

A Guide to California Housing Construction Codes

Information on California's laws and regulations governing construction of hotels, motels, lodging houses, apartments and dwellings.

Learn about the **State Housing Law**, use of **Title 24**, application of **Title 25**, accessibility in covered multifamily dwellings, and requirements for local code adoption and enforcement.

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PREFACE

The Division of Codes and Standards in the Department of Housing and Community Development (HCD) is pleased to provide this handbook as a guide to California housing construction codes. Improved awareness of the state laws, regulations, and building standards will improve compliance and reduce housing construction costs and delays.

The Department of Housing and Community Development encourages homeowners, design and industry professionals and building department personnel involved in construction, maintenance and use of residential buildings to read this handbook. Further, HCD encourages each enforcing agency to issue appropriate personnel a copy of the California Building Standards Code discussed in this handbook, and a copy of any enacted local ordinances making modifications to state building standards. These steps will help to ensure uniform application of statewide standards that are adopted to benefit both builders and residents, as well as local standards adopted to ensure health and safety in specific geographic areas.

Readers of this handbook may find it beneficial to begin with the Glossary provided in Chapter 8, especially those new to the study of building codes.

As a supplement to this core publication, HCD has developed a guide for the California Green Building Standards Code (CALGreen).

Note: The photographs provided in this handbook depict completed and under-construction single-family homes, multifamily dwellings, and hotels.

CHAPTER 1. INTRODUCTION TO CALIFORNIA LAWS, REGULATIONS, AND CODES FOR HOUSING CONSTRUCTION

The purpose of this handbook is to provide an introduction to state laws, regulations, and construction codes applicable to housing construction in California. Housing construction includes hotels, motels, lodging houses, apartments, one- and two-family dwellings and



townhouses, and buildings and structures accessory thereto. Too often, past practice has been to focus on commonly known model codes, overlooking requirements in state laws, including regulatory adoptions by the California Building Standards Commission (CBSC), California Energy Commission (CEC), Department of Housing and Community Development (HCD), State Historical Building Safety Board (SHBSB) and other state agencies, as well as legally enacted local ordinances.

Residential building construction codes in California are specified in:

- California State Laws
 - State Housing Law
 - Building Standards Law
- State Regulations [California Code of Regulations (CCR)]
 - CCR, Title 24, Parts 1-12, including building, residential, electrical, mechanical, plumbing, green building standards, etc., commonly called the California Building Standards Code
 - CCR, Title 25, Housing and Community Development regulations for implementation of State Housing Law
- Local Code Adoptions
 - Legally adopted local ordinances

Local governments are required by the State Housing Law to enforce statutes, rules and regulations related to housing construction. Local governments may adopt modifications to the California Building Standards Code to address local conditions within limitations established by the Legislature. These subjects are discussed in more detail in this handbook.

California Law

California state laws are enacted through the legislative process. There are 29 separate codes organizing California law:

Business and Professions Code	Civil Code
Code of Civil Procedure	Commercial Code
Corporations Code	Education Code
Elections Code	Evidence Code
Family Code	Financial Code
Fish and Game Code	Food and Agricultural Code
Government Code	Harbors and Navigation Code
Health and Safety Code	Insurance Code
Labor Code	Military and Veterans Code
Penal Code	Probate Code
Public Contract Code	Public Resources Code
Public Utilities Code	Revenue and Taxation Code
Streets and Highways Code	Unemployment Insurance Code
Vehicle Code	Water Code
Welfare and Institutions Code	

The Health and Safety Code is a state law that establishes the authority for several state agencies, including HCD, to regulate building design and construction. However, the Health and Safety Code is not the only state law establishing building code requirements or the authority for state agencies to adopt regulations for the design and construction of buildings.

Three other examples are:

- The authority for the Department of Housing and Community Development to adopt accessibility regulations for covered multifamily dwellings is in Government Code Sections 12955.1 and 12955.1.1.
- The authority for the Division of the State Architect to regulate construction of public school buildings is in the Education Code and the Health and Safety Code.
- The authority for the Division of the State Architect to establish accessibility requirements for publicly owned buildings is in the Government Code.

Building code enforcement personnel must be aware of the requirements in state law, state regulations and referenced codes because there are several specific requirements in law that may not be adopted into state regulations and may be more restrictive than the adopted building codes. Additionally, the Legislature may make requirements retroactive.

Two examples are:

- Health and Safety Code Section 17926 mandates the installation of carbon monoxide alarms in existing Group R occupancies located in buildings with fossil fuel-burning appliances, fireplaces, or attached garages.
- Civil Code Section 1101.1 *et seq.* requires plumbing fixture replacement in pre-1994 residential buildings as specified.

