronym CEC in the code text and Matrix Adoption Tables in Parts with a Matrix Adoption Table. The applicable provisions are predominately in Part 6, the California Energy Code. Read Section 100 of the 2013 California Energy Code (Title 24, Part 6) for more information and applications of CEC adoptions.

e. Green Building Standards: The Mobilehome Parks Act and Special Occupancy Parks Act within the Health and Safety Code, require the Department of Housing and Community Development to promulgate building standards, and regulations other than building standards, for mobilehome parks and special occupancy parks. For permanent buildings in mobilehome and special occupancy parks that are other than Group R Occupancies, no provisions of the 2013 California Green Building Standards Code, which is Part 11 of Title 24, have been adopted by the Department of Housing and Community Development. Permanent buildings within these parks that are Group R Occupancies are subject to green standards adopted by HCD and identified in the code and Matrix Adoption Tables by the acronym HCD 1.

f. Enforcement: For mobilehome parks: Local enforcement agency where local government has assumed enforcement jurisdiction pursuant to Health and Safety Code Section 18300, otherwise the Department of Housing and Community Development.
For Special Occupancy Parks: Local enforcement agency where local government has assumed enforcement jurisdiction pursuant to Health and Safety Code Section 18865, otherwise the Department of Housing and Community Development.

Note: *In the above discussions we have referenced sections 1.2, 1.8, 1.9, and others of Chapter 1 of the 2013 California Building Code. The same or similar information about the jurisdiction of the state agencies and application of adoptions by the state agencies is also available in the first chapter or article of the California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code and California Green Building Standards Code, as is appropriate for those specific codes.*

REQUIREMENTS BASED ON USE OR TYPE OF BUILDING OR FACILITY

The following types of buildings and facilities are subject to specific adoptions as listed in addition to the other code provisions applicable to the building occupancy.

1. High Rise Buildings: High rise buildings are subject to additional adoptions by the Office of the State Fire Marshal. Such adoptions are shown by the acronym SFM in the code text and Matrix Adoption Tables. Read Section 1.11.1, 1.11.3, and 1.11.3.4 of Chapter 1 of the 2013 California Building Code and referenced state laws for more information.

2. Essential Service Buildings: Essential Service Buildings as defined in Section 16007 of the Health and Safety Code, such as a police or fire department facility, are subject to plan review and inspection by the local fire and building officials as set forth in Health and Safety Code, Division 12.5, Chapter 2, commencing with Section 16000, that makes reference to specific requirements within Part 1 and Part 2 of Title 24 of the California Code of Regulations. State owned or state leased essential service buildings are subject to the structural requirements adopted by the Division of the State Architect (DSA) and shown by the acronym DSA-SS. Enforcement of requirements applicable to state owned and state leased essential service buildings is performed by the Division of the State Architect. Read Section 1.9.2 of the 2013 California Building Code (Part 2 of Title 24), and Chapter 4 of Part 1 (California Administrative Code) of Title 24, commencing with Section 4-201, for more information. See Health and Safety Code Section 16000 through 16022.

3. Public Sidewalks: Government Code Section 4450 directs the Division of the State Architect to develop building standards for accessibility in public buildings, places of public accommodation, commercial facilities and publicly funded sidewalks and curbs. The building standards are located in Chapter 11B of the 2013 California Building Code (Part 2 of Title 24). Such adoptions are shown by the acronym DSA-AC in the code text and Matrix Adoption Tables. Read Section 1.9.1 in Chapter 1, and Chapter 11B, of the 2013 California Building Code, and Government Code Sections 4450 through 4453, and 4460 for more information.

4. Local Detention Facilities: Local detention facilities are subject to the additional adoptions by the Board of State and Community Corrections. Such adoptions, if any, are shown by the acronym BSCC in the code text and Matrix Adoption Tables. Read Section 1.3 of Chapter 1 in the 2013 California Building Code and referenced state laws for more information.

5. Barbering, Cosmetology and Electrolysis Facilities: Buildings with barbering, cosmetology and electrolysis facilities are subject to the additional adoptions by the Department of Consumer Affairs. Such adoptions, if any, are shown by the acronym CA in the code text and Matrix Adoption Tables. Read Section 1.4 of Chapter 1 in the 2013 California Building Code and referenced state laws for more information.

6. Acupuncture, Pharmacies, Veterinary, and Structural Pest Control: Buildings with acupuncture, pharmacies, veterinary, or structural pest control facilities, are subject to the additional adoptions by the Department of Consumer Affairs. Such adoptions, if any, are shown by the acronym CA in the code text and Matrix Adoption Tables. Read Section 1.4 of Chapter 1 in the 2013 California Building Code and referenced state laws for more information.

7. Dairies, Meat and Poultry: Buildings with dairy operations, or meat and poultry inspection facilities, are subject to the additional adoptions by the Department of Food and Agriculture. Such adoptions, if any, are shown by the acronym AGR in the code text and Matrix Adoption Tables. Read Section 1.6 of Chapter 1 in the 2013 California Building Code and referenced state laws for more information.

8. Public Swimming Pools: Public swimming pools are subject to the additional adoptions by the California Department of Public Health. Such adoptions, if any, are shown by the acronym DPH in the code text and Matrix Adoption Tables. Read Section 1.7 of the 2013 California Building Code and referenced state laws for more information.

9. Food Handling: Food establishments, shellfish facilities, and commissaries serving mobile food preparation vehicles are subject to the additional adoptions by the California Department of Public Health. Such adoptions are shown by the acronym DPH in the code text and Matrix Adoption Tables. Read Section 1.7 of the 2013 California Building Code and referenced state laws for more information.

10. Animal Handling: Laboratory animal quarters and wild animal quarantine facilities are subject to the additional adoptions by the California Department of Public Health. Such adoptions, if any, are shown by the acronym DPH in the code text and Matrix Adoption Tables. Read Section 1.7 of the 2013 California Building Code and referenced state laws for more information.

11. Organized Camps: Organized camps are subject to the additional adoptions by the California Department of Public Health (DPH) and the Office of the State Fire Marshal (SFM). Such adoptions, if any, are shown by the acronym DPH and SFM in the code text and Matrix Adoption Tables. Read Sections 1.7 and 1.11.1 of

Chapter 1 in the 2013 California Building Code and referenced state laws for more information.

12. Radiation Protection and Producing facilities: Radiation Protection and Producing Facilities are subject to the additional adoptions by the California Department of Public Health. Such adoptions, if any, are shown by the acronym DPH in the code text and Matrix Adoption Tables. Read Section 1.7 of the 2013 California Building Code and referenced state laws for more information.

13. State Library: Buildings of the state library system are subject to the additional adoptions by the State Librarian. Such adoptions, if any, are shown by the acronym SL in the code text and Matrix Adoption Tables. Read Section 1.12 of Chapter 1 in the 2013 California Building Code and referenced state laws for more information.

14. Marine Oil Terminals: Marine oil terminals are subject to the additional adoptions by the California State Lands Commission (SLC). Such adoptions, if any, are shown by the acronym SLC in the code text and Matrix Adoption Tables. Read Section 1.14 of Chapter 1 in the 2013 California Building Code and referenced state laws for more information.

15. Family Care Homes and Institutions: Small and Large Family Day-Care Homes, Residential Facilities, Residential Facilities for the Elderly, Residential Care Facilities and state institutions are subject to the additional adoptions by the Office of the State Fire Marshal. Such adoptions are shown by the acronym SFM in the code text and Matrix Adoption Tables. Read Section 1.11.1 of Chapter 1 in the 2013 California Building Code and referenced state laws for more information.

16. Tents, Awnings or other fabric enclosures: Tents, awning and other fabric enclosures are subject to the additional adoptions by the Office of the State Fire Marshal (SFM). Such adoptions are shown by the acronym SFM in the code text and Matrix Adoption Tables. Read Section 1.11.1 of Chapter 1 in the 2013 California Building Code and referenced state laws for more information.

Checkout stands in retail stores are subject to Chapter 11B of the California Building Code (Part 2 of Title 24) adopted by the Division of the State Architect and shown in the code text and Matrix Adoption Tables by the Acronym DSA- AC. Chapter 11B regulates many features of the checkout stand, including the access, aisle width, countertop height, point-of-sale machine position, controls, Braille and the screen.

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SUMMARY OF CODE APPLICATION BY TYPE OF BUILDING, OCCUPANCY, OR FEATURE

This table is for training purposes and is not a substitute for the code. In case of conflict, the code shall prevail. Code provided exceptions are not shown. The types of buildings and occupancies shown were selected to illustrate the primary purpose of this chapter; that multiple state agencies may have adoptions applicable to a single type building.

