

NEW PROJECTS ASSOCIATED WITH EXISTING UNCERTIFIED PROJECTS

References:

California Code of Regulations (CCR) Title 24
Part 1: California Administrative Code, Section 4-339
California Education Code, Sections 17280-17316 and 81130-81147

Disciplines: All**History:**

Revised 10-15-13
Revised 03-22-13
Revised 08-06-09
Issued 04-15-08

This administrative interpretation of regulations (IR) is intended for use by the Division of the State Architect (DSA) staff, and as a resource for design professionals, to promote more uniform statewide criteria for plan review and construction inspection of projects within the jurisdiction of DSA which includes State of California public elementary and secondary schools (grades K-12 and community colleges), and state-owned or state-leased essential services buildings. This IR indicates acceptable practices as stipulated in the California Administrative code (CCR, Title 24, Part 1) and aligning with DSA policies and procedures.

This IR is reviewed on a regular basis and is subject to revision at any time. Please check the DSA website for currently effective IRs. Administrative and technical IRs are listed on the DSA website at:

<http://www.dgs.ca.gov/dsa/Resources/IRManual.aspx>

Administrative IRs are effective upon publication. Questions regarding the effect for existing projects can be directed to the DSA Regional Office with plan review and construction oversight authority for the project.

Purpose: This Interpretation of Regulations (IR) clarifies the Division of the State Architect (DSA) review and approval of projects associated with uncertified school buildings.

Background: A certification of compliance is issued by DSA for a public school building project when the work of construction has been completed in accordance with the requirements of the Field Act, Education Code Sections 17280-17316 and Sections 81130-81147. Any building project that has not received a certification of compliance in accordance with Section 4-339, Part 1, Title 24, California Code of Regulations is considered “uncertified.”

Policy: New work involving uncertified projects cannot be approved by the DSA until the issue of certification is resolved. The DSA will not approve (stampout) plans and specifications for alteration and/or addition projects on, or utilizing portions of uncertified projects, except when the new project is solely for the purpose of upgrading fire-life safety (FLS), and/or security aspects of the building/campus as indicated below.

1. EXCEPTIONS:

1.1 Scope: The scope of projects accepted for DSA approval under this policy shall be limited to FLS and security alteration projects of the following types:

- Campus or system-wide fire alarm upgrade.
- Upgrade or replacement of the uncertified building’s fire alarm system.
- Security cameras and related wiring and equipment installation or upgrade.
- Security hardware (door lockset) upgrade.

1.2 Implementation: DSA will review and approve these alteration projects on uncertified buildings as described in Section 1.1 above, provided the school district submits a letter to the DSA, signed by the school district Superintendent, stating that the school district is actively seeking certification of all uncertified projects within the district, including a timeline.

DSA written approval of the alteration plans and specifications issued to the school district will specify:

- The approval is only for the fire alarm upgrade or replacement project, or security camera installation or replacement project, or security hardware (door lockset) upgrade, and
- The building itself remains uncertified.

1.3 Disclosure: The scope of the project and the uncertified buildings on the alteration project must be clearly identified in the following manner:

- The scope of the alteration project shall be clearly shown on the cover sheet or index sheet of the plans.
- The following disclosure statement shall also be shown on the cover sheet or index sheet:

"DSA approval of these plans shall not be construed as the Certification of Compliance for the following building(s) as required by the Field Act, Education Code Section 17280-17316 and Sections 81130-81147."

- Immediately after the disclosure statement, list all the uncertified buildings on the alteration project.

2.0 Other Projects Affecting Uncertified Buildings: DSA may begin review of other projects not identified in Section 1 above, associated with uncertified projects. However, DSA approval (stamp out) of the plans and specifications shall be withheld until the issue of certification is resolved.

Appendix – Clarifying Situations:

Many situations occur that may or may not involve uncertified buildings/projects to the extent that a proposed new project may be affected. This appendix lists some of those situations in an attempt to provide clarity, uniformity and consistency in the application of this IR.

#1:

Q. The district submits a project for a fire alarm upgrade and/or fire alarm addition. The project requires connecting the new fire alarm system/components into a fire alarm panel that resides in an uncertified building.

A. See 1.2 "Implementation" above except:

The new project submittal must include the following two documents from NFPA 72 to be completed and submitted with the project.

1. Fire alarm system record of completion.
2. Fire alarm inspection and testing form.

#2:

Q. A school building is not certified and the district submits an application to DSA for an alteration or addition to that building.

A. DSA will accept the new application and provide plan review but will not issue project approval (stampout) until and unless the issue of certification is resolved.

#3:

- Q. The district submits an application to DSA for a new building but the new building depends on portions of an uncertified project to be minimum code compliant (e.g. accessible restrooms located in uncertified buildings, path-of-travel part of an uncertified project, parking part of an uncertified project, etc.).
- A. DSA will accept the new application and provide plan review but will not issue final approval (stamp out) until and unless the associated project certification is resolved. (See also [Project Certification Guide](#) on DSA website for potential alternatives.)

#4:

- Q. The district submits an application to DSA for a new project on a campus but the entire campus (or portions of the campus) is not certified.
- A. As long as the new project does not depend on uncertified construction to satisfy minimum code requirements (accessible restrooms, path-of-travel, parking, etc.) DSA will accept the new project as a viable, approvable project.

#5:

- Q. The district submits an application to DSA for a new classroom building but another ancillary building (gymnasium, administration building, shade structure, library etc.) is not certified.
- A. As long as the new project does not depend on uncertified construction to satisfy minimum code requirements (accessible restrooms, path-of-travel, parking, etc.) DSA will accept the new project as a viable, approvable project.