BUILDING STANDARDS COMMISSION
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BUILDING STANDARDS INFORMATION BULLETIN 17-01

DATE: **February 2, 2017**

TO: **LOCAL BUILDING DEPARTMENTS**
STATE AGENCIES AND DEPARTMENTS
LICENSED CONTRACTORS
DESIGN PROFESSIONALS
INTERESTED PARTIES

SUBJECT: **Emergency Building Standards for Immediate Enforcement – Exterior Elevated Elements**

The purpose of this information bulletin is to bring attention to emergency building standards regulations, effective January 30, 2017, which amend the 2016 California Building Code (CBC) and the 2016 California Existing Building Code (Cal. Code of Regs, Tit. 24, Parts 2 and 10).

During the California Building Standards Commission (CBSC) meeting on January 27, 2017, the CBSC commissioners approved emergency building standards proposed by the Department of Housing and Community Development (HCD), the Division of the State Architect-Structural Safety (DSA-SS) and CBSC. These emergency standards impact the construction of exterior elevated elements (EEEs) for residential occupancies, including factory built housing, hotels, motels, and apartment buildings, as well as state buildings, and public schools. The EEE regulations include additional details on construction documents, special inspections of EEEs during construction, an increase in structural live loads for balconies and decks, sloped waterproofing surface to reduce water retention, added ventilation to the underside of enclosed EEEs. These emergency standards also reinstate a maintenance provision allowing local jurisdictions to re-inspect buildings if deemed necessary.

The emergency building standards were developed after research was performed by an EEE subcommittee formed by CBSC and various state agencies, in response to the June 2015 Berkeley balcony failure, which resulted in loss of life and serious injury. Concurrently, the International Code Council (ICC) has proposed amendments for inclusion in the 2018 edition of International Building Code and International Existing Building Code which enhanced building standards for EEEs. The CBSC commissioners concurred with the participating state agencies' finding of emergencies, which state that early adoption of the model code amendments is warranted to help prevent potential future failures of EEEs.

The complete text of each state agencies' emergency building standards are included in the attachment available on the CBSC Emergency Rulemaking webpage (http://www.bsc.ca.gov/Rulemaking/emergency.aspx) and contained within the following state agency submittals:

- BSC EF 01-17 (For state buildings, CSU and UC applications)
- HCD EF 01-17 (For residential applications)
- DSA-SS/CC EF 01-17 (For K-12 public schools and community colleges)

For specific occupancies affected, refer to Chapter 1 of the 2016 California Building Code and the 2016 California Existing Building Code. Note, CBSC amendments concerning EEEs only apply to state buildings, including buildings constructed by the Trustees of the California State University (CSU) and the Regents of the University of California (UC), where no other state agency has authority to adopt building standards.

A local jurisdiction may adopt the amended code sections through its ordinance process and is required by California law to file the approved ordinance with CBSC. The CBSC Local Code Ordinances webpage (http://www.bsc.ca.gov/Rulemaking/LocalCodeOrdinances.aspx) provides information relevant to the ordinance filing requirements. An ordinance should be filed with CBSC so it becomes lawfully enforceable.

Supplement (blue) pages for these emergency regulations will be made available by the ICC to existing code subscribers and on the CBSC website. Title 24 is composed of 13 parts and is published by ICC, the International Association of Plumbing and Mechanical Officials, and the National Fire Protection Association. For code subscriptions, refer to the following publisher contact information:

- **International Code Council**
  Website: http://www.iccsafe.org/contact-icc/
  Telephone: (800) 786-4452
  (Publishes Parts 1, 2, 2.5, 6, 8, 9, 10, 11, and 12 of Title 24)
- **International Association of Plumbing and Mechanical Officials**
  Website: http://iapmomembership.org/
  Telephone: (909) 472-4208
  Email: publications@iapmo.org
  (Publishes Parts 4 and 5 of Title 24)
- **National Fire Protection Association - BNi Publication**
  http://www.bnibooks.com/
  Telephone: (888) 264-2665
  (Publishes Part 3 of Title 24)

Pursuant to Government Code Section 11346.1, these emergency standards will expire after 180 days unless extended, or replaced with a final adoption of the building standards. In order for the emergency building standards to become permanent, the state agencies named herein must complete the certifying rulemaking process by engaging in the certification of compliance of the standards, including bringing the matter back before CBSC at a public meeting to consider adoption.