Building Type/ Feature	Subject	State Law	State Adopting Agency	Enforcement Agency	Comment
Hotel, Motel, Lodging House	Structural, Mechanical, Electrical, Plumbing	State Housing Law HSC Division 13, Part 1.5, Sec 17921(a)	HCD 1	Local Government, or HCD per HSC 17952 and 17965 when there is no local agency.	
	Fire & Panic Safety	HSC 17921(b)	SFM		
	Accessibility	HSC 19952-19959	DSA-AC		Note 1
	Energy Conservation	PRC 25402	CEC		Note 2
	Green Building Standards	HSC 17921(a)	HCD 1		
Apartment and Condominium	Structural, Mechanical, Electrical, Plumbing	HSC 17921(a)	HCD 1	Local Government or HCD per HSC 17952 and 17965 when there is no local agency.	All other subjects, see Hotels, Motels , Lodging Houses above
	Fire & Panic Safety	HSC 17921(b)	SFM		
	Accessibility	GC 12955.1	HCD 1-AC		Note 3
	Energy Conservation	PRC 25402	CEC		Note 2
	Green Building Standards	HSC 17921(a)	HCD 1		
One- & Two-Family Dwelling	Structural, Mechanical, Electrical, Plumbing	HSC 17921(a)	HCD 1	Local Government or HCD per HSC 17952 and 17965 when there is no local agency.	
	Fire & Panic Safety	HSC 17921(b)	SFM		
	Accessibility	None	None		Note 4
	Energy Conservation	PRC 25402	CEC		Note 2
	Green Building Standards	HSC 17921(a)	HCD 1		
Group A, B and M Occupancies (Selected for example)	Structural, Mechanical, Electrical, Plumbing	HCD 18938	BSC	Local Government	Note 5
	Fire & Panic Safety	HSC 13143	SFM		
	Accessibility	HSC 19952-19959	DSA-AC		
	Energy Conservation	PRC 25402	CEC		Note 2
	Green Building Standards	HSC18930.5	BSC		
Hospital & Medical	Structural, Mechanical, Electrical, Plumbing	HSC Div.107, Part 1 &7	OSHPD 1, 2 or 4	OSHPD	
	Fire & Panic Safety	HSC 13143	SFM		
	Accessibility	HSC 19952-19959	DSA-AC		
	Energy Conservation	PRC 25402	CEC		Except Group I Occupancy
	Green Building Standards	HSC1275	OSHPD 1, 2 or 4		

Licensed Clinic	Structural, Mechanical, Electrical, Plumbing	HSC Div.107, Part 1 &7	OSHPD 3	Local Government	
	Fire & Panic Safety	HSC 13143	SFM		
	Accessibility	HSC 19952-19959	DSA-AC		
	Energy Conservation	PRC 25402	CEC		Except I Group Occupancy
	Green Building Standards	HSC18930.5	None		Note 6
Public School (K-12 & Community Colleges)	Structural, Mechanical, Electrical, Plumbing	EC 17310, 81142, 81053	DSA-SS	DSA	
	Fire & Panic Safety	HSC 13143	SFM		
	Accessibility	HSC 19952-19959	DSA-AC		
	Energy Conservation	PRC 25402	CEC		
	Green Building Standards	EC 17310, 81142, 81053	DSA-SS		

Table Notes:

1. Exception. Lodging houses meeting the definition of covered multifamily dwelling are subject to HCD 1-AC. See Sections 1.8.2.1.2 and 1101A.1 and 1102A.1 in Chapter 11A of the 2013 California Building Code.
2. See Title 24, Part 6, Section 100 for listing of occupancies subject to CEC adoptions.
3. Applicable only to buildings meeting the definition of covered multifamily dwelling. See Sections 1.8.2.1.2 and 1101A.1 and 1102A in Chapter 11A of the 2013 California Building Code. Public use areas are subject to DSA-AC adoptions in Chapter 11A.
4. If publicly funded, then DSA-AC adoptions apply.
5. When no state agency has authority to adopt specific requirements, apply the published Title 24 provisions applicable to the occupancy and structure as adopted by BSC.
6. Local government may enact green building standards.

Additional Notes:

7. See Section 1.2 through 1.14 of 2013 California Building Code for complete discussion on application of adoptions by state agencies.
8. State buildings not shown in the table because of format complications.
9. Acronyms used above:

   EC- Education Code
   HSC- Health and Safety Code
   GC- Government Code
   PRC- Public Resources Code
   State Agency Acronyms as discussed in Chapter 3.

CHAPTER 5. STATE AND LOCAL CODE ADOPTION

In this chapter we will explain the code adoption process used to create Title 24 and how local government is to adopt and enforce Title 24. If you have not done so already, now would be a good time to review the Glossary in Chapter 7 for words and titles relating to code adoption. For convenience, we have double underlined the first use of a name or term in this chapter that is explained in the Glossary.

THE STATE PROCESS

The process of adopting building standards is governed by requirements in the California Building Standards Law (commencing with Health and Safety Code Section 18901), Administrative Procedure Act (commencing with Government Code Section 11340), and the California Code of Regulations, Title 24, Part 1, Chapter 1. The California Building Standards Commission (CBSC) is responsible for carrying out the code adoption process in accordance with these identified state laws and regulations.

The CBSC is established by and functions pursuant to the California Building Standards Law (Health and Safety Code, Division 13, Part 2.5, commencing with section 18901). The CBSC coordinates the building standards adoption activities of the state agencies, makes the proposed code adoptions available to the public (in the California Regulatory Notice Register and CBSC website), conducts public meetings, and approves those proposed building standards for adoption found to meet requirements of the law. The CBSC publishes the adopted building standards that are placed in Title 24, of the California Code of Regulations.

There are exceptions to the process discussed above however. For example the California Energy Commission and the State Historical Building Safety Board, responsible for Parts 6 and 8 of CCR Title 24 respectively, conduct their own public hearings and submit their adopted building standards to the CBSC for approval and publication in CCR Title 24. The CBSC review and approval of Parts 6 and 8 is to ensure that the California Energy Commission and the State Historical Building Safety Board met all the requirements of law for regulatory adoptions. There are other state agencies with the same authority and they are known as state adopting agencies.

Parts 2, 2.5, 3, 4, 5, 9 and 10 of Title 24, are based on model codes. Every three years, the private code development organizations issue new editions of their respective model codes. When the new model code editions are published, the

CBSC and 14 state agencies (listed on page 18) begin an adoption process. The state agencies must review the new editions of the model codes and prepare a rulemaking file with the required documents, such as the Notice of Proposed Action, Express Terms and Initial Statement of Reasons, proposing the adoption of the new edition with necessary modifications to incorporate state and federal laws and regulations and to remove conflicts. The modifications are known as California Amendments.

The CBSC utilizes a Coordinating Council to coordinate the rulemaking work of the 14 state agencies. Considerable coordination is necessary because the state agencies have only specific areas of authority. The completed rulemaking files are submitted to the CBSC. The CBSC then convenes the Code Advisory Committees to assist with the review of the proposed building standards. The state agencies make amendments as needed to address comments and recommendations from the Code Advisory Committees.

Next the Notice of Proposed Action is issued to advise the public of the proposal subject and information regarding the public comment period and public meeting. The rulemaking documents such as the Express Terms and Initial Statement of Reasons are made available to the public via the website of the CBSC. At the public meeting, the CBSC takes public testimony and considers written comments received during the public comment period prior to voting to approve, disapprove, approve as amended, or return for further study.

Often the public comments received during the 45-day public comment period result in the need to modify the proposed code language. When this occurs, the CBSC posts an amended Notice of Proposed Action, Express Terms and Initial Statement of Reasons on the CBSC website and takes additional public comment during a minimum 15-day comment period. However, the code language modifications must be non-substantive and sufficiently related to the original Notice of Proposed Action. When substantive code language change is needed, or the change is not sufficiently related, this second public comment period must be for at least 45 days.

The entire adoption process requires about one year. When the adoption process is complete, the model code language along with the California Amendments is published in the California Code of Regulations, Title 24, known as the California Building Standards Code. The effective date for new adoptions in Title 24 is no sooner than 180 days following the publication date established by the CBSC. This 180-day period is required by Health and Safety Code Section 18938 (state law) to allow local government and those subject to the codes time to adjust processes, designs, or obtain or provide training. Occasionally the CBSC has established an effective date greater than 180-days after publication.

