

**45-DAY EXPRESS TERMS  
FOR  
PROPOSED BUILDING STANDARDS  
OF THE  
STATE HISTORICAL BUILDING SAFETY BOARD (SHBSB)  
  
REGARDING PROPOSED CHANGES TO  
THE CALIFORNIA HISTORICAL BUILDING CODE (CHBC)  
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 8  
  
2016 CALIFORNIA HISTORICAL BUILDING CODE  
TRIENNIAL CODE CYCLE**

LEGEND FOR EXPRESS TERMS

1. New California amendments: All such language appears underlined.
2. Repealed text: All such language appears in ~~strikeout~~.

**INITIAL EXPRESS TERMS**

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**State Historical Building Safety Board proposes to carry forward adoption of the 2013 CA Historical Building Code into the 2016 CA Historical Building Code, with further amendment as indicated.**

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**CHAPTER 8-2  
DEFINITIONS**

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**ITEM 1**

**SECTION 8-201  
DEFINITIONS**

**ENFORCING AGENCY**, Authority Having Jurisdiction, Local Agency with Jurisdiction. An entity with the responsibility for regulating, enforcing, reviewing or otherwise that exerts control of or administration over the process of ~~gaining~~ granting permits, approvals, decisions, variances, appeals for qualified historical buildings or properties.

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**CHAPTER 8-3  
USE AND OCCUPANCY**

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**ITEM 2**

**SECTION 8-302  
GENERAL**

**8-302.3 Occupancy separations.** Required occupancy separations of more than one hour may be reduced to one-hour fire-resistive construction with all openings protected by not less than three-fourths-hour fire-resistive assemblies of the self-closing or automatic-closing type when the building is provided with an automatic sprinkler system throughout the entire building in accordance with Section ~~8-410.4~~ 8-410.2. Doors equipped with automatic-closing devices shall be of a type which will function upon activation of a device which responds to products of combustion other than heat.

Required occupancy separations of one hour may be omitted when the building is provided with an automatic sprinkler system throughout.

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**ITEM 3**

**SECTION 8-303  
RESIDENTIAL OCCUPANCIES**

**8-303.1 Purpose.** The purpose of this section is to provide regulations for those buildings designated as qualified historical buildings or properties and classified as residential occupancies. The CHBC requires enforcing agencies to accept any reasonably equivalent alternative to the regular code when dealing with qualified historical buildings and properties.

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**CHAPTER 8-4  
FIRE PROTECTION**

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**ITEM 4**

**SECTION 8-401  
PURPOSE, INTENT AND SCOPE**

**8-401.1 Purpose.** The purpose of this chapter is to provide regulations for fire protection of qualified historical buildings or properties. The CHBC requires enforcing agencies to accept any reasonably equivalent alternatives to the regular code when dealing with qualified historical buildings or properties.

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**ITEM 5**

**SECTION 8-402  
FIRE-RESISTIVE CONSTRUCTION**

**8-402.2 One-hour construction.** Upgrading an existing qualified historical building or property to one-hour fire-resistive construction and one-hour fire-resistive corridors shall not be required regardless of construction or occupancy when one of the following is provided:

1. An automatic sprinkler system throughout. See Section ~~8-410.2~~ 8-410 for automatic sprinkler systems.
2. An approved life-safety evaluation.
3. Other alternative measures as approved by the enforcing agency.

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**ITEM 6**

**SECTION 8-403  
INTERIOR FINISH MATERIALS**

New ~~non-historical~~ non-historical interior wall and ceiling ~~finish finishes~~ shall conform to the provisions of the regular code. Existing ~~nonconforming~~ non-conforming materials used ~~for~~ in interior walls and finishes

may be surfaced with an approved fire-retardant to increase the rating of the natural finish to within reasonable proximity of the required rating. For wood lath and plaster walls, see Section 8-404.

**Exception:** When an automatic sprinkler system is provided throughout the building, existing finishes shall be approved.

