



Accessing State Regulations Online

Introduction

This educational document was created by the California Building Standards Commission (CBSC) for the purpose of assisting building officials, design professionals, and builders needing to access state regulations relating to buildings. This 10-page document will provide an introduction to the process of using the Internet to access California state regulations along with necessary background information.

We also have other educational materials at this CBSC website (<http://www.bsc.ca.gov/>) under our Publications or Education pull-down menu. They include:

- Guide to Title 24
- Guide to the 2013 California Green Building Standards Code (Nonresidential)
- Guide to Filing Permit Surcharge Fees
- Guide for Local Amendments and Filing of Building Standards
- It's Your Building Department
- Frequently Asked Questions
- Glossary of Terms
- Accessing State Laws Online
- Accessing State Legislation Online

Please visit our website (<http://www.bsc.ca.gov/>) for matters relating to the activities of the CBSC including:

- Proposed building standards
- Online access to Title 24
- Meeting and hearing schedules
- Informational bulletins and announcements
- Our newsletter, called the CAL Code Quarterly, and more.

Background

State regulations are detailed rules needed to interpret, clarify, implement, and carry out the provisions of state law. State regulations are adopted by state agencies in the Executive Branch of state government. Whenever the state law requires or authorizes a state agency to establish regulations, the regulations of the state agency are adopted into the California Code of Regulations (formerly known as the California Administrative Code). The California Code of Regulations is subdivided into 28 separate titles. Many times, a title is designated for a single subject or state agency.

Here is a listing of the 28 titles of the California Code of Regulations along with their names.

- Title 1. General Provisions
- Title 2. Administration
- Title 3. Food and Agriculture
- Title 4. Business Regulations
- Title 5. Education
- Title 6. Vacant
- Title 7. Harbors and Navigation
- Title 8. Industrial Relations
- Title 9. Rehabilitative and Developmental Services
- Title 10. Investment
- Title 11. Law
- Title 12. Military and Veterans Affairs
- Title 13. Motor Vehicles
- Title 14. Natural Resources
- Title 15. Crime Prevention
- Title 16. Professional and Vocational Regulations
- Title 17. Public Health
- Title 18. Public Revenues
- Title 19. Public Safety
- Title 20. Public Utilities and Energy
- Title 21. Public Works
- Title 22. Social Security
- Title 23. Waters
- Title 24. California Building Standards Code
- Title 25. Housing and Community Development
- Title 26. Toxics
- Title 27. Environmental Protection
- Title 28. Managed Health Care

A common misunderstanding is that the provisions of California Code of Regulations pertain only to state government and not to local government. This is incorrect. State regulations are adoptions by state agencies charged with the responsibility to implement a program or requirement established by state law. The application of the state regulations

is the same as the implemented state law. Many times enforcement is delegated to local government.

Whenever a state regulation establishes a building standard as defined in Health and Safety Code Section 18909 (state law), the building standard is adopted into Title 24 of the California Code of Regulations. Title 24 is known as the California Building Standards Code. It contains all building standards establishing requirements for the design and construction of buildings in California. The building standards are developed by state agencies having authority in state law to establish the building standards for specific types of buildings or features of a building. The CBSC is the oversight state agency coordinating the work of state agencies responsible for building standards to be published in Title 24. The CBSC is also a state agency with authority to develop building standards for specific types of buildings.

In addition to Title 24, there are other regulations in the California Code of Regulations relating to buildings that are not building standards as defined in Health and Safety Code Section 18909. Accordingly, those regulations are located in titles other than Title 24. The other titles and subjects are:

- Title 8, Division 1, Chapter 4, Subchapter 6, commencing with Section 3000, regarding elevators, escalators, dumbwaiters, stairway chairlifts and other forms of conveyances adopted by the Department of Industrial Relations.
- Title 19, Division 1, with Chapters 1 through 16 with adoptions by the Office of the State Fire Marshal regarding general fire and panic safety, fire alarms, extinguishers, tents, awnings and more.
- Title 21, Division 1, Chapter 1, with 6 subchapters of adoptions by the Division of the State Architect on the subjects of access to public buildings, excess flow gas shut off valves, the Certified Access Specialist program, construction of public schools and more.
- Title 25, Division 1, Chapters 1 through 7, adopted by the Department of Housing and Community Development on the subjects of the State Housing Law, Employee Housing Act, Mobilehome Parts Act, Manufactured Housing Act of 1980 and more.

