GUIDE TO TITLE 24

CALIFORNIA 2010 BUILDING STANDARDS CODE

Learn about

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

CALIFORNIA BUILDING STANDARDS COMMISSION
CBSC

An educational publication from the
California Building Standards Commission
First Edition, based on the 2010 edition of Title 24

Preface

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 2010 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/.

Chapter 7 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 6.

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 unilaterally that are 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:

E. David Walls, Executive Director
California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833

Comments and suggestions may also be sent by email to the attention of E. David Walls, Executive Director at cbsc@dgs.ca.gov

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Referenced Documents

This Guide to Title 24 will make references to the following documents that are available at the California Building Standards Commission website **http://www.bsc.ca.gov/**.

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

Chapter 1. Introduction to Title 24

See the Glossary in Chapter 7 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 7 glossary.

What is 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 adopted 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, cities and counties may adopt ordinances 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).

Functions of the California Building Standards 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 State and Consumer Services 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 commission 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 physically disabilities, as defined. At least one member of the commission shall be experienced and knowledgeable in building energy efficiency standards.

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

The CBSC is supported by a staff of 12 state employees lead 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.

CCR Title 24 Organization

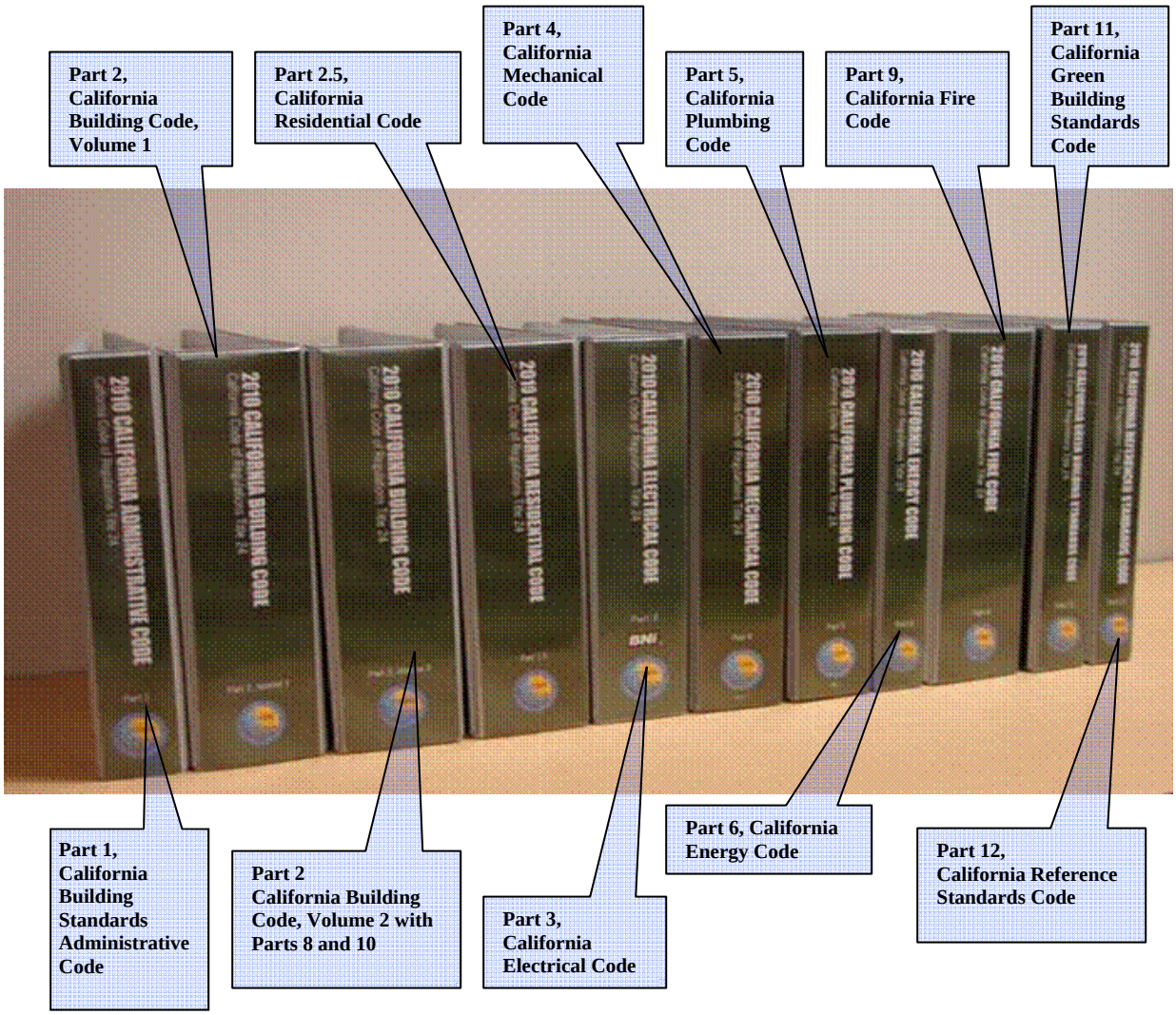
The provisions of California Code of Regulations (CCR hereafter), Title 24 (2010 edition) include requirements for the structural, plumbing, electrical and mechanical systems of buildings, and for fire and life safety, energy conservation, green design

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, named the California Building Standards Administrative Code;
- Part 2, Volume 1 and 2, named the California Building Code and is based on the 2009 International Building Code;
- Part 2.5, named the California Residential Code and is based on the 2009 International Residential Code;
- Part 3, named the California Electrical Code and is based on the 2008 National Electrical Code;
- Part 4, named the California Mechanical Code and is based on the 2009 Uniform Mechanical Code;
- Part 5, named the California Plumbing Code and is based on the 2009 Uniform Plumbing Code;
- Part 6, named the California Energy Code;
- Part 7, currently vacant;
- Part 8, named the State Historical Building Code;
- Part 9, named the California Fire Code and is based on the 2009 International Fire Code;
- Part 10, named the California Existing Building Code and is based the 2009 International Existing Building Code;
- Part 11, named the California Green Building Standards Code, and is also called the CALGreen Code;
- Part 12, named the California Reference Standards Code.

What does CCR Title 24 look like?



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

Clarifying Code Names

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 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.

How Model Codes are Incorporated into CCR Title 24

The term model code 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. More information is available in Health and Safety Code Section 18916 that provides a legal definition.

When a new model code edition becomes available the California Building Standards Commission and the other state adopting agencies must review the code as provided in state law and 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 CCR Title 24 Organization in the preceding section.

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 adopting 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 hearings 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.

Why can't I just use the Model Codes?

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 read 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 in Title 24

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 xv in the 2010 California Building Code. See the example shown in How to Use CCR Title 24 later in this guide.

A California Amendment verses a California Standard

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 and 11 are not based on a model code. The contents of these parts are developed by the state adopting agencies and are commonly referred to as being a California Standard. Standard font print is used in Parts 6, 8 and 11.

What are 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 adopting 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 adopting 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, 11A, 11B and 11C.

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 are located at the beginning of each adopted chapter, or division within a chapter. 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 provisions of the California Code of Regulations applying to buildings

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 at http://www.oal.ca.gov/ . This website also provides helpful information about the California Code of Regulations.

The State Adopting Agencies

The state adopting agencies involved in the adoption of building standards for publication in the CCR Title 24 are identified in the Health and Safety Code as state adopting or proposing agencies. These state adopting agencies have a major role in the development of Title 24 and their area of authority (abbreviated) is:

- Building Standards Commission (state buildings and green standards for nonresidential buildings)
- Department of Housing and Community Development (housing)
- Office of the State Fire Marshal (any public assembly building and housing)
- Division of the State Architect (public schools, and publicly owned housing)
- Office of Statewide Health Planning and Development (hospitals)

A complete list of all state adopting agencies and their respective code adoption jurisdiction is provided on page 22 of this guide.