Above we have described a Triennial Code Adoption Cycle that occurs every three years when new model code editions are published. The result of the Triennial Code Adoption Cycle is the publication of a new edition of Title 24 in new binders. Prior to January 1, 2011, the CBSC conducted an Annual Code Adoption Cycle each year between the triennial cycles that is the same process as the Triennial Code Adoption Cycle except that there are no new model code editions. On and after January 1, 2011 the California Building Standards Law in the Health and Safety Code was amended by Assembly Bill 1693 (Chapter 145 of the 2010 Statutes) to eliminate the annual code adoption cycle. Thereafter only one code adoption cycle is required by law, which is to occur on an 18-month interval. This is known as the Intervening Code Adoption Cycle, which is to consider proposed modifications to the current Title 24 edition, including new regulatory language, edits, and repeals. The adoptions will result in the issuance of supplement pages to be inserted into the current edition of Title 24. See the discussion about maintaining your copy of Title 24 beginning on page 27 of this guide.

The following page illustrates the CBSC code adoption process.

Automobile fuel dispensers are subject to Chapter 11B of the 2013 California Building Code (Part 2 of Title 24) as adopted by the Division of the State Architect. Accessible route, maneuvering position and reach limitations are required.

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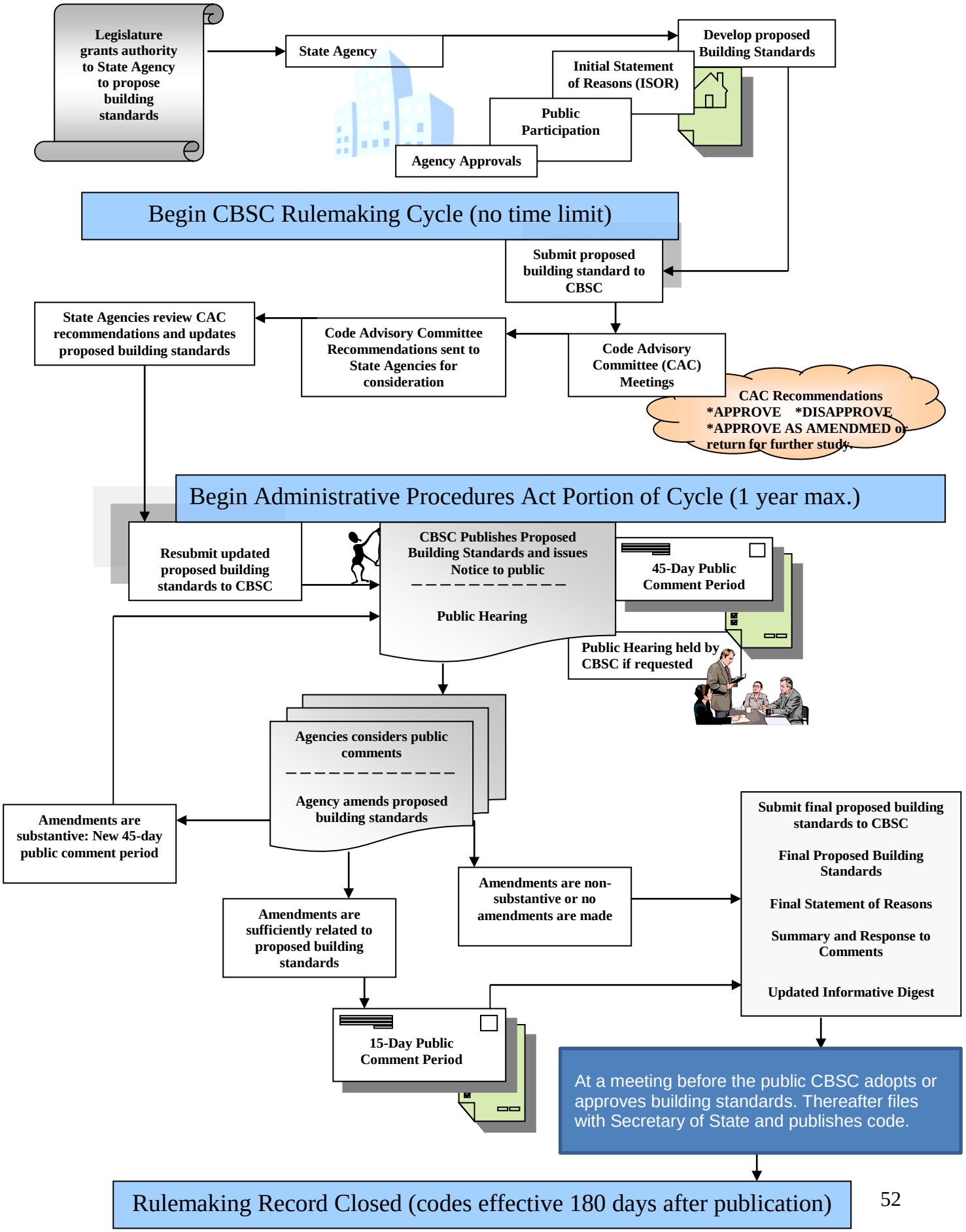
CBSC Rulemaking Process



LOCAL CODE ADOPTION

State law requires local government to enforce the California Building Standards Code (CCR Title 24) through a local building department and or fire district, as it applies to buildings constructed, repaired, altered, and added to, that are not subject to state agency enforcement such as public schools and hospital buildings. The majority of local governments adopt the published CCR Title 24 by reference in their ordinances. This is commonly called an adoption ordinance. CCR Title 24 applies throughout the state and to all buildings and occupancies, whether or not the local government has an adoption ordinance. This is made clear in Health and Safety Code Section 18938 and in Section 1.1.3 of Chapter 1 in the 2013 California Building Code.

Local government is permitted by state law in Health and Safety Code Section 18941.5 to adopt local ordinances making more restrictive requirements than that in CCR Title 24, as reasonably necessary because of local climatic, geological, or topographical conditions. Additionally, the State Housing Law in Health and Safety Code, Section 17958.5, allows local amendments to Title 24 requirements applicable to the construction single and multiple family dwellings, hotels, motels and lodging houses. Let's look at the language of the state law.

Health and Safety Code Section 18941.5 (in part and with emphasis added)

> *(b) Neither the State Building Standards Law contained in this part, nor the application of building standards contained in this section, shall limit the authority of a city, county, or city and county to establish <u>more restrictive building standards, including, but not limited to, green building standards, reasonably necessary because of local climatic, geological, or topographical conditions</u>. The governing body shall make the finding required by Section 17958.7and the other requirements imposed by Section 17958.7 shall apply to that finding. Nothing in this section shall limit the authority of fire protection districts pursuant to subdivision (a) of Section 13869.7.*

Health and Safety Code Section 17958.5 (in part and with emphasis added)

> *(a) Except as provided in Section 17922.6, in adopting the ordinances or regulations pursuant to Section 17958, a city or county may make such changes or modifications in the requirements contained in the provisions published in the California Building Standards Code and the other regulations adopted pursuant to Section 17922 as it determines, pursuant to the provisions of Section 17958.7, are <u>reasonably necessary because of local climatic, geological, or topographical conditions</u>. For purposes of this subdivision, a city and county may make reasonably necessary modifications to the requirements, adopted pursuant to Section 17922, contained in the provisions of the code and regulations on the basis of local conditions.*
>
> Explanation: Section 17922.6 referenced in the section above, is state law requiring noise insulation. Local government may not amend the noise insulation standards adopted by state agencies into Title 24.

A local government exercising the authority provided in Health and Safety Code Sections 18941.5 and 17958.5 to adopt more restrictive requirements must make an express (written) finding of need as required by Health and Safety Code Section 17958.7. The need must explain the local climatic, geological or topographical conditions that make it necessary to require more restrictive requirements.

Health and Safety Code Section 13143.5 and 13869.7 authorize local ordinances with fire and panic safety requirements more restrictive than those fire and panic safety provisions in Title 24 adopted by the Office of the State Fire Marshal (SFM). Any local ordinance establishing more restrictive fire and panic safety requirements must be limited only to that needed for local climatic, geological, or topographical conditions. However, Health and Safety Code Section 13143.5(b) (c) authorizes local government to make differing requirements for fire sprinkler systems. Additionally, local government may also adopt more restrictive fire and panic safety requirements to be enforced by the local fire protection district.

Local ordinances amending Title 24 brought by the local building department are neither effective nor operative until copies of both the ordinance and expressed finding of need are filed with the CBSC (see Health and Safety Code Section 17958.7). Modifications brought by a local fire protection district are not operative until ratified by the effected city or county and copies of the ordinance and finding of need are filed with the Department of Housing and Community Development (see Health and Safety Code Section 13869.7). These records are available for public review upon request.

