FINAL EXPRESS TERMS
FOR
PROPOSED BUILDING STANDARDS
OF THE
STATE HISTORICAL BUILDING SAFETY BOARD (SHBSB)

REGARDING PROPOSED CHANGES TO
THE CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 8

2016 CALIFORNIA HISTORICAL BUILDING CODE
TRIENNIAL CODE CYCLE

LEGEND FOR EXPRESS TERMS
1. New California amendments: All such language appears underlined.
2. Repealed text: All such language appears in ~~strikeout~~.

FINAL EXPRESS TERMS

State Historical Building Safety Board proposes to carry forward adoption of the 2013 CA Historical Building Code into the 2016 CA Historical Building Code, with further amendment as indicated.

CHAPTER 8-2
DEFINITIONS

ITEM 1

SECTION 8-201
DEFINITIONS

ENFORCING AGENCY, Authority Having Jurisdiction, Local Agency with Jurisdiction. An entity with the responsibility for regulating, enforcing, reviewing or otherwise that exerts control of or administration over the process of (begin strikeout) ~~gaining~~ (end strikeout) (begin underline) granting (end underline) permits, approvals, decisions, variances, appeals for qualified historical buildings or properties.

CHAPTER 8-3
USE AND OCCUPANCY

ITEM 2

SECTION 8-302
GENERAL

8-302.3 Occupancy separations. Required occupancy separations of more than one hour may be reduced to one-hour fire-resistive construction with all openings protected by not less than three-fourths-hour fire-resistive assemblies of the self-closing or automatic-closing type when the building is provided with an automatic sprinkler system throughout the entire building in accordance with Section (begin strikeout) ~~8-410.4~~ (end strikeout) (begin underline) 8-410.2. (end underline) Doors equipped with

automatic-closing devices shall be of a type which will function upon activation of a device which responds to products of combustion other than heat.

Required occupancy separations of one hour may be omitted when the building is provided with an automatic sprinkler system throughout.

ITEM 3

SECTION 8-303
RESIDENTIAL OCCUPANCIES

8-303.1 Purpose. The purpose of this section is to provide regulations for those buildings designated as qualified historical buildings or properties and classified as (begin underline) residential (end underline) occupancies. The CHBC requires enforcing agencies to accept any reasonably equivalent (begin underline) alternative (end underline) to the regular code when dealing with qualified historical buildings and properties.

CHAPTER 8-4
FIRE PROTECTION

ITEM 4

SECTION 8-401
PURPOSE, INTENT AND SCOPE

8-401.1 Purpose. The purpose of this chapter is to provide (begin underline) regulations (end underline) for fire protection of qualified historical buildings or properties. The CHBC requires enforcing agencies to accept any reasonably equivalent (begin underline) alternatives (end underline) to the regular code when dealing with qualified historical buildings or properties.

ITEM 5

SECTION 8-402
FIRE-RESISTIVE CONSTRUCTION

8-402.2 One-hour construction. Upgrading an existing qualified historical building or property to one-hour fire-resistive construction and one-hour fire-resistive corridors shall not be required regardless of construction or occupancy when one of the following is provided:

1. An automatic sprinkler system throughout. See Section (begin strikeout) ~~8-410.2~~ (end strikeout) (begin underline) 8-410 (end underline) for automatic sprinkler systems.

2. An approved life-safety evaluation.

3. Other alternative measures as approved by the enforcing agency.

ITEM 6

SECTION 8-403
INTERIOR FINISH MATERIALS

New (begin strikeout) ~~nonhistorical~~ (end strikeout) (begin underline) non-historical (end underline) interior wall and ceiling (begin strikeout) ~~finish~~ (end strikeout) (begin underline) finishes (end underline) shall conform to the provisions of the regular code. Existing (begin strikeout) ~~nonconforming~~ (end strikeout) (begin underline) non-conforming (end underline) materials used (begin strikeout) ~~for~~ (end strikeout) (begin underline) in interior walls and finishes may be surfaced with an approved fire-retardant to increase the rating of the natural finish to within reasonable proximity of the required rating. For (end underline) wood lath and plaster walls, see Section 8-404.

Exception: When an automatic sprinkler system is provided throughout the building, existing finishes shall be approved.

ITEM 7

SECTION 8-407
VERTICAL SHAFTS

Vertical shafts need not be enclosed when such shafts are blocked at every floor level by the installation of not less than 2 full inches (51 mm) of solid wood or equivalent construction (begin strikeout) ~~installed so as~~ (end strikeout) to prevent the initial passage of smoke and flame. Automatic sprinkler systems or other solutions may be considered on a case-by-case basis, in lieu of enclosure of vertical shafts and stairwells.

