

**FINAL EXPRESS TERMS  
FOR  
PROPOSED BUILDING STANDARDS  
OF THE  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
REGARDING THE ADOPTION BY REFERENCE OF THE  
2012 INTERNATIONAL EXISTING BUILDING CODE, APPENDIX A, CHAPTERS A1 AND A3  
WITH PROPOSED AMENDMENTS INTO THE 2013 CALIFORNIA EXISTING BUILDING CODE  
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 10  
(HCD 07/12)**

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The Department of Housing and Community Development (HCD) proposes to adopt the 2012 edition of the International Existing Building Code (IEBC), Appendix A, Chapters A1 and A3 for codification and effectiveness into the 2013 edition of the California Existing Building Code (CEBC) as presented on the following pages. HCD further proposes to:

- Repeal the 2009 edition of the International Existing Building Code;
  - Repeal the 2010 edition of the California Existing Building Code, which includes amendments to the model code that are no longer necessary;
  - Repeal or amend building standards that are not addressed by a model code;
  - Relocate or codify existing adopted and necessary amendments to the model code into the format of the model code proposed for adoption, the action of which has no regulatory effect; and/or
  - Adopt new building standards that are not addressed by the model code proposed for adoption.
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**LEGEND FOR EXPRESS TERMS:**

1. **IEBC language with new California amendments:** IEBC language shown in normal Arial 9 point; California amendments to IEBC text shown underlined and/or in italics.
  2. **California amendments or code language being modified:** All such language shown in italics, modified language is underlined or shown in ~~strikeout~~.
  3. **Repealed text:** All language shown in ~~strikeout~~.
  4. **Amended, adopted or repealed language after public hearing:** All such language appears in double underline or ~~double strikeout~~.
  5. **Notation:** Authority and Reference citations are provided at the end of each chapter.
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**SUMMARY OF REGULATORY ACTION**

**HCD PROPOSES TO:**

- Adopt standards from the 2012 International Existing Building Code (IEBC), Appendix A, Chapters A1 and A3 into the 2013 California Existing Building Code (CEBC) **without amendment**.
- Adopt standards from the 2012 International Existing Building Code (IEBC), Appendix A, Chapters A1 and A3 into the 2013 California Existing Building Code (CEBC) **with amendment**.
- Bring forward existing California Amendments from the 2010 California Existing Building Code, Appendix A (CEBC) for adoption into the 2013 California Existing Building Code (CEBC) **with amendment**.
- Repeal 2010 California Amendments, Appendix A, which are **not** brought forward into the 2013 California Existing Building Code (CEBC).

**1. HCD proposes to repeal the California Amendments from the 2010 CEBC, Appendix A, Chapter A1, and adopt Appendix A, Chapter A1 (Sections A100 – A114, Tables A1-A – A1-G, and Figures A1-1 and A1-2) from the 2012 IEBC into the 2013 CEBC with amendments as follows:**

**CHAPTER A1  
SEISMIC STRENGTHENING PROVISIONS  
FOR UNREINFORCED MASONRY BEARING WALL BUILDINGS**

**SECTION A100  
APPLICATION**

**A100.1 Vesting Authority.** *When adopted by a state agency, the provisions of these regulations shall be enforced by the appropriate enforcing agency, but only to the extent of authority granted to such agency by the state legislature.*

*Following is a list of the state agencies that adopt building standards, the specific scope of application of the agency responsible for enforcement, and the specific statutory authority of each agency to adopt and enforce such provisions of building standards of this code, unless otherwise stated.*

**2. HCD 1 – The Department of Housing and Community Development.**

**Application** – *Hotels, motels, lodging houses, dwellings, employee housing and factory-built housing.*

*Enforcing Agency – The local building department or the Department of Housing and Community Development.*

*Authority Cited – Health and Safety Code Sections 17040, 17921, 17922, 19990.*

*Reference – Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 19960 through 19997; and Government Code Section 12955.1.*

**3. HCD 2 – The Department of Housing and Community Development.**

**Application** – *Permanent buildings and permanent accessory buildings or structures constructed within mobilehome parks and special occupancy parks.*

*Enforcing Agency – The local building department or the Department of Housing and Community Development.*

*Authority Cited – Health and Safety Code Section 18300, 18620, 18640, 18865, 18873 and 18873.2.*

*Reference – Health and Safety Code Sections 18200 through 18700 and 18860 through 18874.*

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18620, 18640, 18865, 18865.3, 18873, 18873.2 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000-17060, 17910-17990, 18200-18700, 18860-18874 and 19960-19998; and Government Code Sections 12955.1 and 12955.1.1.