Local officials are urged to review Building Standards Bulletins 10-03 and 11-01 regarding local code adoptions. Both bulletins are available at the CBSC website http://www.bsc.ca.gov/.

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Government office buildings are subject to Title 24 provisions adopted by the California Energy Commission for energy conservation, Office of the State Fire Marshal for fire and life safety and the Division of the State Architect for accessibility and green standards adopted by the Building Standards Commission. Look for acronyms CEC, SFM, DSA-AC and BSC within the text and Matrix Adoption Tables.

CHAPTER 6. ENFORCEMENT

State law establishes criminal and civil penalties for violating some provisions of the California Building Standards Code in Title 24 of the California Code of Regulations. The various state laws that charge specific state agencies with the responsibility of developing the Title 24 provisions for adoption or publication by the California Building Standards Commission also establish criminal and civil penalties for violations of the law or the building standards adopted to implement that law. Caution is needed however. It is necessary to be sure that the state law establishing a penalty is the same state law authorizing the specific building standard being violated. All referenced state laws are available to read and print at the state website http://leginfo.legislature.ca.gov/ .

See the Glossary in Chapter 7 for the names and terms used in this chapter, including:

- *Criminal penalty*
- *Civil penalty*
- *Injunction and more.*

For convenience we have double underlined the first use of a name or term that is explained in the Glossary.

CRIMINAL PENALTIES

The discussion to follow in #1 through 3 provide explanations and examples of criminal penalties provided in state law. The examples are not represented to be a complete listing of all criminal penalties available in state law for violation of the building codes.

1. State Housing Law: Health and Safety Code (HSC), Division13, Part 1.5 commencing with Section 17910, known as the State Housing Law (SHL), charges the Department of Housing and Community Development with the task of developing the Title 24 provisions (excluding fire and panic safety) applicable to the construction of hotels, motels, lodging houses, apartments and dwellings. Section 17995 within the SHL establishes penalties for violation of the SHL and Title 24 provisions adopted under the authority of and to implement the SHL. HSC Section 17995 reads (with clarification added):

"*Any person who violates any of the provisions of this part* (the word, part, is referring to Part 1.5 of Division 13 in the HSC*), the building standards published in the State Building Standards Code relating to the provisions of this part, or any other rule or regulation promulgated pursuant to the provisions of this part is guilty of a misdemeanor, punishable by a fine not exceeding one thousand dollars ($1,000) or by imprisonment not exceeding six months, or by both such fine and imprisonment."*

Accordingly, any violation of Title 24 shown as an HCD 1 adoption in the Matrix Adoption Tables of Title 24 is punishable as a misdemeanor.

It is noteworthy that Section 17995 language above does not include the words "willfully" or "knowingly". Many times a law establishing a criminal penalty will include that a person is guilty of a crime when the violation is willful or is knowingly allowed to exist. Here, a person may be found guilty under Section 17995 without being willful or being aware of the violation. The burden of proof is more when willfulness or knowledge must be proven in addition to proving that a code violation occurred or exists.

The SHL also charges the State Fire Marshal (SFM) with the responsibility of developing the Title 24 provisions relating to fire and panic safety in hotels, motels, lodging houses, apartments and dwellings. A violation of any Title 24 provision shown as adopted by the SFM that is implementing the SHL is punishable under HSC Section 17995 (also discussed above) as a misdemeanor.

2. Fire Protection Laws: Health and Safety Code, Division 12, Part 2, Chapter 1, establishes the responsibility for the State Fire Marshal to develop building standards for fire alarms, egress systems, and public address system backup in specific buildings and for buildings located in hazardous fire areas and or urban wildland interface areas. Section 13112 provides for misdemeanor convictions and reads as follows:

"Every person who violates any provision of this chapter, or any order, rule, or regulation made pursuant to this chapter, is guilty of a misdemeanor punishable by a fine of not less than one hundred dollars ($100) or more than five hundred dollars ($500), or by imprisonment for not more than six months, or by both. A person is

guilty of a separate offense each day during which he or she commits, continues, or permits a violation of any provision of, or any order, rule, or regulation made pursuant to, this chapter."

For additional study of criminal penalties for violations of Title 24, read HSC Sections 13199, 13190.4, 18700, and 19997.

Remember that the application of penalties is generally limited to violations of that segment of law (Division, Part, Chapter, etc.) where the penalties are established. Further, the penalties are limited to the building standards adopted to implement that segment of law. There are building standards within Title 24 that are implementing state laws that do not provide for criminal penalties. Some laws provide for only injunctive relief, or civil penalties and not criminal penalties.

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Retail stores are subject to Title 24 published provisions applicable to Group M Occupancies including accessibility requirements adopted under the acronym DSA-AC, and green standards adoption by the Building Standards Commission and identified in the code by the acronym BSC.

PENALTIES AND INJUNCTIONS

The discussion to follow in #1 through #4 will provide an explanation and examples of civil penalties and injunctive relief provided in state law. The examples are not

represented to be a complete listing of all civil penalties and injunctive relief available in state law for violation of the building codes.

1. Government Code Section 4450 through 4461 establishes that publicly funded buildings, sidewalks and housing, must provide for accessibility as required by regulations promulgated by the Division of the State Architect (DSA). Such regulations, or building standards, are found primarily in California Building Code Chapter 11B (CCR Title 24, Part 2). Health and Safety Code Section 19953 and 19954 authorize any person who is aggrieved or potentially aggrieved by a violation of the accessibility provisions, or the district attorney, city attorney, county counsel or the Attorney General may bring an action to enjoin any violations of the accessibility provisions provided by the Health and Safety Code or Title 24. Health and Safety Code Section 19958.6 establishes that a person who violates Section 19955 (and other sections) or *"any of the regulations that have been promulgated by the State Architect pursuant to Section 4450 of the Government Code and approved by the California Building Standards Commission shall be subject to a civil penalty of two thousand five hundred dollars ($2,500) for each violation."*

2. Health and Safety Code (HSC) Section 19955 establishes that public accommodations (in short, privately owned buildings open to the public) must be designed and constructed to provide for accessibility. Health and Safety Code Section 19958.6 establishes that a person who violates Section 19955 discussed above in #1, is liable for a civil penalty of $2,500. As discussed above in #1, Health and Safety Code Section 19953 and 19954 authorize any person who is aggrieved or potentially aggrieved by a violation of these provisions, or the district attorney, city attorney, county counsel or the Attorney General, may bring an action to enjoin any violations of the accessibility provisions provided by the Health and Safety Code or Title 24.

3. Government Code Section 12955.1 (a) reads in part *"For purposes of Section 12955, "discrimination" includes, but is not limited to, a failure to design and construct a covered multifamily dwelling in a manner that allows access to, and use by, disabled persons".* Government Code Section 12955 makes it unlawful to discriminate in housing sales, rent or lease, based on disabilities. Government Code Section 12980 and 12989.1 provides that civil actions may be brought in the court of competent jurisdiction by the Department of Fair Employment and Housing, for violations of Government Code Sections 12955, 12955.1 and 12955.7. A civil action may also be brought by any person aggrieved by violations. The courts may sanction violators with civil penalties.

4. California Civil Code Section 54.3 establishes civil penalties for each violation of a person's rights under Civil Code Sections 54, 54.1 and 54.2, which can include a violation of building standards requiring accessibility in places of public

accommodations and housing accommodations. The code violation constitutes an act of discrimination. The amount of the civil penalty is determined by a jury, or the court sitting without a jury, up to a maximum of three times the amount of actual damages but in no case less than one thousand dollars ($1,000), and attorney fees.

For additional study of civil remedies (other than criminal penalties) for violations of building laws, read Health and Safety Code Sections 13250, 19953, 19954, 19958.5, and 19958.6, Government Code Sections, 12956.2, 12980, 12981, and 12987, and Civil Code Sections 54, 54.1, 54.2, 55, and 55.1. Access these codes at the state website http://www.leginfo.ca.gov/calaw.html/.

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Hotels are subject to Title 24 provisions adopted by the Department of Housing and Community Development for construction and the plumbing, electrical, and mechanical systems; the Office of the State Fire Marshal for fire safety; the Division of the State Architect for accessibility; and the Energy Commission for energy conservation. Look for the Acronyms HCD 1, SFM, DSA-AC and CEC within the text and Matrix Adoption Tables. Don't forget green standards adopted by HCD 1 residential buildings!
Parking lots at hotels, motels, office and retail buildings are subject to accessibility provisions in Chapter 11B of the California Building Code (Part 2 of Title 24) adopted by the Division of the State Architect and shown by the acronym DSA AC.