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**ITEM 7**

**SECTION 8-407  
VERTICAL SHAFTS**

Vertical shafts need not be enclosed when such shafts are blocked at every floor level by the installation of not less than 2 full inches (51 mm) of solid wood or equivalent construction ~~installed so as to prevent the initial passage of smoke and flame. Automatic sprinkler systems or other solutions may be considered on a case-by-case basis, in lieu of enclosure of vertical shafts and stairwells.~~

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**ITEM 8**

**SECTION 8-410  
AUTOMATIC SPRINKLER SYSTEMS**

**8-410.2** When required by the CHBC, an automatic sprinkler ~~systems~~ system is defined by the following standards as adopted by the State Fire Marshal (for non-hazardous occupancies).

1. Buildings of four stories or less: NFPA 13R, ~~2002 edition.~~
2. For floors above the fourth, NFPA 13, ~~2002, SFM amended edition.~~
3. Buildings with floors above 75 feet, NFPA 13, ~~2002 edition.~~
4. When the building is free standing or with property line separation, two floors and 1500 sf per floor or less, NFPA 13D, ~~2002 Edition.~~
5. For exterior wall and opening protection. As required by this ~~section~~ chapter.

Exception: When the automatic sprinkler systems are used to reach compliance using this code, in three or more occasions, ~~the system shall be NFPA standard 13D~~ standard shall be increased to NFPA 13R ~~Standard~~ standard, or a NFPA 13R standard shall be increased to a NFPA 13 standard.

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**ITEM 9**

**SECTION 8-411  
OTHER TECHNOLOGIES**

Fire alarm systems, smoke and heat detection systems, occupant notification and annunciation systems, smoke control systems and fire modeling, ~~times~~ timed egress analysis and modeling, as well as other engineering methods and technologies may be accepted by the enforcing agency to address areas of non-conformance.

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**CHAPTER 8-6  
 ACCESSIBILITY**

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**ITEM 10**

**SECTION 8-603  
 ALTERNATIVES**

**8-603.1 Alternative minimum standards.** The alternative minimum standards for alterations of qualified historical buildings or facilities are ~~contained in Section 4.1.7(3) of~~ referenced in Section 202.5 of the 2010 ADA Standards for Accessible Design, as incorporated and set forth in federal regulation 28 C.F.R. CFR Pt. 36.

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**RELATED ITEM 10.1:**

**APPENDIX A**

**CHAPTER 8-6  
 TABLE 1 - PROVISION APPLICABILITY**

	<b>Title II Public Entities</b>	<b>Title III Private Entities</b>	<b>Title III Barrier Removal</b>
...			
<p><b>SECTION 8-603 ALTERNATIVES</b>  <b>8-603.1 Alternative minimum standards.</b> The alternative minimum standards for alterations of qualified historical buildings or facilities are <del>contained in Section 4.1.7(3) of</del> <u>referenced in Section 202.5 of the 2010 ADA Standards for Accessible Design, as incorporated and set forth in federal regulation 28 C.F.R. CFR Pt. 36.</u></p>	Applies	Applies	Applies
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**CHAPTER 8-7  
 STRUCTURAL REGULATIONS**

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**ITEM 11**

**SECTION 8-706  
 LATERAL LOAD REGULATIONS**

**8-706.1 Seismic forces.** Strength-level seismic forces ...

**Exceptions:**

1. The forces need not exceed 0.75 times the seismic forces prescribed by the regular code requirements.
2. For ~~Occupancy Risk~~ Occupancy Risk Category I, II or III structures, near-fault increases in ground motion (maximum considered earthquake ground motion of 0.2 second spectral response greater

than 150 percent at 5 percent damping) need not be considered when the fundamental period of the building is 0.5 seconds in the direction under consideration.

3. For ~~Occupancy~~ Risk Category I or II structures, the seismic base shear need not exceed 0.30W.
4. For ~~Occupancy~~ Risk Category III or IV structures, the seismic base shear need not exceed 0.40W.

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**8-706.1.2** ~~Unreinforced~~ Evaluation and seismic improvement of unreinforced masonry bearing wall buildings shall comply with the California Existing Building Code (CEBC), Appendix Chapter A1, 2010 2013 Edition, and as modified by the CHBC.

**Exceptions:**

1. Alternative standards may be used on a case-by-case basis when approved by the authority having jurisdiction. It shall be permitted to exceed the strength limitation of 100 psi in Section A108.2 of the CEBC when test data and building configuration supports higher values subject to the approval of the authority having jurisdiction.
2. CEBC Section A102.2 shall not apply to Qualified Historical Buildings in Risk Category III buildings and other structures whose primary occupancies are public assembly with an occupancy load greater than 300.