**SECTION A103  
DEFINITIONS**

**BUILDING CODE. [HCD 1 and HCD 2]** "Building Code" shall mean the most current edition of the California Building Code, Title 24, Part 2 as adopted by the California Building Standards Commission (BSC).

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18620, 18640, 18865, 18865.3, 18873, 18873.2 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000-17060, 17910-17990, 18200-18700, 18860-18874 and 19960-19998; and Government Code Sections 12955.1 and 12955.1.1.

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- 2. HCD proposes to repeal the California Amendments from the 2010 CEBC, Appendix A, Chapter A3 (Sections A301.1 – A301.3, A302, A303, A304.1.1, A304.1.3, A304.1.4, A304.2.2 – A304.2.6, A304.3.1 – A304.3.3, A304.4.1, A304.4.1.1, A304.5, A304.5.1, A304.6, Tables A3-A and A3-B, and Figures A3-1–A3-10) and adopt Appendix A, Chapter A3 (Sections A301.1 – A304.6, Tables A3-A and A3-B, and Figures A3-1 – A3-10) from the 2012 IEBC into the 2013 CEBC with amendments as follows:**

**CHAPTER A3  
PRESCRIPTIVE PROVISIONS FOR SEISMIC STRENGTHENING OF CRIPPLE WALLS AND SILL PLATE  
ANCHORAGE OF LIGHT, WOOD-FRAME RESIDENTIAL BUILDINGS**

**SECTION A302  
DEFINITIONS**

For the purpose of this chapter, in addition to the applicable definitions in the building code, certain additional terms are defined as follows:

**CODE OFFICIAL.** "Code Official" shall have the same meaning as *Enforcing Agency*.

**ENFORCING AGENCY.** *The designated department or agency as specified by statute or regulation.*

**SECTION A304  
STRENGTHENING REQUIREMENTS**

**A304.5 Quality Control Inspections.** All work shall be subject to inspection by the code official including, but not limited to:

1. Placement and installation of new adhesive or expansion anchors installed in existing foundations. Special inspection ~~is not~~ may be required for adhesive anchors installed in existing foundations regulated by the prescriptive provisions of this chapter.
2. Installation and nailing of new cripple wall bracing.
3. Any work may be subject to special inspection when required by the *code official* in accordance with the building code.

**A304.6 Phasing of the strengthening work.** *When approved by the Enforcing Agency, the strengthening work contained in this chapter may be completed in phases.*

**TABLE A3-A—SILL PLATE ANCHORAGE AND CRIPPLE WALL BRACING**

NUMBER OF STORIES ABOVE CRIPPLE WALLS	MINIMUM SILL PLATE CONNECTION AND MAXIMUM SPACING <sup>a, b</sup>	AMOUNT OF BRACING FOR EACH WALL LINE <sup>c, d, e</sup>	
		A Combination of Exterior Walls Finished with Portland Cement Plaster and Roofing Using Clay Tile or Concrete Tile Weighing More than 6 psf (287 N/m <sup>2</sup> )	All Other Conditions
One story	1/2 inch (12.7 mm) spaced 6 feet, 0 inch (1829 mm) center-to-center with washer plate	Each end and not less than 50 percent of the wall length	Each end and not less than 40 percent of the wall length
Two stories	1/2 inch (12.7 mm) spaced 4 feet, 0 inch (1219 mm) center-to-center with washer plate; or 5/8 inch (15.9 mm) spaced 6 feet, 0 inch (1829 mm) center-to-center with washer plate	Each end and not less than 70 percent of the wall length	Each end and not less than 50 percent of the wall length
Three stories	5/8 inch (15.9 mm) spaced 4 feet, 0 inch (1219 mm) center-to-center with washer plate	100 percent of the wall length <sup>f</sup>	Each end and not less than 80 percent of the wall length <sup>f</sup>

- a. Sill plate anchors shall be chemical *adhesive* anchors or expansion *bolts anchors* in accordance with Section A304.3.1.
- b. All washer plates shall be 2 inches by 2 inches by 3/16 inch (51 mm by 51 mm by 4.8 mm) 3 inches by 3 inches by .229 inch (76 mm x 76 mm x 5.8 mm) minimum.
- c. See Figure A3-10 for braced panel layout.
- d. Braced panels at ends of walls shall be located as near to the end as possible.
- e. All panels along a wall shall be nearly equal in length and shall be nearly equal in spacing along the length of the wall.
- f. The minimum required underfloor ventilation openings are permitted in accordance with Section A304.4.4.