ITEM 8

SECTION 8-410
AUTOMATIC SPRINKLER SYSTEMS

8-410.2 When required by the CHBC, an automatic sprinkler (begin strikeout) ~~systems~~ (end strikeout) (begin underline) system (end underline) is defined by the following standards (begin underline) as adopted by the State Fire Marshal (end underline) (for non-hazardous occupancies).

1. Buildings of four stories or less: NFPA 13R, (begin strikeout) ~~2002 edition~~. (end strikeout)

2. For floors above the fourth, NFPA 13, (begin strikeout) ~~2002, SFM amended edition~~. (end strikeout)

3. Buildings with floors above 75 feet, NFPA 13, (begin strikeout) ~~2002 edition~~. (end strikeout)

4. When the building is free standing or with property line separation, two floors and 1500 sf per floor or less, NFPA 13D, (begin strikeout) ~~2002 Edition~~. (end strikeout)

5. For exterior wall and opening protection. As required by this (begin strikeout) ~~section~~ (end strikeout) (begin underline) chapter. (begin underline)

   Exception: When the automatic sprinkler systems are used to reach compliance using this code, in three or more occasions, (begin strikeout) ~~the system shall be~~ (end strikeout) NFPA (begin strikeout) ~~standard~~ (end strikeout) 13D (begin underline) standard (end underline) shall be increased to NFPA 13R (begin strikeout) ~~Standard~~ (end strikeout) (begin underline) standard, (end underline) or a NFPA 13R standard shall be increased to a NFPA 13 standard.

ITEM 9

SECTION 8-411
OTHER TECHNOLOGIES

Fire alarm systems, smoke and heat detection systems, occupant notification and annunciation systems, smoke control systems and fire modeling, (begin strikeout) ~~times~~ (end strikeout) (begin underline) timed (end underline) egress analysis and modeling, as well as other engineering methods and technologies may be accepted by the enforcing agency to address areas of non-conformance.

CHAPTER 8-6
ACCESSIBILITY

ITEM 10

SECTION 8-603
ALTERNATIVES

8-603.1 Alternative minimum standards. The alternative minimum standards for alterations of qualified historical buildings or facilities are (begin strikeout) ~~contained in Section 4.1.7(3) of~~ (end strikeout) (begin underline) referenced in Section 202.5 of the 2010 (end underline) ADA Standards for Accessible Design, as incorporated and set forth in federal regulation 28 (begin strikeout) ~~C.F.R.~~ (end strikeout) (begin underline) CFR (end underline) Pt. 36.

RELATED ITEM 10.1:

APPENDIX A

CHAPTER 8-6
TABLE 1 - PROVISION APPLICABILITY

	Title II Public Entities	Title III Private Entities	Title III Barrier Removal
… **SECTION 8-603 ALTERNATIVES** **8-603.1 Alternative minimum standards.** The alternative minimum standards for alterations of qualified historical buildings or facilities are (begin strikeout) ~~contained in Section 4.1.7(3) of~~ (end strikeout) (begin underline) referenced in Section 202.5 of the 2010 (end underline) ADA Standards for Accessible Design, as incorporated and set forth in federal regulation 28 (begin strikeout) ~~C.F.R.~~ (end strikeout) (begin underline) CFR (end underline) Pt. 36. …	Applies	Applies	Applies

CHAPTER 8-7
STRUCTURAL REGULATIONS

ITEM 11

SECTION 8-706
LATERAL LOAD REGULATIONS

8-706.1 Seismic forces. Strength-level seismic forces ...

Exceptions:

1. The forces need not exceed 0.75 times the seismic forces prescribed by the regular code requirements.
2. For (begin strikeout) ~~Occupancy~~ (end strikeout) (begin underline) Risk (end underline) Category I, II or III structures, near-fault increases in ground motion (maximum considered earthquake ground motion of 0.2 second spectral response greater than 150 percent at 5 percent damping) need not be considered when the fundamental period of the building is 0.5 seconds in the direction under consideration.
3. For (begin strikeout) ~~Occupancy~~ (end strikeout) (begin underline) Risk (end underline) Category I or II structures, the seismic base shear need not exceed 0.30W.
4. For (begin strikeout) ~~Occupancy~~ (end strikeout) (begin underline) Risk (end underline) Category III or IV structures, the seismic base shear need not exceed 0.40W.

…

8-706.1.2 (begin strikeout) ~~Unreinforced~~ (end strikeout) (begin underline) Evaluation and seismic improvement of unreinforced (end underline) masonry bearing wall buildings shall comply with the California Existing Building Code (CEBC), Appendix Chapter A1, (begin strikeout) ~~2010~~ (end strikeout) (begin underline) 2013 (end underline) Edition, and as modified by the CHBC.