During this process, the public will have an opportunity to address the state agencies and CBSC with comments regarding the code language that is proposed for final adoption. The final adopted language will replace the originally adopted emergency building standards language and become permanent in the code. All related rulemaking documents and announcements from state agencies and CBSC are made available on the CBSC website (www.bsc.ca.gov).

Questions concerning the emergency regulations and application to specific occupancies should be directed to as follows:

- CBSC (916) 263-0916 (For state buildings, CSU and UC applications)
- HCD (916) 445-9471 (For residential applications)
- DSA-SS /CC (916) 445-8100 (For K-12 public schools and community colleges)

Questions concerning this information bulletin should be directed to the CBSC office via telephone (916) 263-0916 or email cbsc@dgs.ca.gov.

Mia Marvelli
Executive Director
Department of General Services, California Building Standards Commission

BUILDING STANDARDS COMMISSION (BSC) EF 01-17
EMERGENCY EXPRESS TERMS

PART 2, CHAPTER 1, DIVISION II
SCOPE AND ADMINISTRATION

[Note that the first two proposed sections have counterparts proposed within Part 10.]

…

107.2.7 Exterior balcony and elevated walking surfaces. [BSC] *Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.*

…

110.3.8.1 Weather exposed balcony and walking surface waterproofing. [BSC] *Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.*

Exception: Where special inspections are provided in accordance with Section 1705.1.1, Item 3.

Notation:
Authority – Health and Safety Code Section 18934.5.
Reference - Health and Safety Code Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.

PART 2, CHAPTER 16
STRUCTURAL DESIGN

…

TABLE 1607.1
MINIMUM UNIFORM DISTRIBUTED LIVE LOADS, L_O, AND MINIMUM CONCENTRATED LIVE LOADS[g]

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs)
1. Apartments (see residential)	---	---
…	…	…
5. Balconies and decks [h]	~~Same as occupancy served~~ ***[BSC]*** *1.5 times the live load for the area served. Not required to exceed 100 psf*	…
…	…	…

Notation:
Authority – Health and Safety Code Section 18934.5.
Reference - Health and Safety Code Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.

PART 2, CHAPTER 23
WOOD

…

2304.12.2.5 Supporting members for permeable floors and roofs. Wood structural members that support moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, shall be of naturally durable or preservative-treated wood unless separated from such floors or roofs by an impervious moisture barrier. ***[BSC]*** *The impervious moisture barrier system protecting the structure supporting floors shall provide positive drainage of water that infiltrates the moisture-permeable floor topping.*

2304.12.2.6 Ventilation required beneath balcony or elevated walking surfaces. [BSC] *Enclosed framing in exterior balconies and elevated walking surfaces that are exposed to rain, snow, or drainage from irrigation, shall be provided with openings that provide a net free cross ventilation area not less than 1/150 of the area of each separate space.*

Notation:
Authority – Health and Safety Code Section 18934.5.
Reference - Health and Safety Code Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.

PART 10, CHAPTER 1, DIVISION II
SCOPE AND ADMINISTRATION

[Note that the first two proposed sections have counterparts proposed within Part 2.]

…

101.8 Maintenance. [BSC] *Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be re-inspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.*

…

106.2.6 Exterior balcony and elevated walking surfaces. [BSC] *Where the scope of work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.*

…

109.3.7.1 Weather exposed balcony and walking surface waterproofing. [BSC] *Where the scope of work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.*

Exception: *Where special inspections are provided in accordance with Section 1705.1.1, Item 3.*

Notation:
Authority – Health and Safety Code Section 18934.5.
Reference – Health and Safety Code, Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.