**TABLE A3-B—SILL PLATE ANCHORAGE FOR VARIOUS LENGTHS OF SILL PLATE<sup>a, b</sup>**

NUMBER OF STORIES	LENGTHS OF SILL PLATE		
	Less than 12 feet (3658 mm) to 6 feet (1829 mm)	Less than 6 feet (1829 mm) to 30 inches (762 mm)	Less than 30 inches (762 mm) <sup>c</sup>
One story	Three connections	Two connections	One connection
Two stories	Four connections for 1/2-inch (12.7 mm) anchors or bolts or Three connections for 5/8-inch (15.9 mm) anchors or bolts	Two connections	One connection
Three stories	Four connections	Two connections	One connection

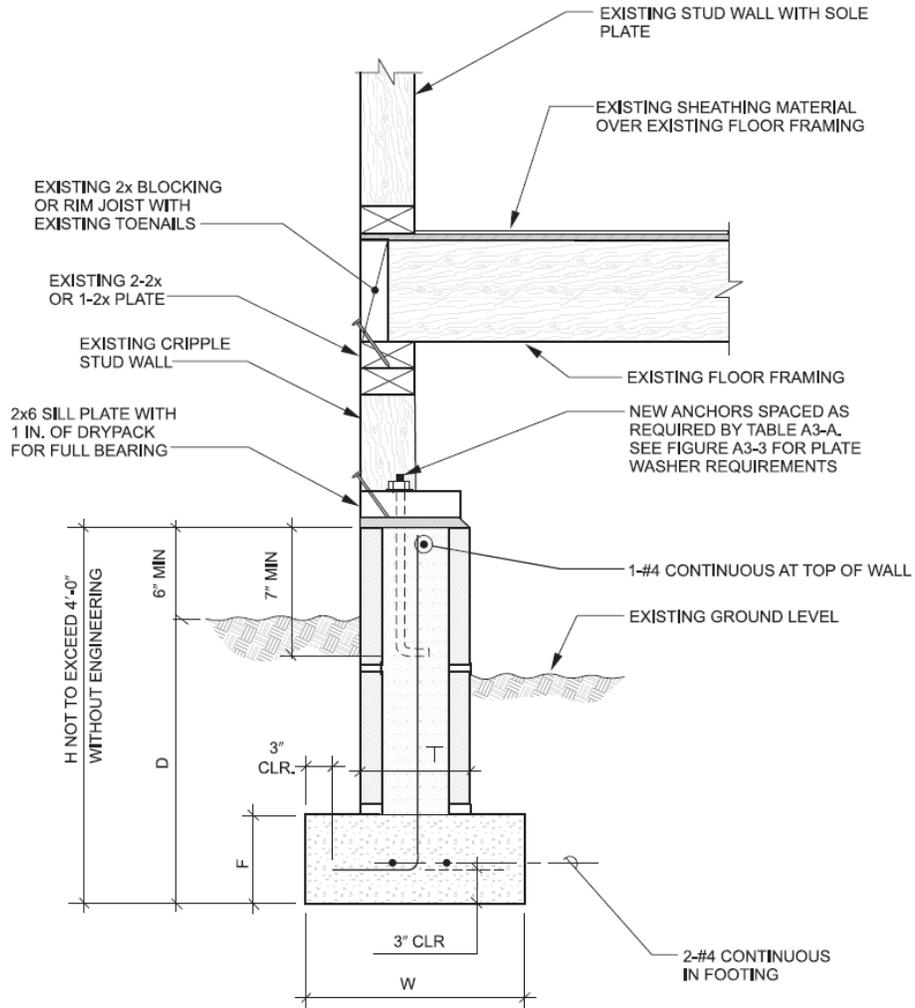
- a. Connections shall be either chemical *adhesive* anchors or expansion *bolts anchors*.
- b. See Section A304.3.2 for minimum end distances.
- c. Connections shall be placed as near to the center of the length of plate as possible.