CHAPTER 7. EXERCISE

The following exercise will provide an opportunity to reinforce your understanding of the application and use of CCR Title24. Answers to the questions are provided at the end of the exercise.

Recommendations:

- *To gain the full benefit of the exercise, complete the exercise before obtaining the answer sheet. Those questions that you answer correctly will confirm your understanding of Title 24. Those questions answered incorrectly will identify areas needing additional study.*
- *Select the best answer from the offered answers.*
- *All questions may be answered from the information provided in this guide. However, it will be beneficial to have the 2013 California Building Code, Sections 1.2 through 1.14, available for additional reference and practice.*

1. Title 24 is:
    a. the 24th title within the California Code of Regulations
    b. the 24th title within state law regarding building codes
    c. a state law enacted by the California Legislature
    d. applicable to only state owned buildings

2. Title 24 applies:
    a. only where a city or county has not adopted a model code
    b. throughout the State of California and for all occupancies
    c. only to buildings subject to state inspection
    d. only to public school buildings and governmental buildings

3. The California Building Standards Commission is responsible for:
    a. conducting public meetings and hearings regarding proposed Title 24 provisions
    b. making proposed Title 24 provisions available to the public
    c. publishing adopted building standards for inclusion in Title 24
    d. all of the above

4. Title 24 of the California Code of Regulations is given the name:
    a. California Building Code
    b. California Building Standards Law
    c. California Building Standards Code
    d. None of the above

5. The provisions of Title 24 are regulations that govern the design and construction of buildings, and are known as:
    a. statutory law
    b. building standards
    c. model codes
    d. all of the above

6. Title 24 is divided into Parts, and Part 3 is the:
    a. California Building Code
    b. California Electrical Code
    c. California Mechanical Code
    d. California Plumbing Code

7. Some Parts of Title 24 are based on model codes. Those Parts will include Matrix Adoption Tables to identify:
    a. adopted model code provisions
    b. adopted California Amendments
    c. adopted model code provisions and California Amendments
    d. applicable state laws authorizing the adopted provisions

8. California Amendments within Title 24 are necessary:
    a. to include requirements of state law
    b. for compatibility with federal law or regulations
    c. to remove conflict with state laws and between model codes
    d. all of the above

9. The Building Standards Commission functions pursuant to a portion of the Health and Safety Code known as the:
    a. California Building Standards Law
    b. California Building Standards Code
    c. California Government Code
    d. California Building Code

10. The primary purpose for the provisions within the California Code of Regulations is:
    a. to make state laws available to the public
    b. to incorporate federal requirements within California law
    c. to implement and carryout the intent of state law
    d. all of the above

11. The California Code of Regulations includes regulations:
    a. in Titles 1 through 28
    b. from the Health and Safety Code
    c. from the Government Code
    d. all of the above

12. The state agencies responsible to developing building standards to be published in Title 24 include all the following except for:
    a. State Fire Marshal
    b. Department of Housing and Community Development
    c. Division of the State Architect
    d. Department of Motor Vehicles

13. The state agencies sometimes mark their California Amendments with an acronym. The agency acronyms, the agency's authority in law, and the application of the agency's adoptions may be found in sections of the first chapter or article of each Part of Title 24. In Part 2, the 2013 California Building Code, which of these sections will provide information on adoptions by the Department of Housing and Community Development?
    a. Section 1.8
    b. Section 1.9
    c. Section 1.10
    d. Section 1.11

14. A California Amendment within Title 24 Parts 2, 3, 4 and 5 will be identified by:
    a. bold print
    b. underlined font print
    c. italic font print
    d. standard font print

15. The acronym used in the Matrix Adoption Tables by the Department of Housing and Community Development to identify adopted Title 24 provisions requiring accessibility within and about covered multifamily dwellings is:
    a. HCD 1
    b. HCD 1-AC
    c. DSA- AC
    d. CA

16. The acronym used within the Title 24 code text and Matrix Adoption Tables to identify adoptions by the Division of the State Architect relating to accessibility within and about public buildings and places of public accommodations is:
    a. HCD 1
    b. HCD 1-AC
    c. DSA-AC
    d. SFM or CA

17. The acronym used within the Title 24 text and Matrix Adoption Tables to identify adoptions by the Department of Housing and Community Development that may apply to hotels and motels is:
    a. HCD 1
    b. HCD 1-AC
    c. DSA-AC
    d. SFM

18. The acronym used within the Title 24 text and Matrix Adoption Tables to identify adoptions by the State Fire Marshal with fire and panic safety requirements that may apply to hotels, motels, apartments, and dwellings is:
    a. HCD 1
    b. HCD 1-AC
    c. DSA-AC
    d. SFM

19. While using the 2013 California Building Code (Part 2 of Title 24), if the reader is unfamiliar with the adoption jurisdiction of a state agency, the reader should refer to:
    a. CBC Sections 1.2 through 1.14
    b. the Government Code
    c. the Matrix Adoption Tables
    d. either of the above

20. If a Matrix Adoption Table within the 2013 edition of Title 24, Part 2, were to shown an adoption under the state agency acronym SLC, where can the reader learn of the jurisdiction of SLC ?
    a. CBC Section 101
    b. Health and Safety Code Section 18930
    c. CBC Section 1.14
    d. Title 24, Part 1, Chapter 1, Article 4

<u>Answer Questions 21 through 31 based on the Matrix Adoption Table for Chapter 10 of the 2013 California Building Code shown (in part) on the following page.</u>

CALIFORNIA BUILDING CODE – MATRIX ADOPTION TABLE
CHAPTER 10 – MEANS OF EGRESS

(Matrix Adoption Tables are non-regulatory, intended only as an aid to the user.
See Chapter 1 for state agency authority and building applications.)

Adopting agency	BSC	SFM	HCD			DSA			OSHPD				BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			1	2	1/AC	AC	SS	SS/CC	1	2	3	4								
Adopt entire chapter	X						X	X												
Adopt entire chapter as amended (amended sections listed below)		X	X	X	X				X	X		X								
Adopt only those sections that are listed below						X														
Chapter / Section																				
1001.3		X																		
1001.4		X																		
1002.1		X																		
Accessible Means of Egress						X														
Area of Refuge						X														
Exit						X														
Guard (or Guardrail)			X	X	X	X														
Handrail						X														
Public Way						X														
Stair						X														
Stairway						X														
1003.1, not SFM exception						X														
1003.1		X	X	X	X															
1003.1.1									X			X								
1003.1.2										X										
1003.2		*X*	*X*	*X*	*X*															
1003.3																				
1003.3 Exc.		*X*																		
1003.3.3.1		X																		
1003.3.4			*X*	*X*	*X*															
1003.5		X	X	X	X															
Table 1004.1.1		X																		
1004.1.1.1		X																		
1004.1.1.2		X																		
1004.1.2.3		X																		
1005.1		X																		
1005.3		X																		
1005.3.1		X																		
1005.3.2		X																		
1005.7.1		X																		
1006.1		X																		
1007.1		X	X	X	X	X														
1007.2			X	X	X	X														
1007.2.1						X														
1007.3			X	X	X	X														
1007.4		X				X														
1007.5			X	X	X	X														

21. Which of the following agencies adopts Chapter 10 without amendment?
    a. SFM
    b. HCD 1
    c. DSA-AC
    d. BSC

22. Which of the following agencies makes no Chapter 10 adoption?
    a. SFM
    b. BSC
    c. BSCC
    d. HCD 1

23. Which of these state agencies has adopted the entire chapter and makes amendments?
    a. HCD 1
    b. DPH
    c. BSC

24. The State Fire Marshal has adopted:
    a. the entire chapter and amended sections 1001.3, 1001.4, and more
    b. the entire chapter without amendment
    c. only the marked sections such as sections 1001.3, 1001.4, 1002.1, and 1003.1

25. Does Chapter 10 have any application in permanent buildings in mobilehome parks?
    a. No, because Title 24 does not apply to mobilehome parks
    b. No, because it is not shown as adopted under the acronym HCD 1
    c. Yes, because it is shown adopted under the acronym HCD 2

26. For application in hotels, motels, apartments and dwellings, the Department of Housing and Community Development has adopted the entire chapter and amended section:
    a. 1003.1
    b. 1003.1.1
    c. 1005.1.