Some state adopting agencies involved in the process of developing Title 24 have authority to develop and propose building standards to the California Building Standards Commission. For those state agencies, only the Building Standards Commission may adopt the provisions for publication in Title 24. Yet other state adopting agencies have authority to develop proposed building standards, hold public hearings, and adopt the building standards. Those building standards must be approved by the Building Standards Commission for publication in Title 24.

For example, the California Energy Commission and State Historical Building Safety Board conduct their own public hearings and adopt the provisions of Title 24, Part 6 and Part 8 respectively. Adopted provisions for Parts 6 and 8 are submitted to the California Building Standards Commission for approval and publication in CCR Title 24.

Note: For our discussions within this guide, we will disregard the technical differences in the adoption processes. In some discussions necessary to explain the use of Title 24, it may be stated herein that a state adopting agency has adopted a code provision when in fact the Building Standards Commission has actually performed the act of adoption.

How cities and counties adopt CCR Title 24

Read Building Standards 10-03 available under “Information Bulletins” on the website of the California Building Standards Commission 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. If further assistance is needed, contact the California Building Standards Commission. See additional discussion about local adoptions in Chapter 4 of this guide.

The 2010 California Green Building Standards Code in Part 11 of Title 24 will impose mandatory requirements on nonresidential buildings beginning January 1, 2011.

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

Chapter 2. 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 adoption agency acronyms (sometimes called state agency acronyms or abbreviations);
- code adoption jurisdiction of each of the state adopting agencies; and,
- use of the Matrix Adoption Tables.

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

CCR 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 adopting 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 22.

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*. The following is a reprint of Section 1405 from the 2010 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 adopting 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.

Section 1405.1.1 is a California Amendment by DSA and OSHPD Note the italic font print. This code text will be found **only** in the published Part 2 of the CCR Title 24, the California Building Code.

Sections 1405.3 and Subsection 1405.3.1 both have paragraphs within their respective sections that are a California Amendment as shown by the italic font print.

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, and 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 1409.*

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.

[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 "vapor barriers" and 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/ft³ 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. For one, the International Building Code used as the basis for the California Building Code, uses *italic font print* to identify words and terms that are defined in the definition chapter. 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 and 11 are developed entirely by state adopting 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 Adopting Agency Acronyms

In the discussion to follow references are made to the 2010 California Building Code (CCR Title 24, Part 2), Volume I, which is based on the 2009 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 adopting agencies. This occurs because of the various jurisdictions granted the state adopting 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 <u>state adopting agencies acronyms</u> (also called abbreviations in some areas of Title 24) are used in two locations in the California Building Code. The acronyms are found at the text of a California Amendment and in the Matrix Adoption Tables (to be discussed later). The state adopting agency acronyms are used throughout CCR Title 24 as a means of identifying California Amendment adoptions that apply to buildings or features of buildings <u>subject to that state agency's regulatory jurisdiction</u>. 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.

In Chapter 1 of the 2010 California Building Code, Sections 1.2 through 1.14 provides the following information about each of the state adopting agencies:

- The state agency's acronym (HCD 1, SFM, DSA AC etc.);

Note: There are exceptions. If the acronym for a state agency is not shown within the text of Sections 1.2 through 1.14, refer to the listing on page xv of the 2010 California Building Code.

- the application of each state adopting agency's adoptions;
- the enforcement agency as designated in state law, which may be the adopting state agency, or the local building or fire official; and,
- The state adopting 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 CBC Sections 1.2 through 1.14.

Shown below is a reprint of Section 1.8.2.1 and Subsection 1.8.2.1.1, from Chapter 1 in the 2010 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 Dept 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, dwellings other than one and two family dwellings, and more as listed. See the Note following Section 1.8.2.1 regarding one and two-family dwellings and townhouses.

Here the entity responsible for enforcing the HCD 1 adoptions is the local building department, or HCD where there is no local building department.

The sections of state law granting HCD authority and the sections of state law being implemented by the HCD adoptions are provided here.

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. These applications are grouped and identified by abbreviation in the Matrix Adoption Tables to show which model code sections and amendments are applicable to each application. 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 in the Matrix Adoption Table 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.*

Lets look at all the state agency acronyms that are used to identify adoptions within Title 24. Except as stated for the Department of Water Resources, referenced sections are from the 2010 California Building Code. However 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. Green standards for most all buildings except for housing. 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. 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 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 1.9.1.7 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.
CSA, Correction Standards Authority	Local detention centers. See Section 1.3.1 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 1.5 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	Flood protection and graywater systems. See Section 1.12 of Chapter 1 of the California Plumbing Code in Part 5 of Title 24.

Those adoptions in Title 24 that are to be enforced by local enforcement agencies (generally the building department or fire official) are identified by these state adoption agency acronyms:

- BSC, nonresidential for green building standards in Part 11 of Title 24, except for state owned buildings.
- HCD 1 for housing 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 2010 California Building Code. Additional enforcement information is provided in Chapter 3 of this guide.

Below is a another reprint of Section 1405 from the 2010 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.

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 2 of this guide.

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, and 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 1409.*

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.

[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 "vapor barriers" and 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/ft³ 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.

In summary, when a state agency acronym appears within the text of CCR Title 24, it identifies the state adopting 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 adopting agency as explained in CBC Sections 1.2 through 1.14, and referencing the Matrix Adoption Tables, to be discussed next.

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 adopting agencies are identified in the provided Matrix Adoption Tables located at the beginning of each chapter, or division within a chapter, of the code. A Matrix Adoption Table is provided for only those adopted model code chapters, including a division of a chapter. Thus, if there is no Matrix Adoption Table for a printed model code chapter, the chapter has not been adopted.

Exceptions:

1. Occasionally the code publisher has provided a blank Matrix Adoption Table at the beginning of a model code chapter that is not adopted. 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.
2. Part 11 is not based on a model code. Matrix Adoption Tables are provided to illustrate adoptions by state adopting agencies that are mandatory, and those that are voluntary.

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

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 adopting 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 2010 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. Selected code sections are listed in the left column.

4. An "X" in the columns identifies an adoption by the state adopting agency identified at the top of the column. For example, section 303.3 is adopted by SFM and will apply as identified in Section 1.11 in Chapter 1 of the 2010 CBC.

CALIFORNIA BUILDING CODE-MATRIX ADOPTION TABLE
CHAPTER 3 – USE AND OCCUPANCY CLASSIFICATION

Adopting agency	BSC	SFM	HCD 1	HCD 2	HCD 1-AC	DSA AC	DSA SS	DSA SS/CC	OSHPD 1	OSHPD 2	OSHPD 3	OSHPD 4	CSA	DPH	AGR
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	X	X		X									
302.1.3															
303.1		X													
303.2		X													
303.3		X													
304.1		X													
304.1.1 Clinic, Outpatient		X													
305.1		X													
305.2 w/ Exception		X													
306.2		X													

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

- When an "X" is located opposite "Adopt entire chapter" in the top row of the table, then the entire chapter is adopted by that state adopting 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 marked by the "X" will include California Amendments adopted by that state adopting 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 either of the top three rows of the Matrix Adoption Table, then that state adopting agency is not adopting any provision of the chapter,

Apply the adopted sections to only building occupancies or building features within the code adoption jurisdiction of the state adopting agency or agencies making the adoption. The adoption jurisdiction and application of the adoptions by the state adopting agencies is explained in Sections 1.2 through 1.14 of the 2010 California Building Code.

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 or 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.

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Let's looks again at the Matrix Adoption Table for CBC Chapter 3.

1. The "X" here indicates BSC adopted the entire chapter without amendment. CBC Section 1.2 advises that BSC adoptions in the CBC apply to state owned buildings.