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**8-706.5.2** Seismic forces used to evaluate and improve nonstructural components and their anchorage, where required, shall comply with ASCE 41 or need not exceed 0.75 times the seismic forces prescribed by the requirements of the regular code.

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**ITEM 12**

**SECTION 8-706  
LATERAL LOAD REGULATIONS**

**8-706.1 Seismic forces.** Strength-level seismic forces ...

**8-706.1.2** Evaluation and seismic improvement of unreinforced masonry bearing wall buildings shall comply with the California Existing Building Code (CEBC), Appendix Chapter A1, ~~2013 Edition, and as modified by the CHBC.~~

**Exceptions:**

1. Alternative standards may be used on a case-by-case basis when approved by the authority having jurisdiction. It shall be permitted to exceed the strength limitation of 100 psi in Section A108.2 of the CEBC when test data and building configuration supports higher values subject to the approval of the authority having jurisdiction.
2. CEBC Section A102.2 shall not apply to Risk Category III buildings and other structures whose primary occupancies are public assembly with an occupancy load greater than 300, as per CBC Table 1604.5.

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**CHAPTER 8-8  
ARCHAIC MATERIALS AND METHODS OF CONSTRUCTION**

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**ITEM 13**

**SECTION 8-806  
ADOBE**

**8-806.3 Height to thickness ratio.** Unreinforced new or existing adobe walls shall meet meeting these criteria need not be evaluated for out of plane failure. Where existing dimensions do not meet these conditions, additional strengthening measures, such as a bond beam, may be appropriate. Existing sod or rammed earth walls shall be considered similar to the extent these provisions apply.

1. One-story adobe load-bearing walls shall not exceed a height-to-thickness ratio of 6.
2. Two-story adobe buildings or structures' height-to-thickness wall ratio shall not exceed 6 at the ground floor and 5 at the second floor, and shall be measured at floor-to-floor height when the second floor and attic ceiling/roof are connected to the wall as described below.

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**APPENDIX A**

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**ITEM 14**

**CHAPTER 8-4**

~~When modifications must be made to qualified historical buildings or properties, the CHBC is intended to work in conjunction with the United States Secretary of Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes.~~

**CHAPTER 8-6**

**TABLE 1 - PROVISION APPLICABILITY**

	<b>Title II Public Entities</b>	<b>Title III Private Entities</b>	<b>Title III Barrier Removal</b>
<p><b>SECTION 8-601 PURPOSE, INTENT, SCOPE</b></p> <p><b>8-601.1 Purpose.</b> The purpose of the CHBC is to provide alternative regulations to facilitate access and use by persons with disabilities to and throughout facilities designated as qualified historical buildings or properties. These regulations require enforcing agencies to accept alternatives to regular code when dealing with qualified historical buildings or properties.</p> <p><b>8-601.2 Intent.</b> The intent of this chapter is to preserve the integrity of qualified historical buildings and properties while providing access to and use by <del>people</del> <u>persons</u> with disabilities.</p> <p><b>8-601.3 Scope.</b> The CHBC shall apply to every qualified historical building or property that is required to provide access to <del>people</del> <u>persons</u> with disabilities.</p> <ol style="list-style-type: none"> <li>1. Provisions of this chapter do not apply to new construction or reconstruction/replicas of historical buildings.</li> <li>2. Where provisions of this chapter apply to alteration of qualified historical buildings or properties, alteration is defined in California Building Code (CBC), Chapter 2, Definitions and Abbreviations, 202-A. Alter or Alteration</li> </ol>	Applies	Applies	Applies

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**Notes:** The regular code for Chapter 8-6 is contained in Title 24, Part 2, Vol. 1, ~~Chapter 11~~ Chapter 11B, which contain standards for new construction. Provisions of this chapter may be used in conjunction with all other provisions of the regular code and ADA regulations.

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**Notation**

**Authority:** Health & Safety Code Sections 18958 and 18959.5

**References:** Health & Safety Code Sections 18950 through 18961