27. Which of the following sections may apply to an apartment building and require accessibility features?
    a. Section 1005.1, because it is shown as adopted under SFM
    b. Section 1002.1 because the entire chapter is adopted by HCD 1
    c. Section 1003.2, because it is shown as adopted under HCD 1-AC

28. Which of the following sections may apply to a retail building and require accessibility features?
    a. Section 1003.2, because it is shown as adopted under HCD 1-AC
    b. Section 1007.2.1, because it is shown as adopted under DSA- AC
    c. Section 1003.1.1, because it is adopted under SFM

29. Based on the above Matrix Adoption Table alone, is Section 1002.1 provisions for handrails applicable to a single family dwelling?
    a. No, because the section is not adopted
    b. Yes, because the entire chapter is adopted as amended under HCD 1
    c. Yes, because the entire chapter is adopted under DSA-SS

30. Based on the above Matrix Adoption Table alone, and if Section 1005.1 included accessibility requirements, would the requirements apply to a retail occupancy?
    a. No, because the section is not adopted under DSA-AC
    b. Yes, because the entire chapter is adopted under DSA-AC

    c. Yes, because the entire chapter is adopted under SFM

31. The Chapter 10 sections adopted under DSA-SS should be applied to all multistory buildings.
    a. True, because DSA-SS adoptions are for structural safety
    b. False, because DSA-SS does not adopt the chapter for multistory buildings
    c. False, because DSA-SS applies to only specific buildings such as publicly funded schools

Answer Questions 32 and 33 based on the Matrix Adoption Table shown above and Sections 1003.2 and 1003.3 (in part) of the 2013 California Building Code shown below in part.

1003.2 Ceiling height. The means of egress shall have a ceiling height of not less than 7 feet 6 inches (2286 mm).

Exceptions:

1. Sloped ceilings in accordance with Section 1208.2.
2. Ceilings of dwelling units and sleeping units within residential occupancies in accordance with Section 1208.2.
3. Allowable projections in accordance with Section 1003.3.
4. Stair headroom in accordance with Section 1009.5.
5. Door height in accordance with Section 1008.1.1.
6. Ramp headroom in accordance with Section 1010.6.2.
7. The clear height of floor levels in vehicular and pedestrian traffic areas in parking garages in accordance with Section 406.4.1. ***(DSA-AC & HCD 1-AC)*** *The clear height of vehicle and pedestrian areas required to be accessible, or identified as accessible, shall comply with Chapter 11A or Chapter 11B, as applicable.*
8. Areas above and below mezzanine floors in accordance with Section 505.2.
9. *In Group I-2, I-2.1 and I-3 occupancies, the means of egress shall have a ceiling height of not less than 8 feet (2439 mm).*

1003.3 Protruding objects. Protruding objects shall comply with the requirements of Sections 1003.3.1 through 1003.3.4.

Exception: *In Group I-2 and Group I-2.1 occupancies, protruding objects shall not extend more than 12 inches (305 mm) below the minimum ceiling height required by Section 1003.2.*

32. Section 1003.2, exception 7: (answer based on code text alone)
    a. only applies to areas subject to plan review and inspection by HCD and DSA
    b. includes a California Amendment by HCD and DSA
    c. is a model code provision adopted under HCD 1-AC and DSA-AC .

33. As adopted, Section 1003.2 applies to: (use the Matrix Adoption Table and Code text shown above to answer)
    a. assembly buildings
    b. covered multifamily dwelling such as an apartment building
    c. permanent buildings in mobilehome parks
    d. all of the above

34. Section 1003.3 Exception is a:
    a. California Amendment applicable to state buildings
    b. California Amendment adopted by the SFM
    c. model code provisions adopted by the SFM

35. A violation of a section within Title 24 adopted under the authority of the State Housing Law in Health and Safety Code, Division 13, Part 1.5, that is punishable as a misdemeanor:
    a. will include only a monetary fine
    b. will include only imprisonment
    c. will include imprisonment, or a monetary fine, or both

EXERCISE ANSWERS AND REFERENCES

Question	Answer	Reference/Explanation
1.	a.	Discussed in Chapters 1 and 7
2.	b	Discussed in Chapters 1 and 7
3.	d	Discussed in Chapters 1, 4 and 7
4.	c	Discussed in Chapters 1 and 7
5.	b	Discussed in Chapters 1 and 7
6.	b	Discussed in Chapter 1
7.	c	Discussed in Chapters 2 and 7
8.	d	Discussed in Chapters 2 and 7
9.	a	Discussed in Chapters 1 and 7
10.	c	Discussed in Chapters 1 and 7
11.	a	Discussed in Chapters 1 and 7
12.	d	Discussed in Chapters 1, 2 and 7
13.	a	Discussed in Chapter 2
14.	c	Discussed in Chapters 2 and 7
15.	b	Discussed in Chapter 2
16.	c	Discussed in Chapter 2
17.	a	Discussed in Chapter 2
18.	d	Discussed in Chapter 2
19.	a	Discussed in Chapter 2
20.	c	Discussed in Chapter 2
21.	d	In the shown Matrix Adoption Table, an "X" appears in the row "Adoption entire chapter" under BSC, Discussed in Chapter 2.
22.	c	In the shown Matrix Adoption Table there is no "X" in the top three rows under BSCC, thus no adoption. Discussed in Chapter 2.
23.	a	In the shown Matrix Adoption Table, an "X" appears in the HCD 1 column opposite "Adopt Entire Chapter as amended (amended sections listed below)". This means the chapter is adopted in whole and marked sections are amendment. Discussed in Chapter 2.
24.	a	In the shown Matrix Adoption Table, an "X" appears in the SFM (Acronym for Office of the State Fire Marshal) column opposite "Adopt Entire Chapter as amended (amended sections listed below)." An "X" appears for sections 1001.3, 1004.1, and more. Process discussed in Chapter 2.
25.	c	In the shown Matrix Adoption Table, an "X" appears in the HCD 2 column opposite "Adopt Entire Chapter as amended (amended sections listed below)." The acronym "HCD 2" identifies adoptions by HCD with application to permanent buildings in mobilehome parks according to 2013 California Building Code Section 1.8.2.1.3. Process discussed in Chapter 2.

26.	a	In the shown Matrix Adoption Table, an "X" appears in the HCD 1 column opposite "Adopt Entire Chapter as amended (amended sections listed below)." An "X" appears opposite Section 1003.1. The acronym HCD 1 applies to hotels, motels, apartments and dwellings according to 2013 California Building Code Section 1.8.2.1.1. Process discussed in Chapter 2.
27.	c	In the shown Matrix Adoption Table, an "X" appears in the HCD 1-AC column opposite "Adopt only those sections that are listed below." An "X" appears opposite Section 1003.1. The acronym HCD 1-AC identifies accessibility adoptions applicable to multifamily dwellings. See discussion in Chapter 2 and California Building Code Section 1.8.2.1.2.
28.	b	In the shown Matrix Adoption Table, an "X" appears in the DSA AC column opposite "Adopt only those sections that are listed below." An "X" appears opposite Section 1007.2.1. The acronym DSA AC identifies adoptions with accessibility requirements applicable to public buildings, public accommodations, commercial facilities and publicly funded housing. See discussion in Chapter 2 of this guide and 2013 California Building Code Section 1.9.
29.	b	The agency with adoption jurisdiction for this subject is HCD. HCD 1 adoptions apply to single family dwellings. The entire chapter is adopted as amended under HCD 1. DSA-SS adoptions do not apply to housing occupancies. Process discussed in Chapter 2 of this guide.
30	a	Accessibility in retail occupancies is within the adoption jurisdiction of DSA AC. An "X" appears opposite "Adopt only those sections that are listed below" in the DSA AC column. Section 1005.1 is not a listed section under DSA AC. Process discussed in Chapter 2 of this guide.
31.	c	DSA SS adoptions apply to specific building uses including public school buildings and not all multistory buildings explained in Section 1.9.2 of the 2013 California Building Code. Process discussed in Chapter 2 of this guide.
32.	b	The shown code section is a model code provision because the text is in standard font print and not italic font print. As discussed in Chapter 2 of this guide, the use of italic font in this section identifies defined words. The only "X" shown in the Matrix Adoption Table is in the DSA AC column. Process discussed in Chapter 2 of this guide.
33.	d	The section is adopted under the column SFM, HCD 1-AC and HCD 2. SFM has jurisdiction for assembly buildings and more. HCD 1-AC has adoption jurisdiction for accessibility in apartments and HCD 2 adoptions apply to permanent buildings in mobilehome parks. Process discussed in Chapter 2 of this guide.
34.	b	Matrix Adoption Table shows adoption by only SFM. The italic font identifies it as a California Amendment.
35.	c	The Health and Safety Code Section 17995, establishes that a violation of its provisions or that of Title 24 to implement the State Housing Law, is a misdemeanor punishable by imprisonment, a fine, or both. Discussed in Chapter 5 of this guide.