CALIFORNIA BUILDING CODE-MATRIX ADOPTION TABLE
CHAPTER 3 – USE AND OCCUPANCY CLASSIFICATION

Adopting agency	BSC	SFM	HCD			DSA			OSHPD				CSA	DPH	AGR
			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							X				
Adopt only those sections that are listed below						X									X
Chapter/Section															
302.1		X	X	X											
302.1.3															
303.1		X													
303.2		X													
303.3		X													
304.1		X													
304.1.1 Clinic, Outpatient		X													
305.1		X													
305.2 w/ Exception		X													
306.2		X													

3. CSA and DPH adopt no part of Chapter 3 because there is no "X" in either of the top three rows of the table.

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 SFM adoption application details.

4. Like SFM, HCD 1 adopts the entire chapter but amends only section 302.1 in the shown portion of the Matrix Adoption Table. Section 1.8.2.1 advises that HCD 1 adoptions apply to several types of residential occupancies.

The Matrix Adoption Table to follow is for Chapter 11B of the 2010 California Building Code. This table is somewhat different than others because Chapter 11B is a California Amendment in its entirety.

CALIFORNIA BUILDING CODE-MATRIX ADOPTION TABLE
CHAPTER 11B – ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLICLY FUNDED HOUSING

Adopting agency	BSC	SFM	HCD			DSA			OSHPD				CSA	DPH	AGR	DWR	CEC	CA	SL	SLC
			1	2	1-AC	AC	SS	SS/CC	1	2	3	4								
Adopt entire chapter						X														
Adopt entire chapter as amended (amended sections listed below)																				
Adopt only those sections that are listed below		X																		
Chapter/Section																				
1114B.2.1		X																		

Chapter 11B of the California Building Code (CCR Title 24 Part 2 Volume 1) is authored by the California Department of General Services, Division of the State

Architect (DSA AC), who adopts the entire chapter. The chapter establishes accessibility requirements applicable to publicly funded buildings and sidewalks, public accommodations, commercial facilities and publicly funded housing as explained in CBC Section 1.9 and Chapter 11B. The Office of the State Fire Marshal (SFM) adopts only Section 1114B.2.1 regarding egress. CBC Section 1.9 explains that the enforcement of Chapter 11B is most often the responsibility of the local building department

Additional information on how to read Matrix Adoption Tables is provided on page xvii of the 2010 California Building Code (CCR Title 24 Part 2) and near the front of Parts 2.5, 3, 4, 5, 9, 10 and 11.

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.
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Important Procedures for Using CCR Title 24

Follow the process below, in the order provided, to ensure the proper application of Title 24 provisions.

1. **Identify Jurisdiction**: Identify the state adopting agencies having jurisdiction over the subject building occupancy or building feature in the project. Learn each of the state adopting 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 adopting agency's jurisdiction and the application of their adoptions.

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 or building feature. 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 footnotes provided with a Matrix Adoption Table. In some cases symbols are used in the tables that are explained in the footnotes.

   When there is no state agency acronym within the text of a California Amendment, refer to the Matrix Adoption Table for that section to determine which state agency has adopted that California Amendment. Then, determine which adopting state agency has jurisdiction for the subject building occupancy or building feature at hand.

3. **Apply Only Adopted Model Code Language**: Do not apply CCR Title 24 (Parts 2, 2.5, 3, 4, 5, 9 and 10) provisions that are not adopted by the state agencies having jurisdiction over the subject building occupancy or building feature at hand. <u>Not all printed model code text in CCR Title 24 is adopted for all building occupancies.</u> Sometimes only one or a few state agencies

adopt a section of model code text or a California Amendment. The Matrix Adoption Tables identify each adopted section or subsection of the code and the adopting state agency, if any.

If no state agency has jurisdiction for the subject building occupancy or building feature, apply the published provisions as adopted by the local adopting authority.

Let's now look at more examples from the California Building Code for additional clarifications. Below is a reprint of CBC Sections 1011.5.2, 1011.5.3 and a portion of 1011.6.

Section 1011.5.2 and 1011.5.3 contain only model code text as shown by the standard font print. To determine if it applies to the project at hand, refer to the Matrix Adoption Table for CBC Chapter 10 to determine what state agency, if any, has adopted these sections. Apply them only if they are adopted by a state agency that has jurisdiction for the building occupancy or building feature subject at hand. Note the use of italic font for the words "exit" and "approved". As discussed previously, this means there is a definition for this word in this code.

Section 1011.6 is a California Amendment as shown by the italic font print. But, there is no state adopting agency acronym. Thus the reader must refer to the Matrix Adoption Table for Chapter 10. By doing so, the reader will find that only the SFM adopted this amendment. Reviewing CBC Section 1.11 reveals the application of this California Amendment. However, in this case the text identifies the occupancies subject to the requirements.

1011.5.2 Exit sign illumination. The face of an *exit* sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux).

1011.5.3 Power source. *Exit* signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Chapter 27.

Exception: *Approved exit* sign illumination means that provide continuous illumination independent of external power sources for a duration of not less than 90 minutes, in case of primary power loss, are not required to be connected to an emergency electrical system.

1011.6 Floor-level exit signs. *Where exit signs are required by Chapter 10, additional approved low-level exit signs which are internally or externally illuminated photoluminescent or self-luminous, shall be provided in all interior corridors of Group A, E, I and R-2.1 occupancies and in all interior rated exit corridors serving guest rooms of hotels in Group R, Division 1 occupancies.*

Exceptions:

1. *Group A occupancies that are protected throughout by an approved supervised fire sprinkler system.*
2. *Group E occupancies where direct exits have been provided from each classroom.*
3. *Group I and R-2.1 occupancies which are provided with smoke barriers constructed in accordance with Section 407.4*
4. *Group I-3 occupancies.*

Again, we have used examples from the 2010 California Building Code (CCR Title 24 Part 2). The procedures apply equally in the other 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 adopting agencies. Determinations of adoption and application of the code provisions are then made quickly and accurately.

Buying and Maintaining CCR Title 24

Except for Part 3, the California Electrical Code, all Parts of Title 24 are available 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 from the following:

- *International Code Council. Telephone: 1-800-786-4452;*

Website: http://www.iccsafe.org/Store/Pages/default.aspx

- *International Association of Plumbing and Mechanical Officials;*

Website: http://www.iapmostore.org

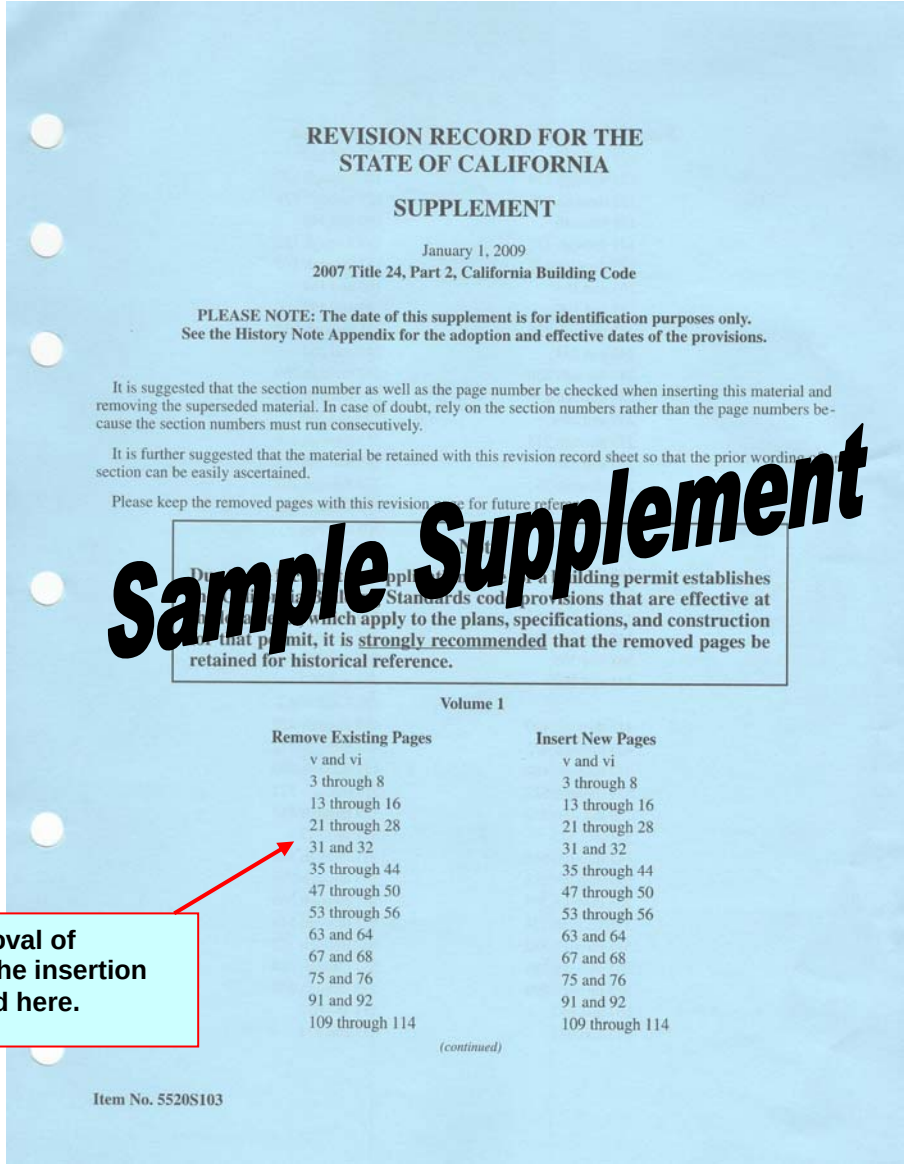
- *BNi Building News. Telephone: 1-888-BNI-BOOK;*

Website: http://www.bnibooks.com

- *Builders Booksource. Telephone: 1-510-845-6874;*

Website: http://www.buildersbooksource.com/

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 2007 California Building Code, Volume 1. To update your code correctly, follow the instructions provided on the supplement cover page.



REVISION RECORD FOR THE STATE OF CALIFORNIA

SUPPLEMENT

January 1, 2009

2007 Title 24, Part 2, California Building Code

PLEASE NOTE: The date of this supplement is for identification purposes only. See the History Note Appendix for the adoption and effective dates of the provisions.

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 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 [illegible] for future refer[illegible]

Sample Supplement

[illegible] building permit establishes [illegible] Standards code provisions that are effective at [illegible] which apply to the plans, specifications, and construction [illegible] that permit, it is strongly recommended that the removed pages be retained for historical reference.

Volume 1

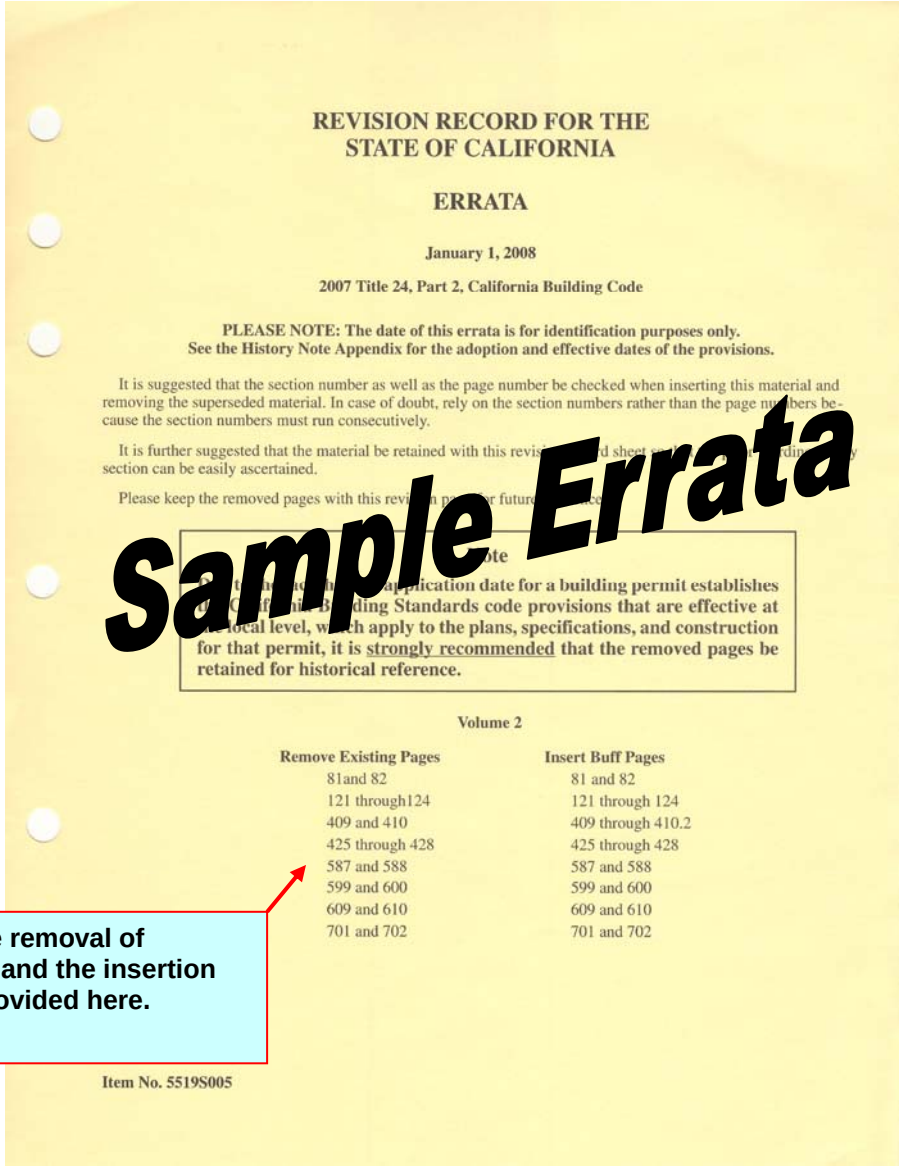
Remove Existing Pages	Insert New Pages
v and vi	v and vi
3 through 8	3 through 8
13 through 16	13 through 16
21 through 28	21 through 28
31 and 32	31 and 32
35 through 44	35 through 44
47 through 50	47 through 50
53 through 56	53 through 56
63 and 64	63 and 64
67 and 68	67 and 68
75 and 76	75 and 76
91 and 92	91 and 92
109 through 114	109 through 114

(continued)

Item No. 5520S103

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 2007 California Building Code, Volume 2. To update your code correctly, follow the instructions provided on the errata cover page.



REVISION RECORD FOR THE STATE OF CALIFORNIA

ERRATA

January 1, 2008

2007 Title 24, Part 2, California Building Code

PLEASE NOTE: The date of this errata is for identification purposes only. See the History Note Appendix for the adoption and effective dates of the provisions.

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 material be retained with this revis[illegible] sheet [illegible] section can be easily ascertained.

Please keep the removed pages with this revi[illegible] for futur[illegible]

Sample Errata

[illegible]ote

[illegible] application date for a building permit establishes [illegible] Building Standards code provisions that are effective at [illegible] 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.