Accessing State Regulations through the Internet

State regulations may be accessed at public libraries, government offices, private law offices, and through the California state website. Here is how to access the California Code of Regulations through the California state website.

The Office of Administrative Law is responsible for overseeing the adoption of much of the California Code of Regulations, and for maintaining the public Internet access to the code.

Exception: The California Building Standards Code in Title 24 may be accessed through the California Building Standards Commission website <http://www.bsc.ca.gov/>. All 12 parts of the published Title 24 are available online (Part 7 is vacant).

Here is how to access state regulations through the Internet. It is easier than you may think.

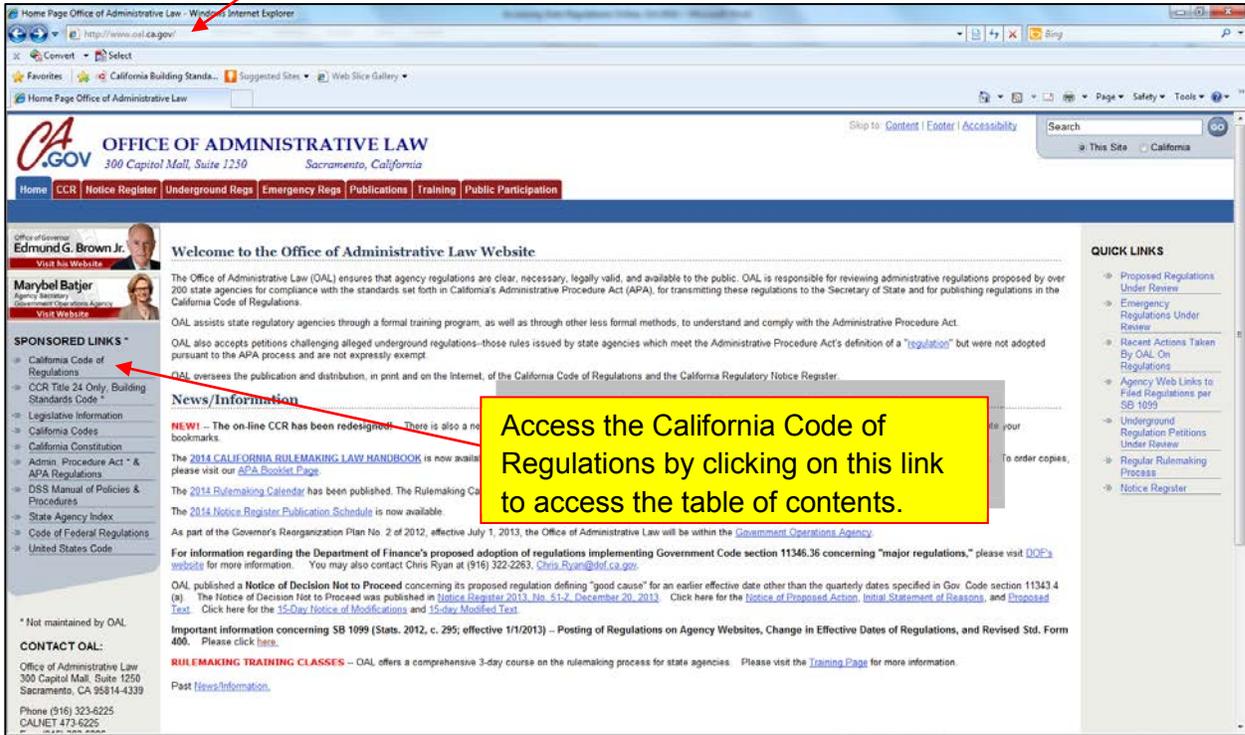
From any Internet page, just enter (type in or copy and paste) the website address of the Office of Administrative Law, <http://www.oal.ca.gov/> into this space and press your enter key. Here we used the website of the California Building Standards Commission as our starting point.