(begin underline) **Exceptions:**

1. (end underline) Alternative standards may be used on a case-by-case basis when approved by the authority having jurisdiction. It shall be permitted to exceed the strength limitation of 100 psi in Section A108.2 of the CEBC when test data and building configuration supports higher values subject to the approval of the authority having jurisdiction. (begin underline)
2. CEBC Section A102.2 shall not apply to Qualified Historical Buildings in Risk Category III buildings and other structures whose primary occupancies are public assembly with an occupancy load greater than 300, (end underline)

…

(begin underline) **8-706.5.2** Seismic forces used to evaluate and improve nonstructural components and their anchorage, where required, shall comply with ASCE 41 or need not exceed 0.75 times the seismic forces prescribed by the requirements of the regular code. (end underline)

ITEM 12

SECTION 8-706
LATERAL LOAD REGULATIONS

8-706.1 Seismic forces. Strength-level seismic forces ...

8-706.1.2 Evaluation and seismic improvement of unreinforced masonry bearing wall buildings shall comply with the California Existing Building Code (CEBC), Appendix Chapter A1, (begin strikeout) ~~2013 Edition, and as modified by the CHBC~~. (end strikeout)

Exceptions:

1. Alternative standards may be used on a case-by-case basis when approved by the authority having jurisdiction. It shall be permitted to exceed the strength limitation of 100 psi in Section A108.2 of the CEBC when test data and building configuration supports higher values subject to the approval of the authority having jurisdiction.
2. CEBC Section A102.2 shall not apply to Risk Category III buildings and other structures whose primary occupancies are public assembly with an occupancy load greater than 300, as per CBC Table 1604.5.

CHAPTER 8-8
ARCHAIC MATERIALS AND METHODS OF CONSTRUCTION

ITEM 13

SECTION 8-806
ADOBE

8-806.3 Height to thickness ratio. Unreinforced new or existing adobe walls (begin strikeout) ~~shall meet~~ (end strikeout) (begin underline) meeting (end underline) these criteria need not be evaluated for out of plane failure. Where existing dimensions do not meet these conditions, additional strengthening measures, such as a bond beam, may be appropriate. Existing sod or rammed earth walls shall be considered similar to the extent these provisions apply.

1. One-story adobe load-bearing walls shall not exceed a height-to-thickness ratio of 6.

2. Two-story adobe buildings or structures' height-to-thickness wall ratio shall not exceed 6 at the ground floor and 5 at the second floor, and shall be measured at floor-to-floor height when the second floor and attic ceiling/roof are connected to the wall as described below.

APPENDIX A

ITEM 14

(begin strikeout) ~~**CHAPTER 8-1**~~

~~When modifications must be made to qualified historical buildings or properties, the CHBC is intended to work in conjunction with the United States Secretary of Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes.~~ (end strikeout)

CHAPTER 8-6
TABLE 1 - PROVISION APPLICABILITY

	Title II Public Entities	Title III Private Entities	Title III Barrier Removal

SECTION 8-601 PURPOSE, INTENT, SCOPE **8-601.1 Purpose.** The purpose of the CHBC is to provide alternative regulations to facilitate access and use by persons with disabilities to and throughout facilities designated as qualified historical buildings or properties. These regulations require enforcing agencies to accept alternatives to regular code when dealing with qualified historical buildings or properties. **8-601.2 Intent.** The intent of this chapter is to preserve the integrity of qualified historical buildings and properties while providing access to and use by (begin strikeout) ~~people~~ (end strikeout) (begin underline) persons (end underline) with disabilities. **8-601.3 Scope.** The CHBC shall apply to every qualified historical building or property that is required to provide access to (begin strikeout) ~~people~~ (end strikeout) (begin underline) persons (end underline) with disabilities. 1. Provisions of this chapter do not apply to new construction or reconstruction/replicas of historical buildings. 2. Where provisions of this chapter apply to alteration of qualified historical buildings or properties, alteration is defined in California Building Code (CBC), Chapter 2, Definitions and Abbreviations, 202-A. Alter or Alteration …	Applies	Applies	Applies

Notes: The regular code for Chapter 8-6 is contained in Title 24, Part 2, Vol. 1, (begin strikeout) ~~Chapter 11~~ (end strikeout) (begin underline) Chapter 11B, (end underline) which contain standards for new construction. Provisions of this chapter may be used in conjunction with all other provisions of the regular code and ADA regulations.

Notation
Authority: Health & Safety Code Sections 18958 and 18959.5
References: Health & Safety Code Sections 18950 through 18961