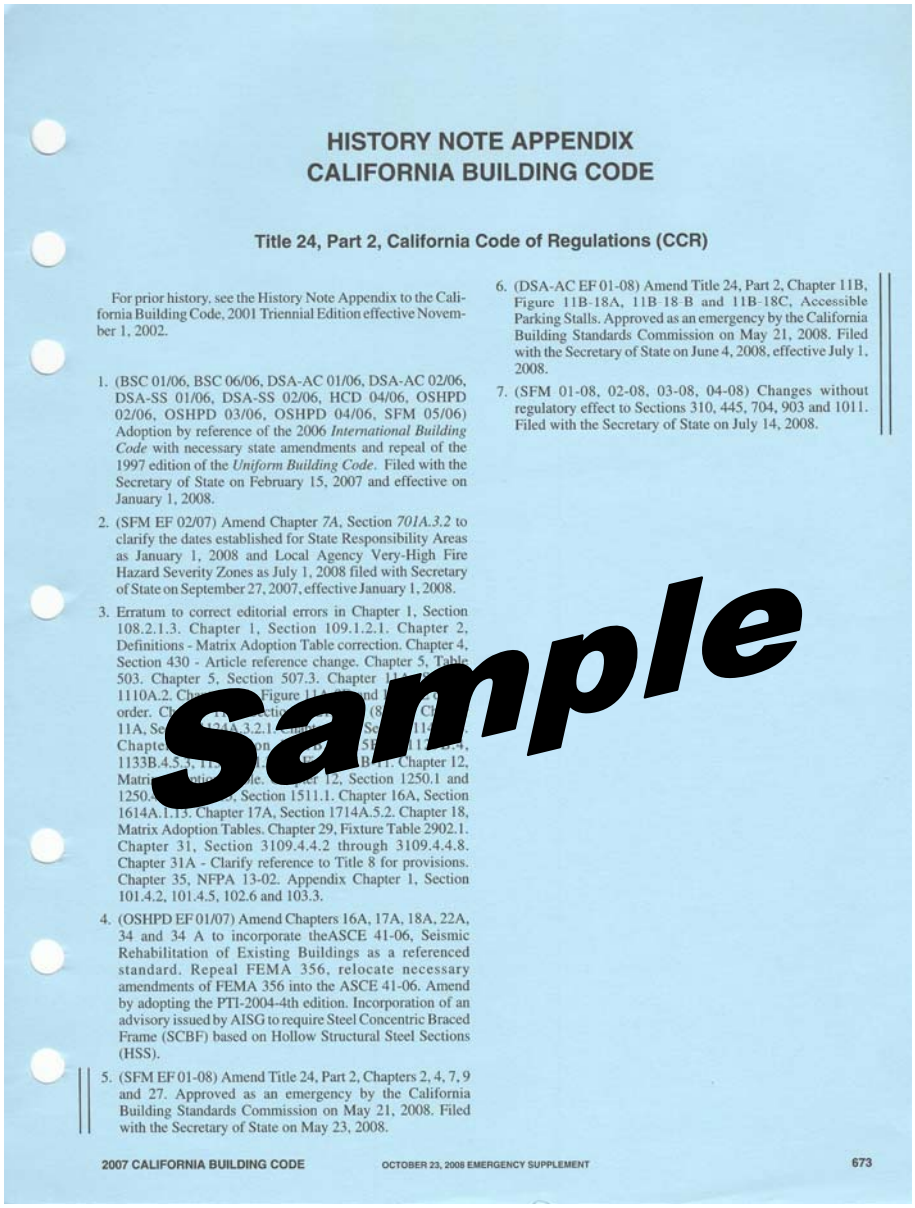
Volume 2

Remove Existing Pages	Insert Buff Pages
81and 82	81 and 82
121 through124	121 through 124
409 and 410	409 through 410.2
425 through 428	425 through 428
587 and 588	587 and 588
599 and 600	599 and 600
609 and 610	609 and 610
701 and 702	701 and 702

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

Item No. 5519S005

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 adopting agency(s), which in turn identifies the application of the code change, an abbreviated subject description, and the date approved by the California Building Standards Commission and the date filed with the Secretary of State, and the effective date. Below is a sample history page. It was issued for the 2007 California Building Code. It reveals that there have been a total of 7 supplements and errata issued for the 2007 California Building Code by the issuance of this sample.



HISTORY NOTE APPENDIX
CALIFORNIA BUILDING CODE

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

For prior history, see the History Note Appendix to the California Building Code, 2001 Triennial Edition effective November 1, 2002.

1. (BSC 01/06, BSC 06/06, DSA-AC 01/06, DSA-AC 02/06, DSA-SS 01/06, DSA-SS 02/06, HCD 04/06, OSHPD 02/06, OSHPD 03/06, OSHPD 04/06, SFM 05/06) Adoption by reference of the 2006 *International Building Code* with necessary state amendments and repeal of the 1997 edition of the *Uniform Building Code*. Filed with the Secretary of State on February 15, 2007 and effective on January 1, 2008.
2. (SFM EF 02/07) Amend Chapter 7A, Section *701A.3.2* to clarify the dates established for State Responsibility Areas as January 1, 2008 and Local Agency Very-High Fire Hazard Severity Zones as July 1, 2008 filed with Secretary of State on September 27, 2007, effective January 1, 2008.
3. Erratum to correct editorial errors in Chapter 1, Section 108.2.1.3. Chapter 1, Section 109.1.2.1. Chapter 2, Definitions - Matrix Adoption Table correction. Chapter 4, Section 430 - Article reference change. Chapter 5, Table 503. Chapter 5, Section 507.3. Chapter [illegible] 1110A.2. Ch[illegible] Figure [illegible] and [illegible] order. Ch[illegible] (8[illegible] Ch[illegible] 11A, Se[illegible] 24A 3.2.1. [illegible] Se[illegible] Chapte[illegible] on [illegible] 51[illegible] 11[illegible], 1133B.4.5.3, 11[illegible] B 11. Chapter 12, Matri[illegible] le. [illegible] 12, Section 1250.1 and 1250.[illegible] Section 1511.1. Chapter 16A, Section 1614A.1.13. Chapter 17A, Section 1714A.5.2. Chapter 18, Matrix Adoption Tables. Chapter 29, Fixture Table 2902.1. Chapter 31, Section 3109.4.4.2 through 3109.4.4.8. Chapter 31A - Clarify reference to Title 8 for provisions. Chapter 35, NFPA 13-02. Appendix Chapter 1, Section 101.4.2, 101.4.5, 102.6 and 103.3.
4. (OSHPD EF 01/07) Amend Chapters 16A, 17A, 18A, 22A, 34 and 34 A to incorporate theASCE 41-06, Seismic Rehabilitation of Existing Buildings as a referenced standard. Repeal FEMA 356, relocate necessary amendments of FEMA 356 into the ASCE 41-06. Amend by adopting the PTI-2004-4th edition. Incorporation of an advisory issued by AISG to require Steel Concentric Braced Frame (SCBF) based on Hollow Structural Steel Sections (HSS).
5. (SFM EF 01-08) Amend Title 24, Part 2, Chapters 2, 4, 7, 9 and 27. Approved as an emergency by the California Building Standards Commission on May 21, 2008. Filed with the Secretary of State on May 23, 2008.
6. (DSA-AC EF 01-08) Amend Title 24, Part 2, Chapter 11B, Figure 11B-18A, 11B-18-B and 11B-18C, Accessible Parking Stalls. Approved as an emergency by the California Building Standards Commission on May 21, 2008. Filed with the Secretary of State on June 4, 2008, effective July 1, 2008.
7. (SFM 01-08, 02-08, 03-08, 04-08) Changes without regulatory effect to Sections 310, 445, 704, 903 and 1011. Filed with the Secretary of State on July 14, 2008.

Sample

2007 CALIFORNIA BUILDING CODE OCTOBER 23, 2008 EMERGENCY SUPPLEMENT 673

The California Building Standards Commissions 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 Supplements 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.