DIVISION OF THE STATE ARCHITECT (DSA-SS/CC) EF 01-17
EMERGENCY EXPRESS TERMS

PART 2 - CHAPTER 1
SCOPE AND ADMINISTRATION – DIVISION I
CALIFORNIA ADMINISTRATION

…

SECTION 1.9
DIVISION OF THE STATE ARCHITECT

…

1.9.2.1 DSA-SS Division of the State Architect - Structural Safety

…

1.9.2.1.1 Applicable administrative standards.

…

2. Title 24, Part 2, California Code of Regulations:
[applies to public elementary and secondary schools, community colleges, and state-owned or state-leased essential services building(s)]:

2.1. Sections 1.1 and 1.9.2.1 of Chapter 1, Division I.

2.2 Sections 102.1, 102.2, 102.3, 102.4, 102.5, 104.9, 104.10, 104.11, ~~and~~ 106.1, 107.2.7 and 110.3.8.1 of Chapter I Division II.

…

1.9.2.2 DSA-SS/CC Division of the State Architect - Structural Safety/Community Colleges

…

1.9.2.2.1 Applicable administrative standards.

…

2. Title 24, Part 2, California Code of Regulations:

2.1. Sections 1.1 and 1.9.2 of Chapter 1, Division I.

2.2 Sections 102.1, 102.2, 102.3, 102.4, 102.5, 104.9, 104.10, 104.11, ~~and~~ 106.1, 107.2.7 and 110.3.8.1 of Chapter I Division II.

…

PART 2 - CHAPTER 1 – DIVISION II
SCOPE AND ADMINISTRATION

[All existing California amendments that are not revised below shall continue without change]

[Note that the first two proposed sections have counterparts proposed within Part 10.]

…

107.2.7 Exterior balcony and elevated walking surfaces. [DSA-SS, DSA-SS/CC] *Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.*

…

110.3.8.1 Weather exposed balcony and walking surface waterproofing. [DSA-SS, DSA-SS/CC] *Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.*

Exception: *Where special inspections are provided in accordance with Section 1705.1.1, Item 3.*

Notation for [DSA-SS]:
Authority: Education Code § 17310 and 81142, and H&S Code §16022.
Reference: Education Code §§ 17280 through 17317, and 81130 through 81147, and Health and Safety Code §§16000 through 16023.

Notation for [DSA-SS/CC]:
Authority: Education Code § 81053.
Reference: Education Code §§ 81052, 81053, and 81130 through 81147.

CHAPTER 16
STRUCTURAL DESIGN

[All existing California amendments that are not revised below shall continue without change]

SECTION 1616
ADDITIONAL REQUIREMENTS FOR COMMUNITY COLLEGES [DSA-SS/CC]

…

1616.5 Live loads.

…

1616.5.1 Modifications to Table 1607.1.

…

1616.5.1.2 Item 5. Balconies and decks. *The minimum uniform live load for balconies and decks is 1.5 times the live load for the area served. Not required to exceed 100 psf.*

~~1616.5.1.2~~ 1616.5.1.3 Item 24. Reviewing stands, grandstands and bleachers. *The minimum uniform live load for a press box floor or accessible roof with railing is 100 psf.*

~~1616.5.1.3~~ 1616.4.1.4 Item 35. Yards and terraces, pedestrians. *Item 35 applies to pedestrian bridges and walkways that are not subjected to uncontrolled vehicle access.*

~~1616.5.1.4~~ 1616.5.1.5 Item 36. Storage racks and wall-hung cabinets. *The minimum vertical design live load shall be as follows:*

…

Notation:
Authority: Education Code § 81053.
Reference: Education Code §§ 81052, 81053, and 81130 through 81147.