MINIMUM FOUNDATION DIMENSIONS

MINIMUM FOUNDATION REINFORCING

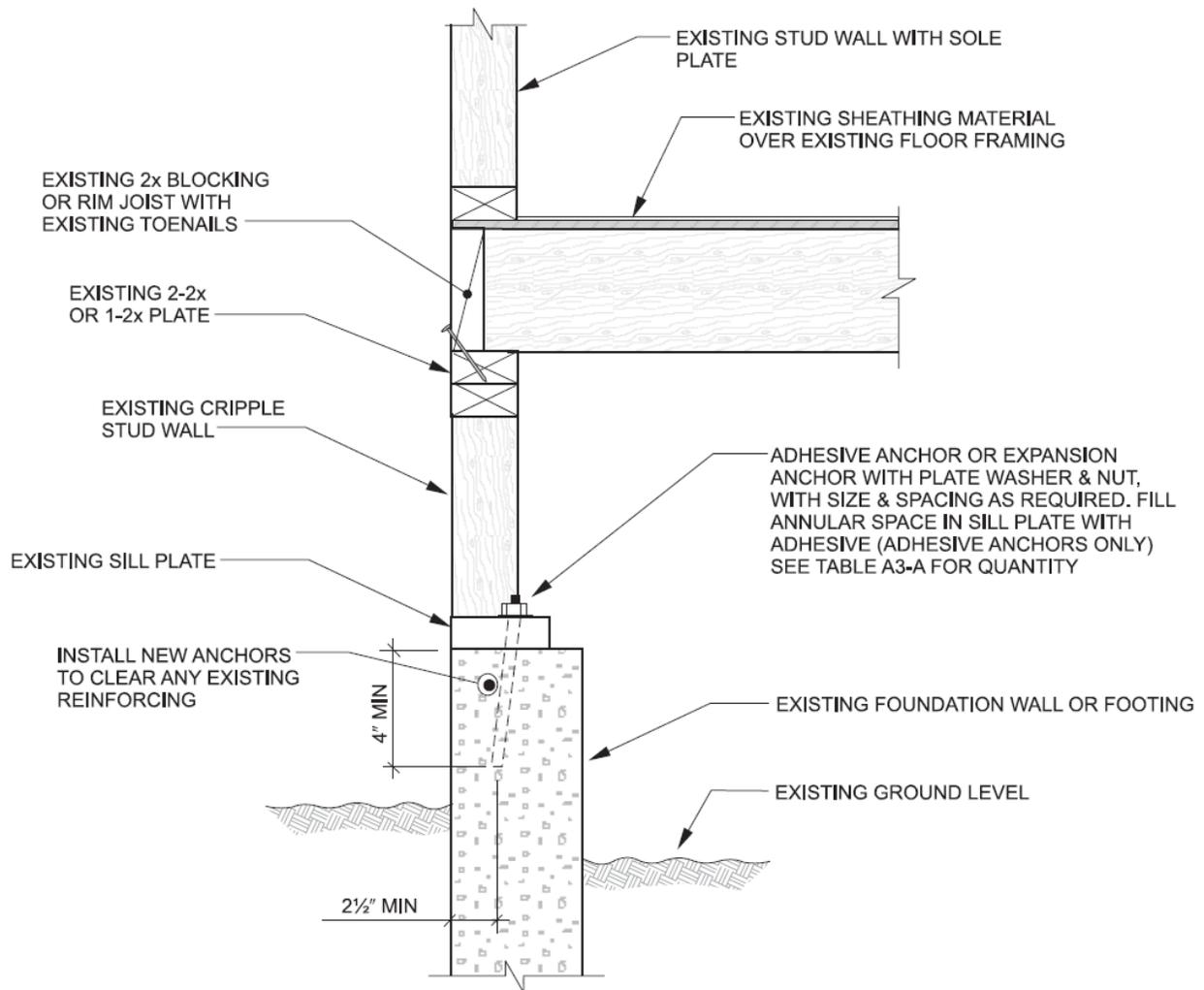
NUMBER OF STORIES	W	F	D <sup>a, b, c</sup>	T	H	VERTICAL REINFORCING	HORIZONTAL REINFORCING
1	12 inches (305 mm)	6 inches (152 mm)	12 inches (305 mm)	6 inches (152 mm)	≤ 24 inches (610 mm)	#4 @ 24 inches (610 mm) on center	#4 continuous at top of stem wall
2	15 inches (381 mm)	7 inches (178 mm)	18 inches (457 mm)	8 inches (203 mm)	≥ 24 inches (610 mm)	#4 @ 24 inches (610 mm) on center	#4 @ 16 inches (406 mm) on center
3	18 inches (457 mm)	8 inches (203 mm)	24 inches (610 mm)	10 inches (254 mm)	≥ 36 inches (914 mm)	#4 @ 24 inches (610 mm) on center	#4 @ 16 inches (406 mm) on center

- a. Where frost conditions occur, the minimum depth shall extend below the frost line.
- b. The ground surface along the interior side of the foundation may be excavated to the elevation of the top of the footing.
- c. When expansive soil is encountered, the foundation depth and reinforcement shall be as directed by the building official.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE A3-2  
NEW HOLLOW-UNIT MASONRY ~~CONCRETE~~ FOUNDATION



For SI: 1 inch = 25.4 mm.