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.
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Chapter 3. Adoptions for Specific Building Types

Using Title 24 is made easier when the user has an understanding of the application of the various adoptions by the state adopting agencies. This can be accomplished by studying Sections 1.2 through 1.14 in the 2010 California Building Code and the referenced state laws.

In this chapter we will discuss specific code adoptions for some common building

Reminder: As discussed in Chapter 1 of this guide, some of the state agencies involved in the process of developing Title 24 provisions have authority to develop and propose building standards to the California Building Standards Commission. For those state agencies, only the Building Standards Commission may adopt the provisions for publication in Title 24. Yet other state agencies have authority to develop proposed building standards, hold public hearings, and adopt the building standards. Those building standards must be approved by the Building Standards Commission for publication in Title 24. For our discussions within this guide, we will disregard the technical differences in the adoption processes. In some discussions necessary to explain the use of Title 24, it may be stated that a state agency has adopted a code provision, when in fact the Building Standards Commission has actually performed the act of adoption. When we say that a state agency has adopted a code provision is to establish the application of the adopted code provision. For example, if we say that a code section is adopted by SFM, then the section applies to buildings or building features subject to the adoption authority of the SFM as identified in Section 1.11 of the 2010 California Building Code.

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 state adopting 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 state government website http://www.leginfo.ca.gov .

Hotels, Motels, Lodging Houses, Condominiums, Apartments and Dwellings

These structures are subject to the adopted model code and amendments by multiple state adopting 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, 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 2010 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 2010 California Building Code.

c. Accessibility: Health and Safety Code, Division 13, Parts 5.3 and 5.5, including Sections 19952 through 19959, 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 2010 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 for more information on the application of HCD 1/AC adoptions.

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, 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: January 1, 2011, is the effective date of mandatory provisions in the 2010 California Green Building Standards Code, which is Part 11 of Title 24. The previous 2008 edition was a voluntary standard. The Part 11 mandatory 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". The HCD 1 adopted standards apply to a Group R Occupancy that is a "low-rise residential building". The definition of "row-rise residential building" is provided in Chapter 2 of Part 11 (in short, three stories in height or less). Part 11

also establishes voluntary green building standards in addition to the mandatory standards.

f. Enforcement: Health and Safety Code Section 17960 (within the State Housing Law) 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.

Privately Owned Buildings of Group A, B, M and similar Occupancies

a. Structural, Mechanical, Electrical, 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. Specific requirements are adopted for high rise buildings. Read Section 1.11 of the 2010 California Building Code for more information and applications of the SFM adoptions.

c. Accessibility: Buildings of Group A, B and M Occupancies most often meet the definition of public buildings, public accommodations, or commercial facilities. 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 2010 California Building Code.

d. Energy Conservation: These 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 in Part 6, the California Energy Code.

e. Green Building Standards: January 1, 2011, is the effective date of mandatory provisions in the 2010 California Green Building Standards Code, which is Part 11 of Title 24. The previous 2008 edition was a voluntary standard. 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. Part 11 also establishes voluntary green building standards in addition to the mandatory standards. Read Section 101.3.1 and 102 in Chapter 1 of Part 11 of Title 24 for more information on the application of 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 2010 California Building Code for more information about enforcement duties relating to these occupancies.

Hospitals and Medical Care Buildings

Note: 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 2010 California Building Code.

a. Structural, Mechanical, Electrical, Plumbing and Fire and Panic Safety: Health and Safety Code, Division 107, Part 1 and Part 7, assigns the responsibility for developing architectural, structural, mechanical, electrical, plumbing and fire and panic safety 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 2010 California Building Code for additional information about the application of OSHPD adoptions and of the various medical buildings subject to the OSHPD adoptions.

b. Accessibility: Hospitals and Medical Care facilities are Public Accommodations as defined in state law and in Chapter 2 of the 2010 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 2010 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: January 1, 2011, is the effective date of voluntary measures adopted by the Office of Statewide Health Planning and Development (OSHPD) in the 2010 California Green Building Standards Code, which is Part 11 of Title 24. The acronym "OSHPD" is used in the code and Matrix Adoption Tables to identify the adopted voluntary measures. At this time OSHPD has not adopted the Part

11 mandatory measures for hospital and medical buildings. Read Section 101.3.1 and 102 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, of the Title 24 building standards applicable to hospital and medical care facilities identified in Section 1.10 of the 2010 California Building Code, is performed by the Office of Statewide Health Planning and Development for structural, mechanical, electrical, plumbing, energy conservation requirements, the Division of the State Architect for accessibility requirements, and the Office of the State Fire Marshal for fire and panic safety requirements.

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 2010 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 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, the state enforcement agencies shall also enforce the more restrictive local building standards in hospitals and medical care facilities.

Read more about OSHPD adoptions in the 2010 California Building Code Section 1.10.

Public School Buildings

Note: In this discussion we will use the terms "school buildings" as a general identification for buildings identified in Section 1.9.2 of the 2010 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 45.

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, 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 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 2010 California Building Code and Title 24, Part 1(California Administrative Code), Chapter 4, Group 1 for more information regarding school buildings 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 2010 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 public accommodations to the Division of the State Architect. Publicly funded school buildings and grounds are both public buildings and 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 2010 California Building Code. Additionally, read

Section 4-302 of Article 1, of Group 1, of Chapter 4, 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: January 1, 2011, is the effective date of mandatory and voluntary measures in the 2010 California Green Building Standards Code, which is Part 11 of Title 24. The previous 2008 edition was a voluntary standard. The Part 11 green building standards applicable to public school buildings are adopted by the Division of the State Architect. The acronym "DSA SS" 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. For more information on the green building standards applicable to public school buildings read Sections 101.3.1 and 102 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 2010 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, 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 2010 California Building Code and referenced state laws for more information. Also read Article 2, of 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 2010 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 public accommodations 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 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 2010 California Building Code. Also read Article 2, of Chapter 4 of Part 1 (California Administrative Code) of Title 24, and Chapter 5 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: January 1, 2011, is the effective date of mandatory and voluntary measures in the 2010 California Green Building Standards Code, which is

Part 11 of Title 24. The previous 2008 edition was a voluntary standard. Part 11 green building standards 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. Part 11 also establishes voluntary green building standards in addition to the mandatory standards. For more information on the application of green building standards adopted by BSC read Sections 101.3.1 and 102 in Chapter 1 of Part 11 of Title 24.

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 Parks and Special Occupancy Parks

a. Structural, Mechanical, Electrical, 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 these buildings 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 2010 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, 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 2010 California Building Code.

c. Accessibility: Health and Safety Code Sections 19952 through 19959 assigns the responsibility for developing building standards for accessibility in 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 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 2010 California Building Code.

Read Section 2327 of Chapter 2.2 of Title 25 regarding accessibility to camping cabins 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 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 California Energy Code (Title 24, Part 6) for more information and applications of CEC adoptions.

e. Green Building Standards: The 2010 California Green Building Standards Code, which is Part 11 of Title 24, has not been adopted for permanent buildings in mobilehome parks or special occupancy parks, unless the permanent building meets the definition of low-rise residential buildings. The definition of low-rise residential buildings is provided in Section 202 of Part 11 of Title 24 (California Green Building

Standards Code) which reads: *"A building that is of Occupancy Group R and is three stories or less, or that is a one-or two-family dwelling or townhouse."*

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.

Note: *In the above discussions we have referenced sections 1.2.1.8, 1.9, 1.10, and 1.11 of Chapter 1 of the 2010 California Building Code. The same or similar information 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.*

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.

Special Requirements for Specific Uses and Building Types

Note: The following types of buildings and facilities are subject to specific adoptions as listed, which may be in addition to the code provisions applicable to the building occupancy or facility.

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 1.11.3.4 of Chapter 1 of the 2010 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 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 2010 California Building Code, and Chapter 4 of Part 1 (California Administrative Code) of Title 24, commencing with Section 4-201, for more information.