CHAPTER 16*A*
STRUCTURAL DESIGN

[All existing California amendments that are not revised below shall continue without change]

…

TABLE 1607A.1
MINIMUM UNIFORM DISTRIBUTED LIVE LOADS, L_o, AND MINIMUM CONCENTRATED LIVE LOADS[g]

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs)
1. Apartments (see residential)	---	---
…	…	…
5. Balconies and decks [h]	~~Same as occupancy served~~ ***[DSA-SS]*** *1.5 times the live load for the area served. Not required to exceed 100 psf*	---
…	…	…

Notation:
Authority: Education Code § 17310 and 81142, and H&S Code §16022.
Reference: Education Code §§ 17280 through 17317, and 81130 through 81147, and Health and Safety Code §§16000 through 16023.

PART 2, CHAPTER 23
WOOD

[All existing California amendments that are not revised below shall continue without change]

…

2304.12.2.5 Supporting members for permeable floors and roofs. Wood structural members that support moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, shall be of naturally durable or preservative-treated wood unless separated from such floors or roofs by an impervious moisture barrier*.* ***[DSA-SS, DSA-SS/CC]*** *The impervious moisture barrier system protecting the structure supporting floors shall provide positive drainage of water that infiltrates the moisture-permeable floor topping.*

2304.12.2.6 Ventilation required beneath balcony or elevated walking surfaces. [DSA-SS, DSA-SS/CC] *Enclosed framing in exterior balconies and elevated walking surfaces that are exposed to rain, snow, or drainage from irrigation shall be provided with openings that provide a net free cross ventilation area not less than 1/150 of the area of each separate space.*

Notation for [DSA-SS]:
Authority: Education Code § 17310 and 81142, and H&S Code §16022.
Reference: Education Code §§ 17280 through 17317, and 81130 through 81147, and Health and Safety Code §§16000 through 16023.

Notation for [DSA-SS/CC]:
Authority: Education Code § 81053.
Reference: Education Code §§ 81052, 81053, and 81130 through 81147.

PART 10 - CHAPTER 1 – DIVISION I
SCOPE AND ADMINISTRATION

[All existing California amendments that are not revised below shall continue without change]

…

SECTION 1.9
DIVISION OF THE STATE ARCHITECT

…

1.9.2.1 DSA-SS Division of the State Architect - Structural Safety

…

1.9.2.1.1 Applicable administrative standards.

…

2. Title 24, Part 2, California Code of Regulations:
[applies to public elementary and secondary schools, community colleges, and state-owned or state-leased essential services building(s)]:

2.1. Sections 1.1 and 1.9.2.1 of Chapter 1, Division I.

2.2 Sections 101.8.1, 102.1, 102.2, 102.3, 102.4, 102.5, 104.9, 104.10, 104.11, ~~and 106.1~~, 106.2.6 and 109.3.7.1 of Chapter I Division II.

…

1.9.2.2 DSA-SS/CC Division of the State Architect - Structural Safety/Community Colleges

…

1.9.2.2.1 Applicable administrative standards.

…

2. Title 24, Part 2, California Code of Regulations:

2.1. Sections 1.1 and 1.9.2 of Chapter 1, Division I.

2.2 Sections 101.8.1, 102.1, 102.2, 102.3, 102.4, 102.5, 104.9, 104.10, 104.11, ~~and 106.1,~~ 106.2.6 and 109.3.7.1 of Chapter I Division II.

…

PART 10 - CHAPTER 1 – DIVISION II
SCOPE AND ADMINISTRATION

[All existing California amendments that are not revised below shall continue without change]

…

101.8.1 Maintenance. [DSA-SS, DSA-SS/CC] *Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protections and safety systems and devices in existing structures.*

…

106.2.6 Exterior balcony and elevated walking surfaces. [DSA-SS, DSA-SS/CC] *Where the scope of work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.*

…

109.3.7.1 Weather exposed balcony and walking surface waterproofing. [DSA-SS, DSA-SS/CC] *Where the scope of work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.*

Exception: *Where special inspections are provided in accordance with Section 1705.1.1, Item 3.*

Notation for [DSA-SS]:
Authority: Education Code § 17310 and 81142, and H&S Code §16022.
Reference: Education Code §§ 17280 through 17317, and 81130 through 81147, and Health and Safety Code §§16000 through 16023.