The screenshot shows the California Building Standards Commission website. The browser address bar contains the URL <http://www.bsc.ca.gov/>. The website has a navigation menu with links for Home, About Us, Calendar, Codes, Education, Publications, and Rulemaking. The main content area features a large banner for 'TITLE 24 CODE! Time!' and '2013 CALIFORNIA BUILDING STANDARDS CODE'. Below the banner, there are sections for 'Commission Meeting Webcast' and 'Proposing State Agencies'. A sidebar on the right contains 'Current Code' with a link to 'Click here to access all parts of the 2013 current code', 'Education & Outreach' with links to webinars, and 'Featured Links' with links to '2013 Current Code' and '2013 Intervening Cycle'.

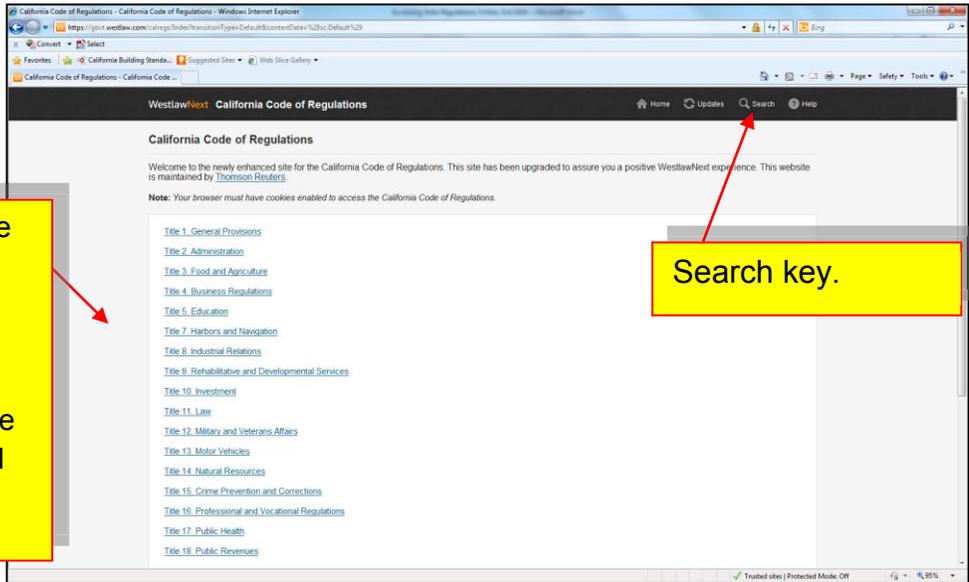
The screen on the next page will show the results.

The Office of Administrative Law (OAL) homepage is shown below.

Office of Administrative Law website address is <http://www.oal.ca.gov/>.

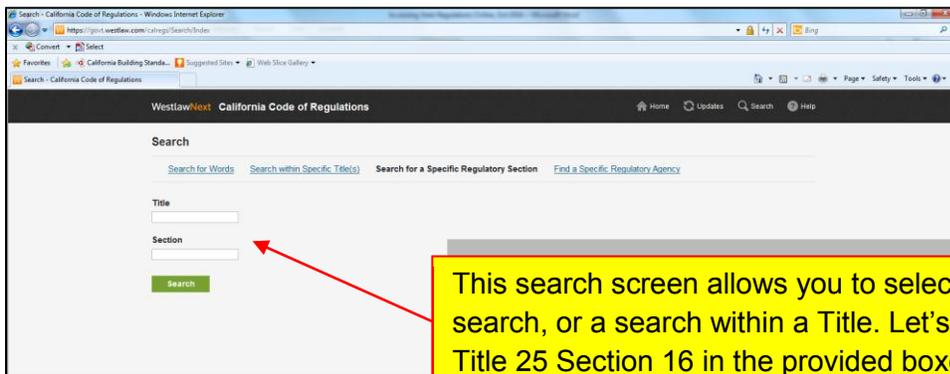


There is considerable information available on the OAL homepage (shown above) about state regulations and the regulation adoption process, called rulemaking. There are also links to legislation, state laws, the Notice Register (announcements of proposed regulations), publications, training, and more. Take the time to study this page and try the various links while at your computer.



After selecting the California Code of Regulations link, this screen appears with the listing of the 28 titles of the California Code of Regulations. Because of the screen size, not all 28 titles can be seen here. You will need to scroll down to see more of the titles.