**NOTES:**

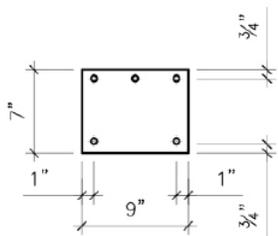
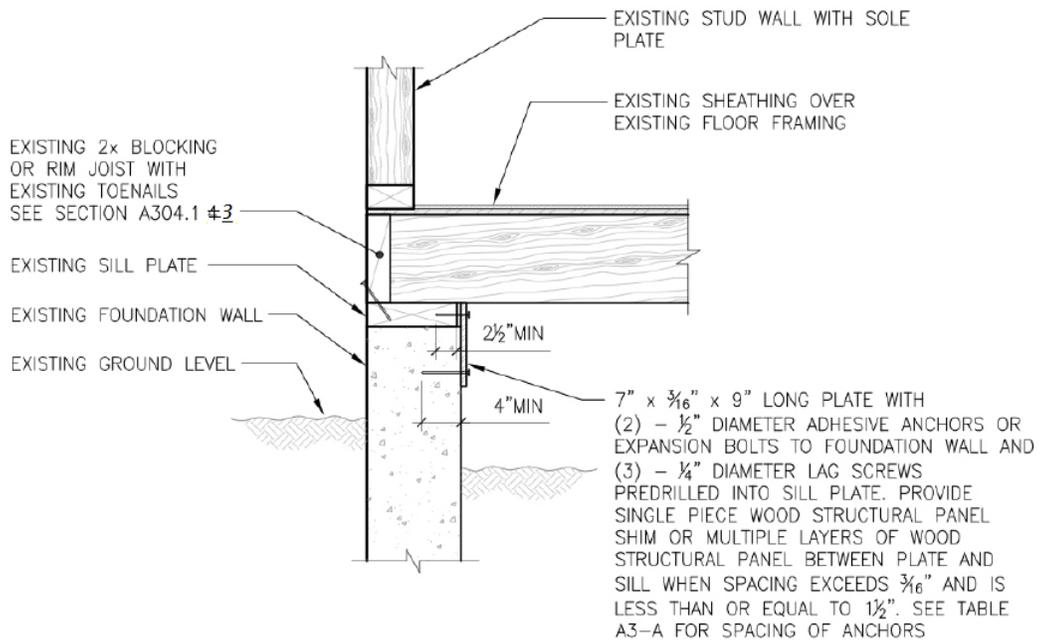
1. Plate washers shall comply with the following:

$\frac{1}{2}$  in. anchor or bolt— ~~2 in. x 2 in. x  $\frac{3}{16}$~~  3" x 3" x 0.229" in.

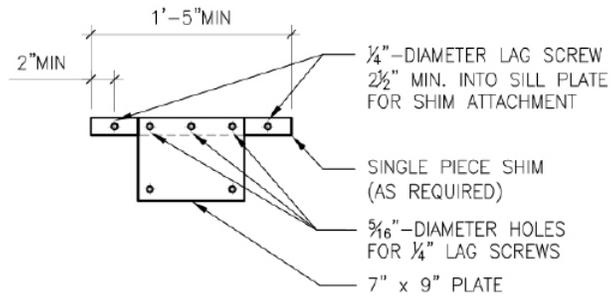
$\frac{5}{8}$  in. anchor or bolt— ~~2 in. x 2 in. x  $\frac{3}{16}$~~  3" x 3" x 0.229" in.

2. See Figure A3-5 or A3-6 for cripple wall bracing.

**FIGURE A3-3**  
**SILL PLATE BOLTING TO EXISTING FOUNDATION**



HOLE DIAMETER SHALL NOT EXCEED CONNECTOR DIAMETER BY MORE THAN 1/16"