Notation for [DSA-SS/CC]:
Authority: Education Code § 81053.
Reference: Education Code §§ 81052, 81053, and 81130 through 81147.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)
EF 01-17 EMERGENCY EXPRESS TERMS

1. HCD proposes to amend the 2016 CBC, Chapter 1, as follows:

CHAPTER 1
SCOPE AND ADMINISTRATION

SECTION 107
SUBMITTAL DOCUMENTS

107.2.7 Exterior balcony and elevated walking surfaces. [HCD 1, HCD 2] *Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.*

SECTION 110
INSPECTIONS

110.3.8.1 Weather exposed balcony and walking surface waterproofing. [HCD 1, HCD 2] *Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.*

Exception: *Where special inspections are provided in accordance with Section 1705.1.1, Item 3.*

NOTE:
Authority Cited: Health and Safety Code Sections 17040, 17050, 17921, 17921.5, 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, and Water Code Section 14877.3, 13552.2, 13552.4, 13553.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

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2. HCD proposes to amend the 2016 CBC, Chapter16, as follows:

CHAPTER 16
STRUCTURAL DESIGN

SECTION 1607
LIVE LOADS

TABLE 1607.1
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, *Lo*, AND MINIMUM CONCENTRATED LIVE LOADS[g]

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs.)
1.Apartments (see residential)	…..	…..

…..	…..	…..
5. Balconies and decks [h]	~~Same as occupancy served~~ ***[HCD 1, HCD 2]*** *1.5 times the live load for the area served. Not required to exceed 100 psf.*	--
….	…..	…..

No changes to footnotes.

NOTE:
Authority Cited: Health and Safety Code Sections 17040, 17050, 17921, 17921.5, 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, and Water Code Section 14877.3, 13552.2, 13552.4, 13553.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

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3. HCD proposes to amend the 2016 CBC, Chapter 23, as follows:

SECTION 2304
GENERAL CONSTRUCTION REQUIREMENTS

2304.12.2.5 Supporting members for permeable floors and roofs. ***[HCD 1, HCD 2]*** Wood structural members that support moisture permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, shall be of naturally durable or preservative-treated wood unless separated from such floors or roofs by an impervious moisture barrier. *The impervious moisture barrier system protecting the structure supporting floors shall provide positive drainage of water that infiltrates the moisture-permeable floor topping.*

Exception: (No change to text)

2304.12.2.6 Ventilation required beneath balcony or elevated walking surfaces. [HCD 1, HCD 2]
Enclosed framing in exterior balconies and elevated walking surfaces that are exposed to rain, snow, or drainage from irrigation, shall be provided with openings that provide a net free cross ventilation area not less than 1/150 of the area of each separate space.

NOTE:
Authority Cited: Health and Safety Code Sections 17040, 17050, 17921, 17921.5, 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, and Water Code Section 14877.3, 13552.2, 13552.4, 13553.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

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4. HCD proposes to amend the 2016 CEBC, Chapter 1, as follows:

CHAPTER 1
SCOPE AND ADMINISTRATION

SECTION 101
GENERAL

101.8 Maintenance. [HCD 1, HCD 2] *Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be reinspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.*

SECTION 106
CONSTRUCTION DOCUMENTS

106.2.6 Exterior balconies and elevated walking surfaces. [HCD 1, HCD 2] *Where the scope of work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.*

SECTION 109
INSPECTIONS

109.3.7.1 Weather exposed balcony and walking surface waterproofing.[HCD 1, HCD 2] *Where the scope of the work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.*

Exception: *Where special inspections are provided in accordance with Section 1705.1.1, Item 3 of the California Building Code.*

Note: Residential buildings…(No change to Note.)

NOTE:
Authority Cited: Health and Safety Code Sections 17040, 17050, 17921, 17921.5, 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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.