Let's assume you need to find Section 16 of Title 25. Click on "search" and let's see the results in the next screen shown below.



This search screen allows you to select a word search, or a search within a Title. Let's enter Title 25 Section 16 in the provided boxes and see the results on shown below.



Next you will be provided a link to the requested section. Click on it and the text will be provided as shown on the screen on the next page.

Finally, here is Section 16 of Title 25.

The screenshot shows a web browser window displaying the WestlawNext website. The page title is "California Code of Regulations". The main content area shows the following structure:

- § 16. Permits to Construct. 25 CA ADC § 16
- BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONS
- Barclays Official California Code of Regulations [Currentness](#)
- Title 25. Housing and Community Development
- Division 1. Housing and Community Development
- Chapter 1. State Housing Law Regulations and Earthquake Protection Law Regulations
- Subchapter 1. State Housing Law Regulations
- Article 3. Administration and Enforcement

25 CCR § 16

§ 16. Permits to Construct.

No person shall erect, construct, enlarge, convert, alter, repair, move, remove, or demolish any building or structure subject to the provisions of this subchapter without first obtaining a written construction permit from the enforcing agency unless such work is exempted, as specified in the California Building Standards Code, California Code of Regulations Title 24, this subchapter, or the other rules and regulations promulgated pursuant to Section 17921 of the California Health and Safety Code. Exemption from permit requirements shall not be deemed to grant authorization for any work to be done in violation of the provisions of the California Building Standards Code, this subchapter, other state laws, or ordinances lawfully enacted by the local enforcing agency.

Note: Authority cited: Sections 17003.5, 17921, 50061.5 and 50559, Health and Safety Code. Reference: Sections 17921 and 17922, Health and Safety Code.

HISTORY

1. Amendment of section and Note filed 11-8-2006; operative 12-8-2006 (Register 2006, No. 45).

This database is current through 10/3/14 Register 2014, No. 40.

25 CCR § 16, 25 CA ADC § 16

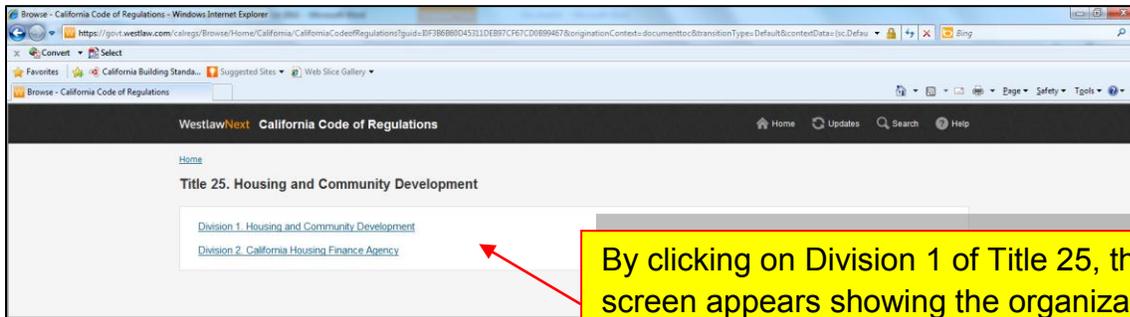
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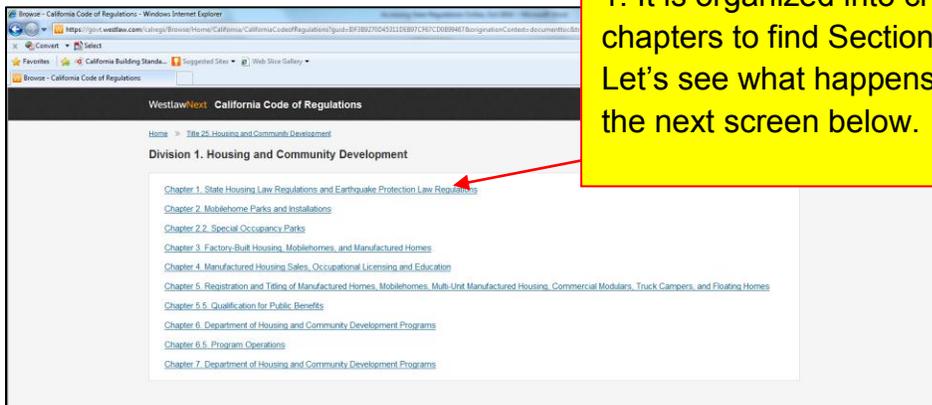
[Documents in Sequence](#)

If you don't know the section number, or title number, and you are willing to conduct a search, follow these steps. The name given each of the titles may provide a clue.

