

SAM – REAL ESTATE SERVICES DIVISION

CODE REQUIREMENTS FOR STATE–CONTROLLED AND STATE–OWNED FACILITIES

1321.18

(Revised 1/2015)

State Fire Marshal. Plans and specifications for new space and for alterations to existing space must be submitted to the State Fire Marshal for code compliance review and approval before commencement of alterations. PMDB obtains approval for all projects that it executes.

Health and Safety Code Compliance. Projects undertaken by the RESD meet all applicable regulations of the Department of Industrial Relations, Department of Health Services, and the Occupational Safety and Health Agency. The RESD's state leased space complies with local building and fire codes and state-owned space complies with Title 24 as administered by the State Fire Marshal.

Seismic Certification. All buildings considered for occupancy by the state must meet a seismic performance objective of substantial life safety as outlined in FEMA 178, or meet 75 percent of the current building code.

American with Disabilities Act Requirements. All state facilities must comply with the requirements of the Americans with Disabilities Act ([ADA](#)) access guidelines and Title 24 accessibility requirements. Current regulations are found in the [California Administrative Code, Title 24](#), State Building Standards, and the Americans with Disabilities Act. PMDB coordinates the review and approval of plans by the Division of State Architect's Access Compliance Unit for projects in state-owned facilities.

Projects in leased facilities are reviewed by PMDB for conceptual compliance with the ADA and Title 24 during the preparation of preliminary plans. Final compliance of the construction documents and completed facility is the responsibility of the building owner/lessor.