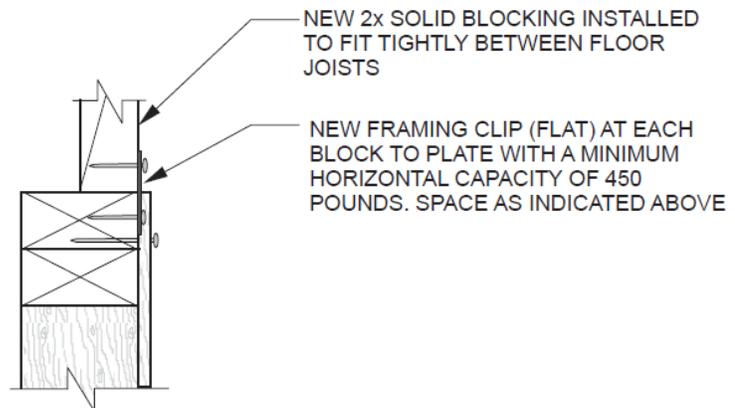
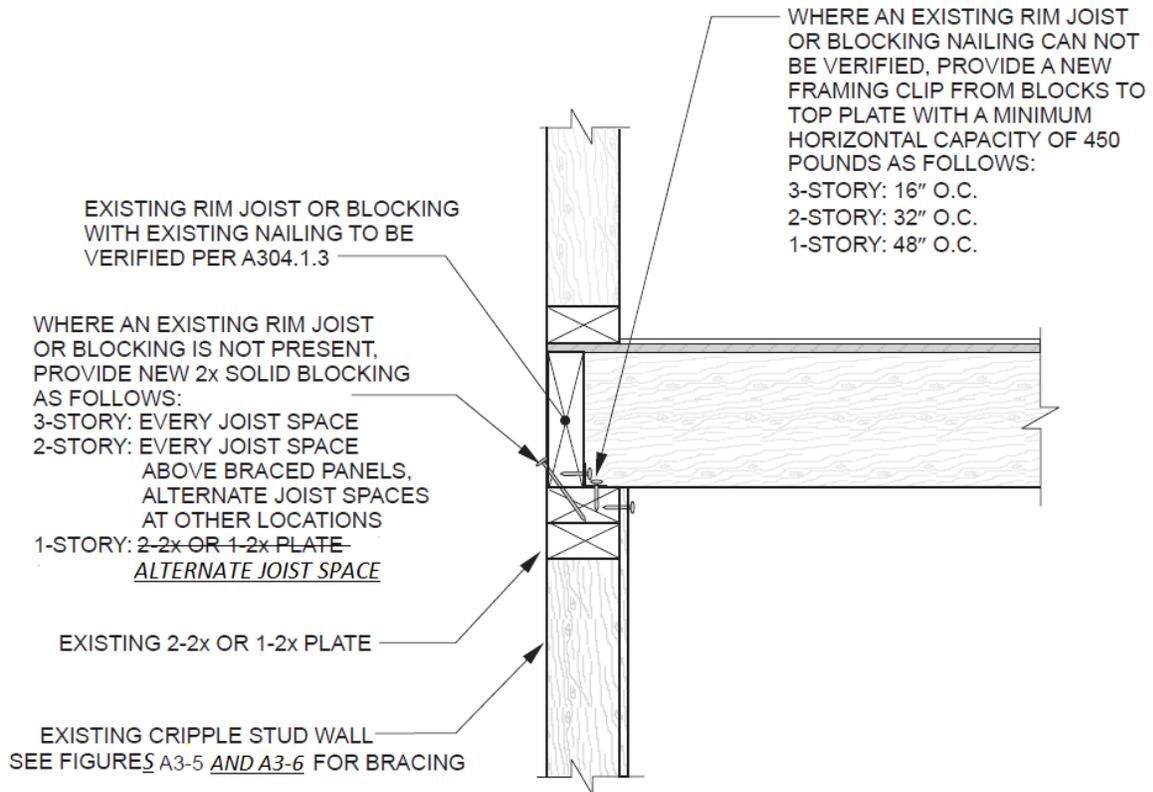
CONNECTION WHEN SHIM SPACE EXCEEDS 3/4 INCH WIDTH UP TO 1 1/2"

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**NOTES:**

1. If shim space exceeds 2 1/2 in., alternate details will be required.
2. Where required, single piece shim shall be ~~foundation-grade redwood~~ *naturally durable* or preservative-treated wood. If preservative-treated wood is used, it shall be isolated from the foundation system with a moisture barrier.

