

TITLE 24

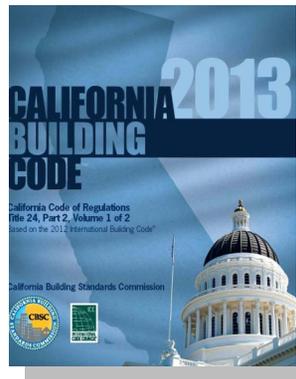
California Code of Regulations (CCR)

The CCR is divided into 28 sections or “Titles”. Title 24 of the CCR is reserved for state regulations that govern the design and construction of all buildings, associated facilities and equipment in the state of California.

- Part 1 - California Administrative Code
- Part 2 - California Building Code, Vol. 1 & 2
- Part 2.5 - California Residential Code
- Part 3 - California Electrical Code
- Part 4 - California Mechanical Code
- Part 5 - California Plumbing Code
- Part 6 - California Energy Code
- Part 7 - Vacant
- Part 8 - State Historical Building Code
- Part 9 - California Fire Code
- Part 10 - California Existing Building Code
- Part 11 - California Green Building Standards Code
- Part 12 - California Reference Standards Code

(Continued)

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.



At the CBSC website www.bsc.ca.gov there is considerably more detail about the code development process and supportive information and educational documents.

California Building Standards Commission

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Introducing the California Building Standards Commission



CBSC a Commission within **DGS** GENERAL SERVICES



The **California Building Standards Commission** (CBSC) is responsible for overseeing the adoption and publication of the **California Building Standards Code** in **Title 24** of the California Code of Regulations. Title 24 applies to the design, construction, maintenance and alteration of publically and privately owned buildings throughout California. The CBSC has 10 members appointed by the Governor who represent professions, expertise, and interest groups designated in law, and the general public. The Chairperson is the Secretary of the Government Operations Agency.

The authority and activities of the CBSC are set out in Health and Safety Code (HSC), Division 13, Part 2.5, commencing with Section 18901. The CBSC is supported by a staff of 12 state employees lead by an Executive Director who is appointed by the CBSC. The CBSC also has authority 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.

A **Adoption Process:** The process of adopting building standards is governed by requirements in the Administrative Procedure Act (commencing with Government Code Section 11340), California Building Standards Law (commencing with HSC Section 18901) and the California Code of Regulations, Title 24, Part 1, Chapter 1. The CBSC is responsible for carrying out the code adoption process in accordance with these identified state laws and regulations that are intended to involve the affected public in an open consensus process. On a three-year cycle, the entire Title 24 is replaced by a new publication of Title 24 that incorporates new model codes and national standards. Between the triennial cycles is one intervening code adoption cycle to adopt revisions and new requirements mandated by law. Each adoption cycle consumes nearly 18 months.

The process of adopting the codes involves several state agencies, including the CBSC, Office of the State Fire Marshal, Department of Housing and Community Development, Division of the State Architect, Office of Statewide Health Planning and Development, and nine others. The CBSC utilizes a Coordinating Council of state agencies (mandated by law) to coordinate the work of the 14 state adopting agencies. Considerable coordination is necessary because no one state agency has

authority to create all the needed codes and standards for all types of buildings. Each of the state agencies have specific areas of authority, such as fire and panic safety by the Office of the State Fire Marshal, and accessibility by the Division of the State Architect, or housing by the Department of Housing and Community Development. Each of the state agencies assemble stakeholder groups when developing building standards to ensure that the resulting code language will be clear, consistent, achievable and necessary.

Once proposed building standards are developed, the CBSC convenes 6 subject specific Code Advisory Committees (CAC) to review the proposed codes and make recommendations to the CBSC. The CAC's have a total of 54 volunteer members from all aspects of the building design, construction and code enforcement interests.

A public hearing is conducted where the CBSC takes public testimony and the recommendations of the Code Advisory Committees under consideration prior to voting to approve, disapprove, approve as amended, or hold over the proposed building standards for additional work. Often the public comments received during a 45-day public comment period and the hearing result in the need to modify the proposed code language.