CHAPTER 8. GLOSSARY OF TERMS

There are many words, names and phrases associated with the California Building Standards Code and the work to adopt, publish and enforce it. This document will explain many of those words, names and phrases in alphabetical order. In many cases while defining one word it was necessary to use another word that also needs an explanation. In these cases we have underlined words that are defined elsewhere in this document.

Also, we have provided references to state laws where a definition or related information is available. Access state laws at the website http://www.leginfo.ca.gov/calaw.html/. There are references to materials available at the California Building Standards Commission website http://www.bsc.ca.gov/default.htm/ .

Adopted or Adoption: A definition is provided in Health and Safety Code Section 18906. In short, the term refers to the official ruling of the California Building Standards Commission to approve a proposed building standard for publication in Title 24 of the California Code of Regulations. A code provision that has been adopted may not yet be published or effective, except for an emergency regulation. See the definitions for publication date and effective date.

Annual Code Adoption Cycle: See Intervening Code Adoption Cycle.

Building Standards: A legal definition of "building standard" is provided in Health and Safety Code Section 18909. In short a building standard is a state regulation placed in Title 24 of the California Code of Regulations when adopted or approved by the California Building Standards Commission. Building standards establish requirements for the design and construction of buildings and related facilities and equipment.

California Amendment: Sometimes called a state amendment. An amendment, deletion or addition to the language of an adopted model code in Title 24 of the California Code of Regulations. A California Amendment is developed by a state agency and determined necessary to implement a requirement of state or federal law or regulations that is not provided in the adopted model code, or to remove conflicts in model codes with state or federal laws or regulations, or another adopted model code. Further, a California Amendment may be in the form of completely new code language within

an adopted model code. For example, Chapters 7A and 11A of the California Building Code (Part 2 of Title 24), are California Amendments in their entirety. California Amendments are identified by *italic font print* in the code text of Title 24. There are exceptions to the use of italic font print however. Some model codes also use italic font print for special notes and identifiers.

California Standard: As discussed above, a California Amendment is an amendment to a model code used as the basis for a Part of CCR Title 24. Parts 2, 2.5, 3, 4, 5, 9 and 10 are based on model codes. The California Amendments to the model codes are identified by *italic font print* within the code text. Parts 6, 8 and 11 of Title 24 are not based on a model code. The contents of these parts are developed by the state agencies and are commonly referred to as being a California Standard. Standard font print is used in Parts 6, 8 and 11.

California Building Standards Code: The name established by Health and Safety Code Section 18902 for Title 24 of the California Code of Regulations. Title 24 contains building standards in 13 Parts (eleven binders) published by the California Building Standards Commission. The building standards in the California Building Standards Code are state regulations developed by various state agencies in the Executive Branch of state government. State laws require various state agencies to develop building standards for specific types of buildings, building equipment and features.

California Building Standards Commission: The state government entity to oversee the development of building standards and to publish the California Building Standards Code in Title 24 of the California Code of Regulations. The California Building Standards Commission operates under the authority established by Health and Safety Code, Division 13, Part 2.5, known as the California Building Standards Law. The abbreviation CBSC or BSC is often used to identify the California Building Standards Commission.

California Building Standards Law: This name refers to the body of state law within Health and Safety Code, Division 13, Part 2.5, commencing with Section 18901. The provisions of Part 2.5 govern the work of the California Building Standards Commission (CBSC) and how the building standards in Title 24 are adopted and published by the CBSC, and how the provisions apply.

California Code of Regulations: The name of the official regulations by the agencies of the Executive Branch of state government for the purpose of implementing and carrying out the intent of state law. The code is divided into 28 separate titles, i.e. Title 1, 2, 3 etc. Each title is given a name as well. The abbreviation CCR is often used to identify the California Code of Regulations. The code is available online at the website of the Office of the Administrative Law (http://www.oal.ca.gov).

California Regulatory Notice Register: A state government publication containing notices of proposed regulatory actions by state regulatory agencies to adopt, amend, or repeal regulations contained in the California Code of Regulations. This document is available on the website of the Office of Administrative Law http://www.oal.ca.gov/Notice_Register.htm. When building standards for Title 24 are proposed a notice is placed in the California Regulatory Notice Register in addition to being available on the website of the California Building Standards Commission.

Civil Code: One of the 29 codes that make up California state law enacted through California's legislative process. There are provisions in the Civil Code that establish civil penalties for violations of Title 24 relating to accessibility.

Civil Penalty: In lay-person terms, a civil penalty results from a civil trial, resulting in an order of the court to pay monetary penalties to a governmental entity, firm or individual bringing the civil action. There is no arrest warrant, arrest or criminal record. A civil suit is filed with the court having jurisdiction that alleges a violation of law that provides for the award of a civil penalty when violated. A civil trial is conducted to determine if the person named in the civil suit is in fact violating the law and is therefore liability to pay civil penalties.

Code Advisory Committee(s): Commonly abbreviated as "CAC". Health and Safety Code Section 18927 (state law) authorizes the California Building Standards Commission (CBSC) to establish advisory panels (or committees) of experts and the general public to assist the CBSC in carrying out its responsibilities. Six (6) standing Code Advisory Committees have been established:

- Plumbing, Electrical, Mechanical and Energy Committee
- Accessibility Committee
- Green Building Standards Committee
- Building, Fire and Other Committee
- Health Facilities Committee
- Structural Design - Lateral Forces Committee

These committees meet at the request of the CBSC to review and provide written comment to the CBSC on proposed building standards for Title 24. The comments are advisory and are not binding on the CBSC. The members of the committees are selected for their expertise and for a balance of interests. The names of the current members of the Code Advisory Committee are available on the CBSC website. Ad-hoc committees are established on an as needed basis.

Coordinating Council: A council of state adopting agencies established according to Health and Safety Code Section 18926 (state law). The membership of the council consists of the California Building Standards Commission's Executive Director, who serves as chairperson, and representatives appointed by the State Director of Health

Services, the Director of the Office of Statewide Health Planning and Development, the Director of Housing and Community Development, the Director of Industrial Relations, the State Fire Marshal, the Executive Director of the State Energy Resources Conservation and Development Commission, and the Director of General Services. The primary purpose for the Coordinating Council is to:

- Ensure coordination between the agencies in the proposal of building standards
- Assisting in the development of building standards
- Resolving conflicting building standards

Criminal Penalty: In lay-person terms, a criminal penalty is the result of a conviction of a crime punishable by imprisonment or a monetary fine, or both. Criminal penalties are categorized as an infraction (least serious), misdemeanor (less serious than felony), or a felony (most serious). Except for infractions, an arrest warrant is issued by the State Attorney General or more often by the local District Attorney. An arrest and trial is included in the due process to determine guilt. When found guilty, the judge of the court determines the penalty as provided by law. A criminal record is established for the person found guilty. There are state laws establishing misdemeanor penalties for violation of some provisions of Title 24.

Effective Date: The date a building standard in Title 24 becomes effective. This may be no sooner than 180-days following the Publication Date. Both the Publication Date and the Effective Date are established by the California Building Standards Commission.

Emergency Regulations: The Health and Safety Code (state law) authorizes the California Building Standards Commission to adopt emergency regulations when a situation develops that requires an immediate regulatory solution in order to preserve the health and safety, or general welfare of the public. Emergency regulations differ from those regulations adopted through the intervening or triennial code adoption cycles because the emergency regulation becomes effective immediately upon adoption by the California Building Standards Commission and filing with the Secretary of State, or at any future effective date established by the California Building Standards Commission. Emergency regulations are effective for up to 180-days, and can be extended for two 90-day periods under specific circumstances. For emergency regulations to become a permanent provision in Title 24, the California Building Standards Commission must provide the public a Notice of Proposed Action, Finding of Emergency, Express Terms and Initial Statement of Reasons, and conduct a 45-day public comment period to include a public hearing. That process is much like the normal adoption process, except that the process takes place after the emergency adoption date instead of before the adoption. Emergency regulation adoption for Title 24 is not a common event. For additional information regarding emergency regulations refer to Health and Safety Code Section 18937 and 18938(d), and Government Code Sections 11346.1 and 11349.6.