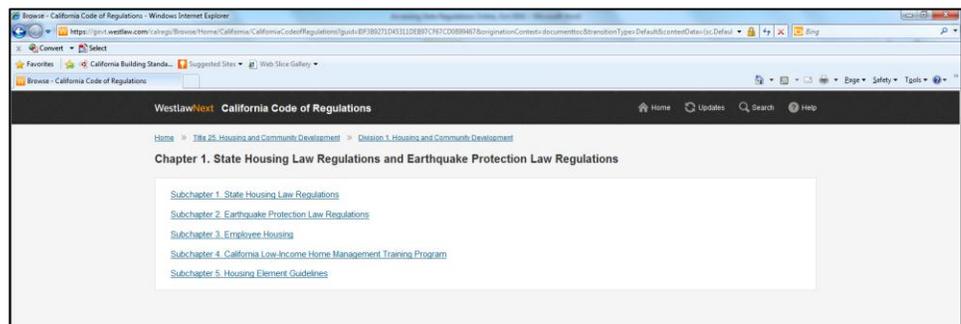
For this process, let's find Section 16 in Title 25. From the screen shown at the top of page 6, click on Title 25. The next screen will offer the next level of the title's organization. In the case of Title 25, it is organized into two divisions. Select Division 1 and see the results on the next page.



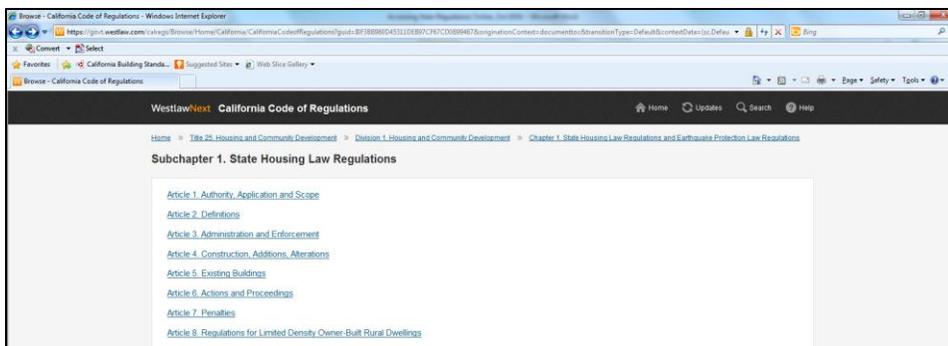
By clicking on Division 1 of Title 25, the following screen appears showing the organization of Division 1. It is organized into chapters. We can explore the chapters to find Section 16 that we are seeking. Let's see what happens if we select Chapter 1. See the next screen below.



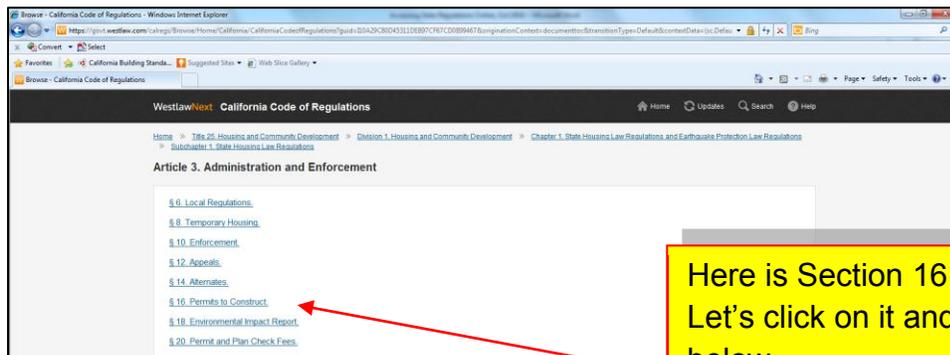
By selecting Chapter 1, the organization of Chapter 1 is revealed in the following screen.



