

The Historical Building Safety Board

The SHBC enabling legislation (Health and Safety Code, Part 2.7, Sec. 18950, et seq.) has established the State Historical Building Safety Board (SHBSB) in the Division of the State Architect.

The Board, composed of representatives of the design and construction industry, state agencies and local governments, is authorized to act as a consultant on the SHBC to state and local agencies. Chief among the Board's duties are the power to advise, consult with state and local agencies on matters of administration and enforcement of the code and hear appeals. Regulatory agencies may consult the Board for advice and counsel for specific problem cases. The Board, functioning in this capacity, has responded to many jurisdictions throughout the state with reviews of specific issues. Individual property owners may appeal directly to the Board under certain conditions; however, typically, they should first exhaust the local appeals process and then they should work with local officials who in turn can arrange for appeals or requests for advice from the Board concerning specific code compliance problems. Fees will be collected to pay for state costs.

Examples of SHBC Use

Over the years, countless historic resources throughout California have been restored, reconstructed or rehabilitated, using the SHBC. They run the entire spectrum - from farmyard buildings to homes to commercial, educational, religious and civic buildings; and they include many of the major Landmarks of California's historic and architectural legacy. The application of this Code has facilitated the revitalization efforts of many California cities, and has been particularly successful in the preservation of the

"OLD TOWN" sectors of communities. Federal officials, encouraged by the government to utilize applicable local codes, have consulted with the SHBSB and have utilized the SHBC intent for construction at Camp Pendleton and Port Hueneme. The California Department of Parks and Recreation has utilized the SHBC for restoration at the Santa Cruz Mission State Historic Park, for selected structures at Fort Ross in Sonoma County, at San Diego Old Town and in Old Sacramento. Additionally, the SHBSB has issued recommendations to assist jurisdictions as to the applicability of the SHBC to restoration of their historic resources. Aspects of the SHBC have been utilized in other states and countries including Washington, Oregon, Nevada, West Virginia, Arizona, Illinois, Kansas, Canada, Australia and New Zealand.

Additional Information

Copies of the SHBC may be obtained from the International Conference of Building Officials:

ICBO
5360 Workman Mill Road
Whittier, California 90601-2298
(800) 284-4406

Ask for item number 158F98, the California State Historical Building Code, Part 8, Title 24.

For more information contact:

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For State Historical Building Safety Code information on the web, go to www.dsa.ca.gov and click on "California's State Historical Building Code."

SHBC

CALIFORNIA'S

State

Historical

Building

Code



CALIFORNIA'S State Historical Building Safety Code

Intent

The intent of the State Historical Building Code (SHBC) is to protect California's architectural heritage by recognizing the unique construction problems inherent in historic buildings and offering an alternative code to deal with these problems. The SHBC provides alternative building regulations for the rehabilitation, preservation, restoration or relocation of structures designated as historic buildings. SHBC regulations are intended to facilitate restoration or accommodate change of occupancy so as to preserve a historic structure's original or restored architectural elements and features. While the code provides for a cost-effective approach to preservation, it also provides for occupant safety, encourages energy conservation and facilitates access for people with disabilities.

Background

In 1975, the State of California adopted into law Senate Bill 927, which created the authority for the SHBC and for an advisory board to prepare regulations to implement the code. The SHBC is unique among state regulations. The authority of this document required that state agencies responsible for building construction regulations work in harmony with representatives of other design and construction disciplines. After years of

careful deliberation, the comprehensive SHBC regulations were adopted in August and October, 1979.

Relationship to Other Codes

There are various model codes in use in the United States. The Uniform Building Code (UBC), published by the International Conference of Building Officials, is the code referenced in the California Building Code (CBC), and used by California jurisdictions. The 1997 UBC contains a provision relating to historic structures; Section 3403.5 encourages code enforcement officials to consider retaining historic and architectural integrity while providing for an acceptable level of life safety. The SHBC goes beyond Section 3403.5 by providing a specific and comprehensive set of alternative regulations. Local jurisdictions generally utilize a combination of state law and the CBC for enforcement purposes. Since Senate Bill 2321 in 1984, local enforcing authorities, such as building and fire officials, are to use the SHBC, with the regular code, when dealing with historic structures. Under the SHBC, officials are provided with latitude necessary to exercise the judgement required to retain the viability of historic structures.

SHBC Defined

The SHBC is contained in Part 8, Title 24, California Code of Regulations. Title 24 (California Building Standards Code) contains all state agency regulations relating to building construction. The SHBC may be obtained as an excerpt from Title 24 as a single document. State law requires that all

jurisdictions maintain a copy of Title 24. Sections of the SHBC deal with use and occupancy, structural, mechanical and plumbing, fire protection and access for people with disabilities, as well as other subjects.

How to use the SHBC

The SHBC applies to all qualified historic structures, districts and sites. To be qualified, designation must come from federal, state or local authority and includes structures listed on the following:

- National Register of Historic Places
- California Register of Historic Resources
- California Registered State Historic Landmarks
- Points of Historic Interest
- State recorded and evaluated local inventories
- City or County inventories of historic or architecturally significant sites, landmarks, or districts

The California State Historical Building Code, Title 24, Part 8, of the California Code of Regulations is the only building code in California appropriate to historic structures, districts and sites. It mandates that reasonable alternatives be sought and adopted where historic fabric or historic features are threatened by the requirements of the regular code. Enforcement rests with local jurisdictions subject to appeal as outlined on the reverse side of this brochure.