Enjoin, Injunction or Injunctive Relief: In lay-person terms, a person "enjoined" has been ordered in an "injunction" issued by a court to stop an unlawful practice. An injunction is an order of the appropriate court directing a person, firm or entity to stop a practice that violates a law, or a regulation implementing law. Some laws allow the State Attorney General, local District Attorney, or a firm, entity or person to seek an injunction to enjoin a firm, entity or person believed to be violating a law. There are state laws establishing authority to enjoin a person violating specific provisions of Title 24.

Express Terms: This is a document in the rulemaking file that proposes the adoption or amendment of a state regulation (including a building standard). It provides the public with the proposed code language. Generally proposed new language is illustrated with underlining (proposal) and language proposed for repeal is struck through (strikeout). A legend is provided within the document. See definitions for the other parts of a rulemaking file; Notice of Regulatory Action, Initial Statement of Reasons and Final Statement of Reasons.

Final Statement of Reasons: This is a document in a rulemaking file. It is developed after public meetings and hearings or a paper hearing. It is an update to the Initial Statement of Reasons and explains actions taken as a result of the public comments. Often the originally proposed regulatory language is amended based on public comments and the Final Statement of Reasons will explain that action. It will also explain why some public comments did not result in a change to the proposed regulatory language that becomes adopted.

Government Code: One of the 29 codes that make up California state law enacted through California's legislative process. Requirements for building accessibility are found in Sections 12955.1 et.al. and 4450 et.al.

Health and Safety Code: One of the 29 codes that make up California state law enacted through California's legislative process. The Health and Safety Code contains in excess of 130,000 sections organized into divisions, parts, and chapters, in that respective order. Divisions 12 and 13 contain provisions regarding the design and construction of buildings, including the California Building Standards Law.

Initial Statement of Reasons: This document is part of a rulemaking file that proposes to adopt or amend a state regulation. It provides an explanation for the need of each proposed building standard or amendment to existing building standards, generally section by section.

Intervening Code Adoption Cycle: This refers to the process to adopt new provisions and amendments to the published Title 24 edition currently in use. The

cycle occurs at an 18-month interval between the Triennial Code Adoption Cycles. The California Building Standards Commission establishes the opening and closing date of the cycle. The intervening code adoption cycle is to incorporate new requirements of state law, improve the code clarity, and correct substantive errors and omissions. The adopted changes are published for insertion into the current edition of Title 24. These new pages are called supplements. Prior to January 1, 2011, there was an annual code adoption cycle each year between the triennial code adoption cycles. Assembly Bill 1693 (Chapter 145 of the 2010 Statutes) amended the Health and Safety Code so that there is only one code adoption cycle between the triennial code adoption cycles. See the definition of supplements.

Matrix Adoption Tables: Tables placed at the beginning of a Title 24 chapter to identify code sections that are adopted or adopted with amendment, or an adopted California Amendment section. Not all provisions of Title 24 apply to all types of buildings, thus the Matrix Adoption Tables help identify the application of each section. Learn how to use the Matrix Adoption Tables in our *Guide to Title 24* available at the California Building Standards Commission website.

Model Code: A definition is provided in Health and Safety Code Section 18916. A model code is commonly understood to mean the codes published by the various private code development organizations such as the International Code Council, National Fire Protection Association, International Association of Plumbing and Mechanical Officials, and others. Reference Health and Safety Code Sections 17922, 18916 and 18938.3 for information about the use of model codes in the development of Title 24.

Nine Point Criteria: This refers to specific statements required by Health and Safety Code Section 18930 to be included in the Notice of Proposed Action to justify a proposed building standard. The nine points are (abbreviated):
1. The proposed building standards does not conflict, overlap, or duplicate other standards.
2. The proposed building standard is within the parameters of enabling legislation.
3. The public interest requires the adoption of the building standard.
4. The proposed building standard is not unreasonable, arbitrary, unfair, or capricious.
5. The cost to the public is reasonable, based upon the overall benefit derived from the building standard.
6. The proposed building standard is not necessarily ambiguous or vague.
7. Applicable national specification, published standards, and model codes have been incorporated. If not, the state agency must define the inadequacies or nonexistence of a national specification, standard, or model code.
8. The format of the proposed building standard is consistent with the BSC's format.
9. The proposed building standard, if it promotes fire and panic safety as

determined by the State Fire Marshal, has their written approval.

Notice of Proposed Action: This is a document in a rulemaking file that proposes to adopt or amend a state regulation, including a building standard. It provides a brief explanation of the proposal, how to obtain the Express Terms and related documents, and the date, time and location of any public hearing.

Paper Hearing: This is an unofficial term that is commonly understood to mean there is no state agency public hearing scheduled for a proposed regulatory action because the proposal is judged to be minor in nature and non-controversial. The Notice of Proposed Action will state that a public hearing is not planned, but that a public hearing will be held if requested by the public within the specified timeframe. Not having a public hearing is a cost savings to the public. Comments regarding the proposed regulatory action must be submitted in writing.

Public Meeting or Hearing: A public meeting or hearing by a state agency, including the California Building Standards Commission, to consider a proposed adoption of a building standard (state regulations). Such meetings and hearings must be open to the public and are subject to the requirements of Government Code Sections 11120 – 11132, known as the Bagley-Keene Open Meeting Act. In the case of Title 24 proposals, the date, time and location of a meeting or hearing is provided on the Building Standards Commission website (http://www.bsc.ca.gov) and in the issued Notice of Proposed Action. At the public meeting or hearing the public may provide oral testimony regarding the proposed building standard. Written comments may also be submitted without oral testimony.

> **Note:** A guide to the open meeting procedures is available through the Office of the Attorney General, Department of Justice at http://ag.ca.gov/publications/bagleykeene2004_ada.pdf.

Public Review or Public Comment Period: Generally a 45-day period for the public to comment on proposed regulations. The period follows the issuance of the Notice of Proposed Action, Express Terms and Initial Statement of Reasons. The date of the public hearing is generally the last day of the public review period. The period may be no less than 45 days, and is often longer in order to end on a business day. A 15-day or additional 45-day public review period follows the issuance of a new Express Terms document to include amendments to the original proposed language as a result of public comment. Oral or written comments by the public become part of the official record of the regulatory action.

Publication Date and Publication: A definition is provided in Health and Safety Code Section 18917.3. In relation to Title 24 building standards, it is the official date established by the California Building Standards Commission, when adopted building standards are in print form and available to the public. It is not the effective date, which

is generally no less than 180-days from the Publication Date, or a later date set by the California Building Standards Commission. It can be said that the publication date starts the 180-day clock counting down to the effective date of the new code provisions.

Rulemaking File: Refers to the file of documents required by state law when proposing the adoption of a state regulation, including a building standard. The rulemaking file creates an official record of the process, actions taken and the public's involvement. The file is available for public review. It includes the Notice of Regulatory Action, Express Terms, Initial Statement of Reasons, Final Statement of Reasons, transcriptions or recordings of public meetings and hearings, and all received public comments.

State Agency: Refers to the state agencies with authority in state law to develop proposed building standards for Title 24. The Office of the State Fire Marshal, Division of the State Architect and the Department of Housing and Community Development are examples of state agencies that are charged by state law to develop building standards (state regulations) regarding the design and construction of buildings.

State Agency Acronym or Abbreviation: The state agency acronyms identify the state agency adopting a model code provision or a California Amendment for a specific building occupancy, feature or equipment. The acronyms are shown in code text and in the Matrix Adoption Tables.

State Regulations: Means the contents of the California Code of Regulations, Title 1 through Title 28, promulgated by agencies of the Executive Branch of state government for the purpose of implementing and carrying out the intent of state law. The Office of the State Fire Marshal, Division of the State Architect and the Department of Housing and Community Development are examples of state agencies that are charged by state law with the responsibility to develop state regulations that are building standards for Title 24. The building standards in Title 24 are state regulations. For the purposes of our discussion about Title 24, the terms state regulations and building standards are synonymous.

Title 24: The 24th title within the California Code of Regulations. Title 24 is reserved for state regulations that are building standards published by the California Building Standards Commission. Title 24 is given the name of California Building Standards Code by Health and Safety Code Section 18902. It is sometimes referred to as the State Building Standards Code.

Triennial Code Adoption Cycle: This refers to the code adoption cycle that occurs on a three year interval to adopt a new edition of Title 24 based on new editions of model codes. The availability of new editions of the model codes initiates this process on

dates established by the California Building Standards Commission. Otherwise, the process is similar to an intervening
code adoption cycle.