**FIGURE A3-4A**  
**SILL PLATE BOLTING IN EXISTING FOUNDATION—ALTERNATE**

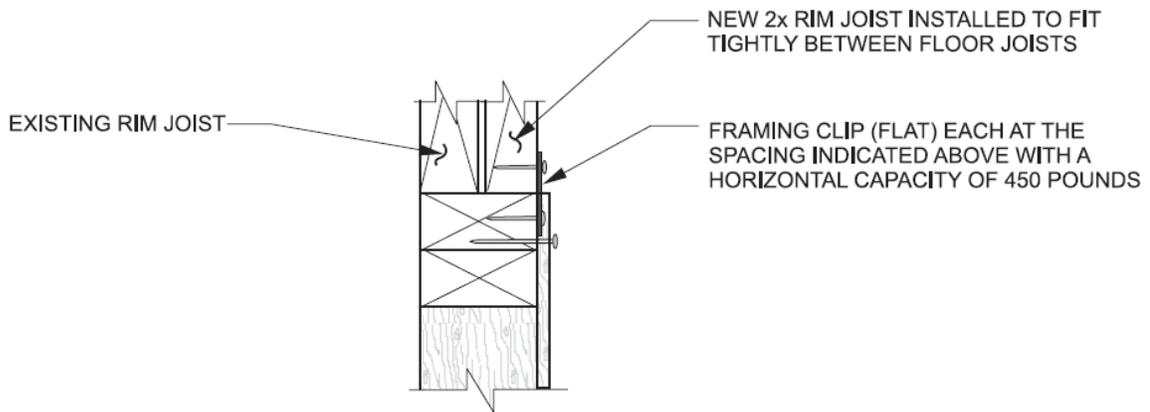
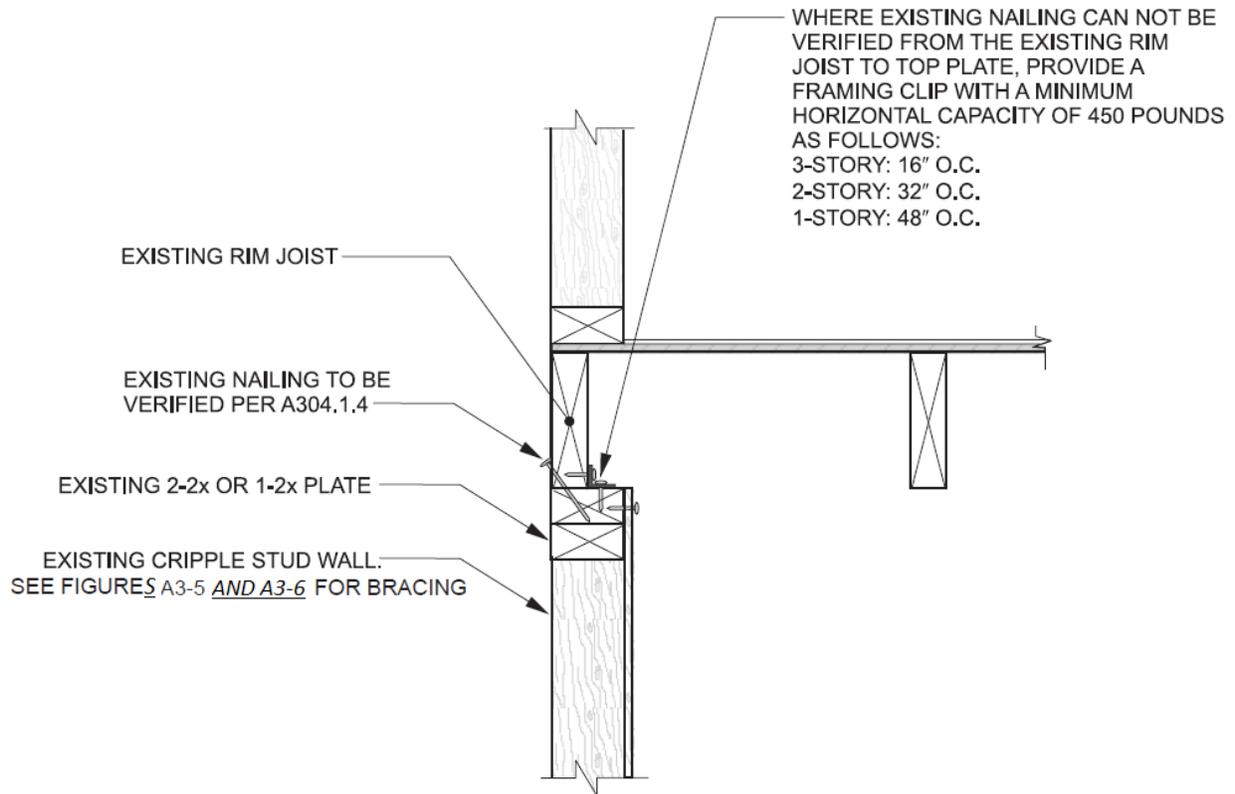


**ALTERNATE DETAIL FOR FLUSH CONDITION**

For SI: 1 inch = 25.4 mm, 1 pound = 4.4 N.

NOTE: See manufacturing instructions for nail sizes associated with metal framing clips.

