

**FINAL EXPRESS TERMS  
FOR PROPOSED BUILDING STANDARDS OF THE  
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
REGARDING THE 2019 CALIFORNIA BUILDING CODE, CHAPTER 11A,  
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2**

**(HCD 02/19)**

The State agency shall draft the regulations in plain, straightforward language, avoiding technical terms as much as possible and using a coherent and easily readable style. The agency shall draft the regulation in plain English. A notation shall follow the express terms of each regulation listing the specific statutes authorizing the adoption and listing specific statutes being implemented, interpreted, or made specific (Government Code Section 11346.2(a)(1)).

---

If using assistive technology, please adjust your settings to recognize underline, strikeout, italics and ellipsis.

**LEGEND for EXPRESS TERMS (Based on model codes - Parts 2, 2.5, 3, 4, 5, 9, 10)**

- Model Code language appears upright.
- Existing California amendments appear in *italics*.
- Amended model code or new California amendments appear *underlined and in italic*.
- Repealed model code language appears upright and in ~~strikeout~~.
- Repealed California amendments appear in ~~*italic and strikeout*~~.
- Ellipsis ( . . . ) indicate existing text remains unchanged.

---

**FINAL EXPRESS TERMS**

**Item 1 HCD proposes to co-adopt the definition of “PUBLIC HOUSING.”**

**Section 202 DEFINITIONS**

***PUBLIC HOUSING. [DSA-AC, HCD 1-AC] Housing facilities ~~owned, operated, or constructed or altered~~ by, for, or on behalf of a public entity, or constructed or altered as part of a public entity’s program to provide housing pursuant to United States Code of Federal Regulations, 28 CFR Part 35, Section 35.102(a), including but not limited to the following:***

1. ~~Publically owned and/or operated one~~ One- or two-family dwelling units or congregate residences;
2. ~~Publically owned and/or operated buildings~~ Buildings or complexes with three or more residential dwellings units;
3. ~~Reserved.~~
4. 3. ~~Publically owned and/or operated homeless~~ Homeless shelters, group homes, halfway houses and similar social service establishments;

5. ~~4. Publically owned and/or operated transient Transient lodging, such as hotels, motels, hostels and other facilities providing accommodations of a short term nature of not more than 30 days duration;~~
6. ~~5. Housing at a place of education owned or operated by a public entity, such as housing on or serving a public school, public college or public university campus;~~
7. ~~Privately owned housing made available for public use as housing.~~

**Note:** A public entity’s program to provide housing may include but is not limited to: the allocation of local, state, or federal financial assistance, Community Development Block Grants, Low Income Housing Tax Credits, the California Multifamily Housing Program, loan agreements and housing bonds. Examples that are not considered a public entity’s program to provide housing may include but are not limited to: density bonuses, the receipt of public funds for the installation of energy efficiency features, seismic strengthening, water conservation and fire safety features. For additional information see “Guide to Public Housing Regulated in Chapter 11B of the California Building Code” and the “California Access Compliance Advisory Reference Manual” available on the Division of the State Architect’s website.

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.5, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17922.14, 17927, 17928, 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.

References: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; Civil Code Sections 1101.4 and 1101.5; and Government Code Sections 12955.1 and 12955.1.1.

---

**Item 2 HCD proposes to amend sections of 1112A, “CURB RAMPS ON ACCESSIBLE ROUTES,” as follows:**

**CHAPTER 11A HOUSING ACCESSIBILITY**

...

**SECTION 1112A CURBS RAMPS ON ACCESSIBLE ROUTES**

**1112A.4 Diagonal curb ramps.** *If diagonal (or corner-type) curb ramps have returned curbs or other well-defined edges, such edges shall be parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a 48-inch (1219 mm) minimum clear space as shown in Figures 11A - 3A through 11A - 3ML. If diagonal curb ramps are provided at marked crossings, the 48-inch (1219 mm) clear space shall be within the markings (see Figures 11A - 3A through 11A - 3ML). If diagonal curb ramps have flared sides, they shall also have at least a 24-inch-long (610 mm) segment of straight curb located on each side of the curb ramp and within the marked crossing. See Figures 11A - 3A through 11A - 3ML.*