3. Public Sidewalks: Publicly funded sidewalks and curbs are subject to the adoptions by the Divisions of the State Architect (DSA) for accessibility. 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 2010 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 Corrections Standards Authority. Such adoptions, if any, are shown by the acronym CSA in the code text and Matrix Adoption Tables. Read Section 1.3 of Chapter 1 in the 2010 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 2010 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 2010 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 2010 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 (DPH). Such adoptions, if any, are shown by the acronym DPH in the code text and Matrix Adoption Tables. Read Section 1.7 of the 2010 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 (DPH). Such adoptions are shown by the acronym DPH in the code text and Matrix Adoption Tables. Read Section 1.7 of the 2010 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 (DPH). Such adoptions, if any, are shown by the acronym DPH in the code text and Matrix Adoption Tables. Read Section 1.7 of the 2010 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 2010 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 (DPH). Such adoptions, if any, are shown by the acronym DPH in the code text

and Matrix Adoption Tables. Read Section 1.7 of the 2010 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 (SL). 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 2010 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 2010 California Building Code and referenced state laws for more information.

15. Family Care Homes: Small and Large Family Day-care Homes, Residential facilities for the elderly and state institutions 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 2010 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 2010 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 countertop, aisle, point-of-sale machines, controls and screen.
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Summary of Code Application by Type of Building, Occupancy, or Feature

Note: 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	Adopting Agency	Enforcement Agency	Comment
Hotel, Motel, Lodging House	Structural, Plumbing, Electrical, Mechanical	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, Plumbing, Electrical, Mechanical	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		
	Green Building Standards	HSC 17921(a)	HCD 1		
One- & Two-Family Dwelling	Structural, Plumbing, Electrical, Mechanical	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	Structural, Plumbing, Electrical, Mechanical	No law provides agency authority	None	Local Government	Note 5
	Fire & Panic Safety	HSC 13143	SFM		
	Accessibility	HSC 19952-19959	DSA AC		
	Energy Conservation	PRC 25402	CEC		
	Green Building Standards	HSC18930.5	BSC		
Hospital & Medical	Structural, Plumbing, Electrical, Mechanical	HSC Div.107, Part 1 &7	OSHPD 1, 2 or 4	OSHPD, and DSA AC for accessibility, and SFM for fire and panic safety.	
	Fire & Panic Safety	HSC 13143	SFM		
	Accessibility	HSC 19952-19959	DSA AC		
	Energy Conservation	PRC 25402	CEC		Except Group I Occupancy
	Green Building Standards	HSC18930.5	BSC		

Licensed Clinic	Structural, Plumbing, Electrical, Mechanical	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	BSC		
Public School	Structural, Plumbing, Electrical, Mechanical	EC, Div.1, Part 10.5 Sec. 17310,81141	DSA SS	DSA	
	Fire & Panic Safety	HSC 13143	SFM		
	Accessibility	HSC 19952-19959	DSA AC		
	Energy Conservation	PRC 25402	CEC		
	Green Building Standards	HSC18930.5	BSC		

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 2010 California Building Code.
2. See Section 1.5 of the 2010 California Building Code for complete listing of authority. 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.1 in Chapter 11A of the 2010 California Building Code.
4. If publicly funded, then DSA AC adoptions apply.
5. No state agency has authority to adopt specific requirements. Apply published Title 24 provisions applicable to the occupancy and structure.

Additional Notes:

5. See Section 1.2 through 1.14 of 2010 California Building Code for complete discussion on application of adoptions by state agencies.
6. Acronyms used above:

EC- Education Code
HSC- Health and Safety Code
GC- Government Code
PRC- Public Resources Code
State Adopting Agency Acronyms as discussed in Chapter 2.

Chapter 4. State and Local Code Adoption Processes

In this chapter we will explain the code adoption process used to create 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.

Automobile fuel station pumps are subject to Chapter 11C of the California Building Code (Part 2 of Title 24) as adopted by the Division of the State Architect.

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The State Process

The process of adopting building standards is governed by requirements in the Administrative Procedure Act (commencing with Government Code Section 11340), the California Building Standards Law (commencing with Health and Safety Code Section 18901) 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 functions pursuant to Health and Safety Code, Division 13, Part 2.5 (commencing with section 18901), known as the California Building Standards Law. The CBSC coordinates the building standards adoption activities of the state adopting agencies, makes the proposed code adoptions available to the public (in the California Regulatory Notice Register and CBSC website), conducts public hearings, 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.

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 adopting agencies (listed on page 22) begin an adoption process. The state adopting 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 adopting agencies. Considerable coordination is necessary because the state agencies have only specific areas of authority. The completed rulemaking files are submitted to the CBSC for review and the publication on the CBSC website. The Notice of Proposed Action advises the public of the action, proposal subject and

information regarding the public review period and public hearing. The CBSC then convenes the Code Advisory Committees to assist with the review of the proposed codes. At the public hearing, the CBSC takes public testimony and the recommendations of the Code Advisory Committees prior to voting to approve, disapprove, approve as amended, or hold over for additional work.

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 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, 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 placed 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. The CBSC often establishes an effective date greater than 180-days after publication.

Above we have described the so-called 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 intervening cycle 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 34.

Government office buildings are subject to Title 24 provisions adopted by the 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 SFM, DSA AC and BSC within the text and Matrix Adoption Tables.
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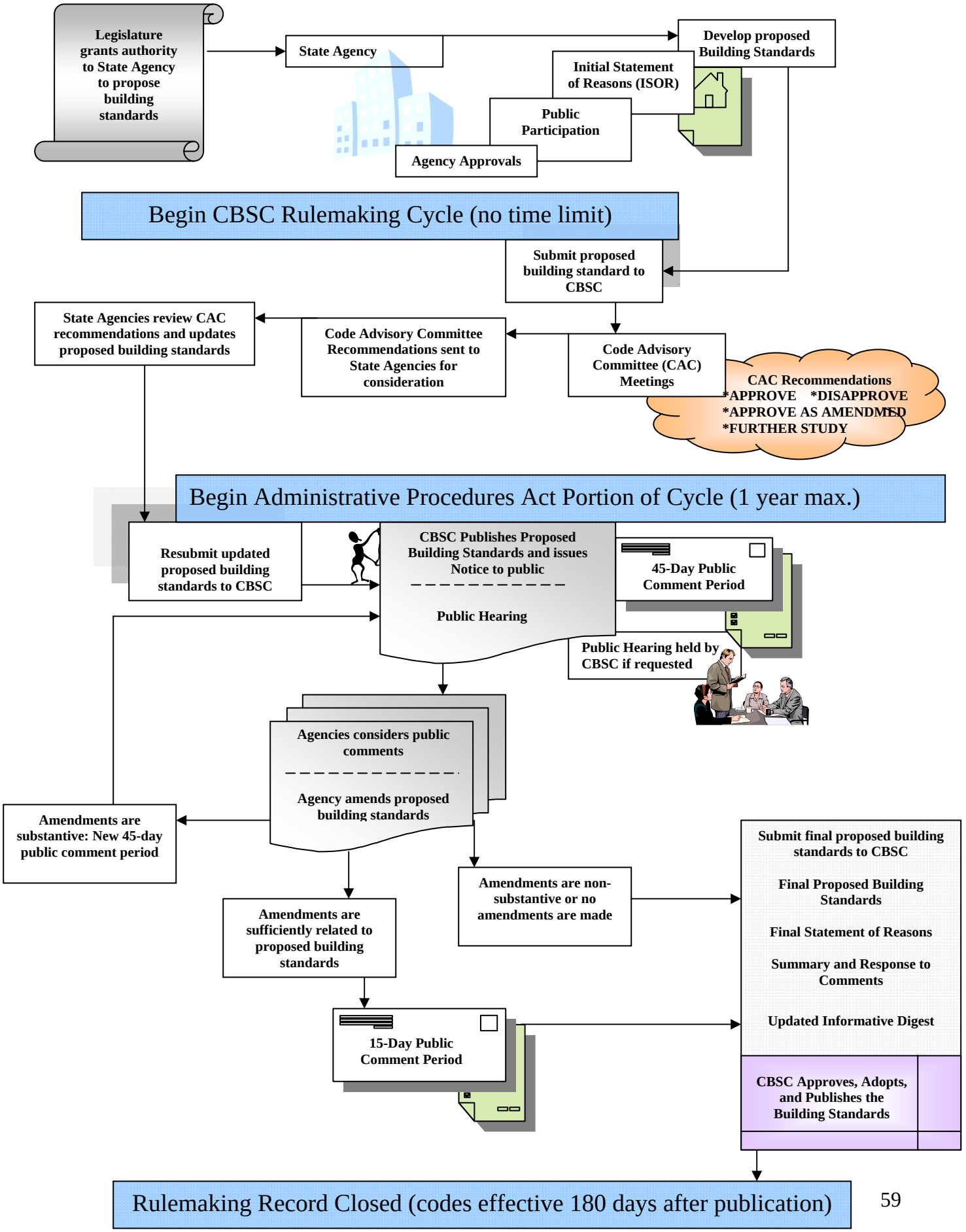
The following page illustrates the regular code adoption process.