**FIGURE A3-8A**  
**TYPICAL FLOOR TO CRIPPLE WALL CONNECTION (FLOOR JOISTS NOT PARALLEL TO FOUNDATIONS)**

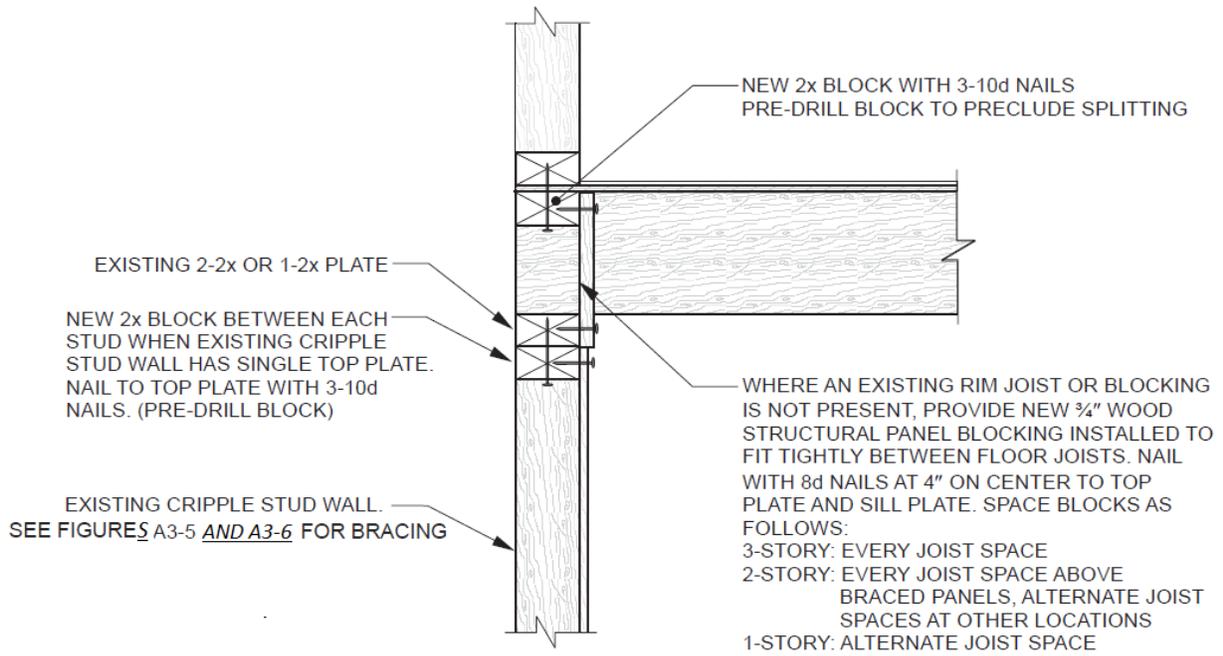


**ALTERNATE CONNECTION FOR FLUSH CONNECTION**

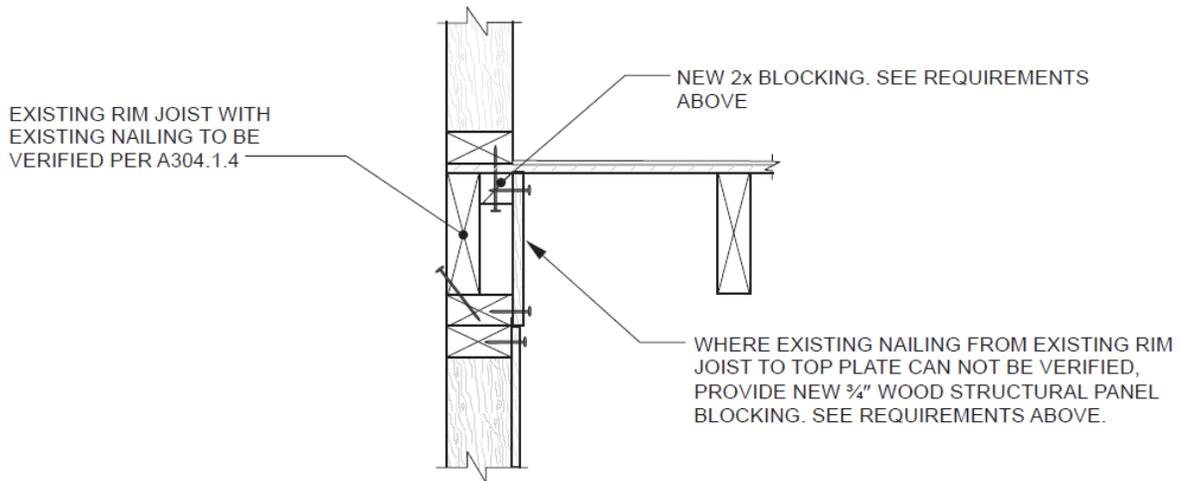
For SI: 1 inch = 25.4 mm, 1 pound = 4.4 N.

NOTE: See manufacturing instructions for nail sizes associated with metal framing clips.

**FIGURE A3-8B**  
**TYPICAL FLOOR TO CRIPPLE WALL CONNECTION (FLOOR JOISTS PARALLEL TO FOUNDATIONS)**



**FLOOR JOISTS NOT PARALLEL TO FOUNDATION**



**FLOOR JOISTS PARALLEL TO FOUNDATION**

For SI: 1 inch = 25.4 mm, 1 pound = 4.4N.  
 NOTE: See Section A304.4 for cripple wall bracing.

**FIGURE A3-9  
 ALTERNATE FLOOR FRAMING TO CRIPPLE WALL CONNECTION**



**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18620, 18640, 18865, 18865.3, 18873, 18873.2 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000-17060, 17910-17990, 18200-18700, 18860-18874 and 19960-19998; and Government Code Sections 12955.1 and 12955.1.1.