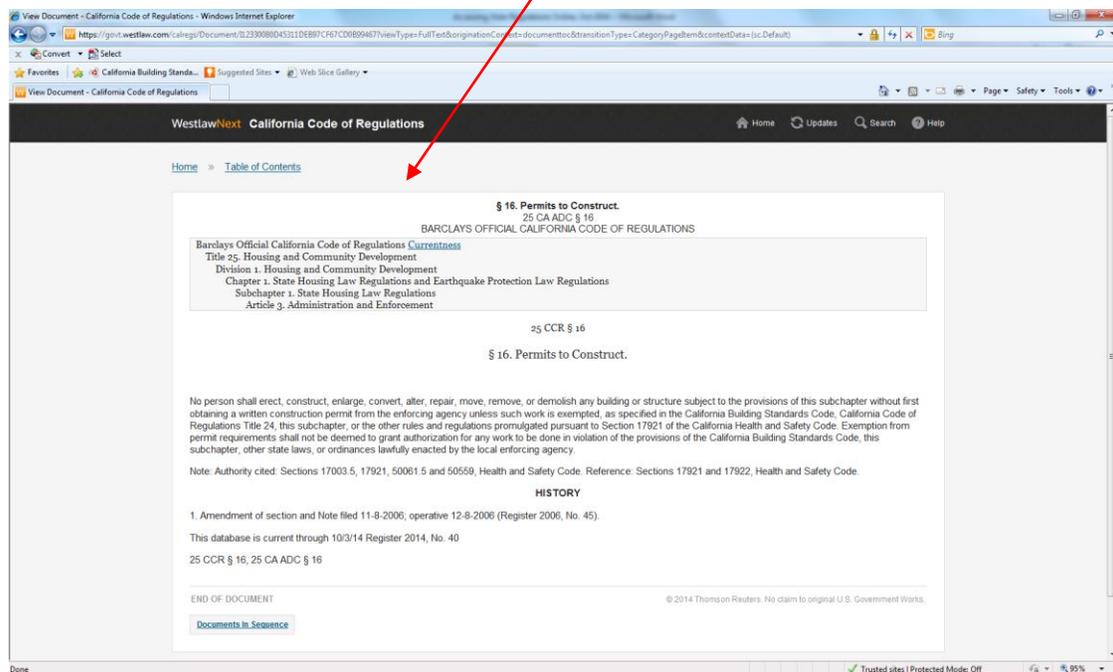
If we select Subchapter 1, the next screen below reveals that Subchapter 1 is organized into 8 Articles.



If we select Article 3 in the above screen, the sections of that article are revealed.



Here is Section 16 that we are seeking. Let's click on it and see the provisions below.



Conclusion

Here are some good rules to remember when working with state regulations.

- Always be aware of the identity of the title, part, division, chapter etc., to be certain you are in the proper location for the desired subject.
- Look for and read any section named "application and scope", "application", "scope", "intent", "purpose", or similar words. Such a section is generally located near the beginning of a code segment (chapter, division, part, etc.) to explain the

application of the regulations of the segment. For example, a segment may be said to apply to only high-rise buildings. You don't want to apply those provisions to buildings that are not high-rise buildings by definition.

- Look for definitions of terms. This is generally provided near the beginning of a code segment (chapter, division, part etc.). This is very important. Some words and terms are defined specifically for the purpose of that particular code segment, and the same words and terms may be defined differently in other segments of the code.
- Read the Authority and Reference provisions generally provided at the end of state regulation sections. The authority cited is the state law section or sections requiring or authorizing the state agency to adopt the regulations. The Reference Cited is the state law that is being implemented, interpreted, clarified and carried out by the regulations. Many times it is beneficial to read the state law referenced in the Authority and Reference provisions to understand the complete subject and purpose.

We recommend practicing the steps provided in this educational document in order to become completely familiar with the process. We also recommend creating folders in your Internet favorites where you can save the various state agency websites we have discussed in this document. Good luck.

Contact our office if additional clarification is needed.

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We welcome your feedback. Use our feedback feature on our CBSC website.

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