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 section 1.1.3 of Chapter 1 in the 2010 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.

Local government may also adopt more restrictive fire and panic safety requirements recommended by the local fire protection district. 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.

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 district are not operative until 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 Standards Bulletin 10-03 regarding local code adoptions available at the CBSC website http://www.bsc.ca.gov/ .

Chapter 5. 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://www.leginfo.ca.gov/calaw.html/ .

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. 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.

Note: *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.*

2. 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.

3. Health and Safety Code, Division 12, Part 2, Chapter 1, which 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, provides for misdemeanor convictions. Section 13112 therein reads:

> *"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.

Retail stores are subject to Title 24 published provisions applicable to Group M Occupancies including accessibility requirements adopted under the acronym DSA AC.

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Civil 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 12987 authorizes the Department of Fair Employment and Housing to investigate discrimination in housing accommodations, which may be in the form of a violation of the standards in Chapter 11A of the California Building Code. Orders to pay civil

penalties of up to $10,000 may be issued by the Fair Employment and Housing Commission. Orders to pay a civil penalty up to $25,000 may be issued for recurring violation of Government Code Section 12955.

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 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.

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 1for low-rise 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.
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Chapter 6. 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 2010 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. to only to buildings subject to state inspection
   d. to only to public school buildings and governmental buildings

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

12. In regard to building standards, the state adopting agencies 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 adopting 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 2010 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 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 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 2010 California Building Code (Part 2 of Title 24), if the reader is unfamiliar with the adoption jurisdiction of a state adopting 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. The Matrix Adoption Tables within Title 24 were once located near the beginning of each code book. In the 2010 edition of Title 24, the provided Matrix Adoption Tables are generally located:
    a. in the appendix chapters
    b. at the beginning of each chapter
    c. in Chapter 1 of each part
    d. in Part 1

Answer Questions 21 through 31 based on the Matrix Adoption Table for Chapter 10 of the 2010 California Building Code shown (in part) below.

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

Adopting agency			HCD			DSA			OSHPD											
	BSC	SFM	1	2	1-AC	AC	SS	SS/CC	1	2	3	4	CSA	DPH	AGR	DWR	CEC	CA	SL	SLC
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	X														
Chapter/Section																				
1001.3		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		X	X	X	X	X														
1003.1.1									X	X										
1003.1.1.1									X											
1003.1.1.2										X										
1003.2		X	X	X	X															
1003.3		X																		
1003.3.3.1		X																		
1003.3.4			X	X	X															
1003.5		X	X	X	X															
1004.1.1		X																		
1005.1		X																		
1005.3		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	X														
1007.4						X														
1007.5			X	X	X	X														
1007.5.1						X														
1007.6						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. CSA
    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, 1002.1 and more
    b. the entire chapter without amendment
    c. only the marked sections such as sections 1001.3, 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. 1003.1.1.1
    c. 1003.1.1.2

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 1003.1,because it is shown as adopted under DSA AC
    c. Section 1003.1.1, because it is shown as adopted under DSA AC

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 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

<u>Answer Questions 32 and 33 based on the Matrix Adoption Table shown above and Section 1007.2.1 of the 2010 California Building Code shown below in part.</u>

1007.2.1 Elevators required. In buildings where a required *accessible* floor is four or more stories above or below a *level of exit discharge*, at least one required *accessible means of egress* shall be an elevator complying with Section 1007.4.

Exceptions:

1. In buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the elevator shall not be required on floors provided with a *horizontal exit* and located at or above the *levels of exit discharge*.
2. In buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the elevator shall not be required on floors provided with a

32. Regarding Section 1007.2.1:
    a. because there is italic font print, it is a California Amendment adopted by DSA AC
    b. it is a model code provision adopted by DSA AC with defined words in italic font print
    c. it is not adopted under HCD 1/AC and is therefore not applicable to any project subject to local inspection

33. Section 1007.2.1 can be applied to buildings with four or more floors and that is a:
    a. county owned building such as a court house
    b. covered multifamily dwelling such as an apartment building
    c. state owned building
    d. all of the above

34. A violation of Title 24 provisions that implement a state law that also provides for a civil penalty for violations of that law, or the regulations implementing that law, will include:
    a. imprisonment
    b. a monetary fine
    c. imprisonment and a monetary fine

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

End of Exercise. See answers and explanations beginning on the next page.

Exercise Answers, References and Explanations		
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 CSA, 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. DSA/SS also adopts the entire chapter without 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, 1002.1 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 2010 California Building Code Section 1.8.2.1.3. Process discussed in Chapter 2.

Exercise Answers, References and Explanations		
Question	**Answer**	**Reference/Explanation**
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 2010 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 1003.1 and none of the other choices. 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 2010 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. It can be argued that SFM has jurisdiction because the subject may relate to fire and panic safety. SFM has adoption jurisdiction for fire and panic safety in housing occupancies. Either way, the section is adopted. 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 2010 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.

Exercise Answers, References and Explanations		
Question	**Answer**	**Reference/Explanation**
33.	d	The section is adopted under the column BSC, HCD-1/AC and DSA AC. BSC has adoption jurisdiction for state buildings. HCD 1/AC has adoption jurisdiction for accessibility in apartments, and DSA AC has adoption jurisdiction for public buildings, public accommodations, and commercial facilities. Process discussed in Chapter 2 of this guide.
34.	b	Civil penalties are monetary fines. See Chapter 5 and 7 of this guide.
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 7. Glossary of Terms

In this chapter we will explain many of the names and terms used in relation to Title 24 and the code adoption process in alphabetical order. Many of these terms are explained within the discussions of the proceeding chapters but are repeated here for quick reference or are expanded for additional clarity.

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 adopting 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, 11A, 11B and 11C 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. For one, the International Building Code used as the basis for the California Building Code, uses *italic font print* to identify words and terms that are defined in the definition chapter.

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 adopting 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 12 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 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:

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 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 Hearing: A hearing by a state agency, including the California Building Standards Commission, to consider a proposed adoption of a building standard (state regulations). 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 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 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 hearings, and all received public comments.

State Adopting 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 Abbreviation or Acronyms: The state adopting 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. See our *Guide to Title 24* available at the California Building Standards Commission website for more information about state agency acronyms and how they identify the application of Title 24 provisions.

State Regulations: 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.

(Back Cover)