**1112A.5 Slope of curb ramps.** *The slope of curb ramps shall not exceed 1 unit vertical to 12 units horizontal (8.33-percent slope) and shall lie, generally, in a single sloped plane. Transitions from ramps to walks, gutters or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1 unit vertical to 20 units horizontal (5-percent slope) within 4 feet (1219 mm) of the top and bottom of the curb ramp.*

*If a curb ramp is located where pedestrians must walk across the ramp, then it shall have flared sides; the maximum slope of the flare shall be 1 unit vertical in 10 units horizontal (10-percent slope). Curb ramps with returned curbs may be used where pedestrians would not normally walk across the ramp. See Figures 11A - 3A through 11A - 3ML.*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.5, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17922.14, 17927, 17928, 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.

References: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; Civil Code Sections 1101.4 and 1101.5; and Government Code Sections 12955.1 and 12955.1.1.

---

**Item 3 HCD proposes to amend section 1132A.7 “TYPE OF LOCK OR LATCH,” as follows:**

**SECTION 1132A DOORS**

**1132A.7 Type of lock or latch.** *The type of latch and lock required for all doors shall be in accordance with Section 1132A.8 and Chapter 10, Section ~~1008~~ 1010.*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.5, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17922.14, 17927, 17928, 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.

References: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; Civil Code Sections 1101.4 and 1101.5; and Government Code Sections 12955.1 and 12955.1.1.

---

**Item 4 HCD proposes to amend SECTION 1133A.2 “CLEAR FLOOR SPACE,” as follows:**

**SECTION 1133A KITCHENS**

**1133A.2 Clear floor space.** *Clear floor space at kitchens shall comply with the following:*

1. *through 3. (No change to text.)*
4. *The centerline of the 30-inch (762 mm) by 48-inch (1219 mm) clear floor space provided for parallel or forward approach shall be aligned with the centerline of the work space surface, appliance or fixture.*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.5, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17922.14, 17927, 17928, 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.

References: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; Civil Code Sections 1101.4 and 1101.5; and Government Code Sections 12955.1 and 12955.1.1.

---

**Item 5 WITHDRAWN BY HCD AT FINAL COMMISSION MEETING**

---

**Item 6 HCD proposes to amend SECTION 1136A, “ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS,” as follows:**

**SECTION 1136A ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS**

**1136A.1 Receptacle heights.** *Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located no more than 48 inches (1219 mm) measured from the top of the receptacle outlet box nor less than 15 inches (381 mm) measured from the bottom of the receptacle outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet), receptacles shall be located within the reach ranges specified in Section 1138A.3. Physical barriers and obstructions shall not extend more than 25 inches (635 mm) from the wall beneath the receptacle. Countertops shall be allowed to extend 25 ½ inches (647.7 mm) from the wall beneath the receptacle.*

*Receptacle outlets that do not satisfy these specifications are acceptable provided that comparable receptacle outlets, that perform the same functions, are provided within the same area and are accessible. (No change to text.)*

**Exceptions:**

1. *through 4. (No change to text.)*

**1136A.2 Switch and control heights.** *Controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, alarms or cooling, heating and ventilating equipment shall be located no more than 48 inches (1219 mm) measured from the top of the outlet box nor less than 15 inches (381 mm) measured from the bottom of the outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet) switches and controls shall be located within the reach ranges specified in Section 1138A.3. Physical barriers or obstructions shall not extend more than 25 inches (635 mm) from the wall beneath a control or switch. Countertops shall be allowed to extend 25 ½ inches (647.7 mm) from the wall beneath a control or switch.*

*Switches and controls that do not satisfy these specifications are acceptable provided that comparable controls or outlets, that perform the same functions, are provided within the same area and are accessible. (No change to text.)*

**Exception:** *Appliances (e.g., kitchen stoves, dishwashers, range hoods, microwave ovens and similar appliances) which have controls located on the appliance. (No change to text.)*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.5, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17922.14, 17927, 17928, 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.

References: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; Civil Code Sections 1101.4 and 1101.5; and Government Code Sections 12955.1 and 12955.1.1.