Others involved in housing construction should also be aware of state laws, regulations and local requirements. A better understanding of code requirements will ease confusion and minimize costly delays during the construction process. (See Chapter 6 for a brief listing of examples of specific requirements established by the California Legislature.)

Incorporation of new provisions of state law into state regulations, such as Title 24 of the California Code of Regulations, requires regulatory actions by an appropriate state agency. Effective dates of legislation do not always coincide with the rulemaking process. Therefore, state agency regulations may not always be up-to-date. Without awareness of the legislative enactments, requirements of law may be overlooked. These circumstances can result in the lack of statewide uniformity in the application of design and construction requirements, thereby contributing to increased housing costs.



State laws may be found in law libraries, public and private law offices, and many public buildings. They may also be accessed through the internet at website <http://leginfo.legislature.ca.gov> or through the California Homepage for state government available at www.ca.gov. Look for headings and icons like “California Law” or “California’s 29 Codes”. From the California Homepage, websites for all state agencies may also be accessed. The Department of Housing and Community Development’s website is at www.hcd.ca.gov. Approved or pending legislation may be accessed at <http://leginfo.legislature.ca.gov>.

In summary, good reasons for being aware of the state laws are:

- State law establishes the basis for building standards in California.
- State law establishes the authority and mandates for state agencies, including HCD.
- State law establishes the authority and mandates of local government in the area of housing construction.
- State law establishes some requirements for the design and construction of buildings and accessories to buildings that are **more restrictive** than the model codes. These requirements may necessitate California amendments.
- State law may impose requirements that are **retroactive**, which is not otherwise done with the model codes.
- The mandates of state law may not be incorporated into the state regulations and/or building standards codes until a regulatory action is completed by an appropriate state agency. This means there may be a difference in requirements, with the state law always prevailing over state regulations, until the regulations are updated. Generally, the regulatory process requires at least one year to complete and cannot begin until the authorizing law is enacted.

- State law legally authorizes local governments to enforce the California Building Standards Code (California Code of Regulations, Title 24), and grants authority to adopt reasonably necessary local requirements that may be more restrictive than CCR, Title 24 due to topographical, geological or climatic conditions.

California Building Standards Law

The “California Building Standards Law” is the name given to the segment of the Health and Safety Code, Division 13, Part 2.5, commencing with Section 18901. It establishes the CBSC, its authority, mandates and the process and criteria for adopting building standards to be contained within CCR, Title 24. Requirements for local enforcement are also located within this division.

The California Building Standards Law is available through the Internet at <http://leginfo.legislature.ca.gov>. Select the Health and Safety Code from the index of “California Law” and navigate to Section 18901.

State Regulations

The California Code of Regulations (CCR) is the accumulation of regulations adopted by state agencies to implement, interpret, clarify, and carry out state law. To propose a state regulation, a state agency must have authority in law to do so. The CCR is divided into 28 separate titles. Some titles are reserved for the regulations of a single state agency or for one subject. The CCR title numbers and names are:

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

Except for Title 24, the California Code of Regulations is accessible on the internet at www.oal.ca.gov, a website maintained by the Office of Administrative Law. CCR, Title 24 is accessible on the internet via the California Building Standards Commission’s website at www.bsc.ca.gov/codes.aspx.

California Code of Regulations, Title 24 (CCR, Title 24)

California Code of Regulations, Title 24 (CCR, Title 24), is known as the “California Building Standards Code” and is an adoption of regulations proposed by several state agencies authorized by state law to regulate specific types of buildings or building features and site preparation, along with the incorporation of selected model codes. The local building or fire official must enforce CCR, Title 24. CCR, Title 24 is published in its entirety every three years, generally one year following the publication of new national model codes. CCR, Title 24 may also include supplements published in intervening years.

CCR, Title 24 is reserved for regulations that are defined in Health and Safety Code Section 18909 as building standards. In short, a building standard is a regulation prescribing design and construction methods for buildings. See Chapter 8, Glossary, for full statutory definition. Any regulation proposed for adoption in CCR, Title 24 must satisfy the terms in Health and Safety Code Section 18909.



CCR, Title 24 is large and complex; thus, it is divided into numerical segments called “Parts” which are also given names. For example Part 2 is named the California Building Code. CCR, Title 24 is available in hardcopy or electronic format. Part 2, the California Building Code, is so large that two volumes are required. All other Parts are contained in a separate binder, except Parts 8 and 10, which are contained within Part 2, Volume 2, in one binder. CCR, Title 24 is identified as follows:

- Part 1. California Administrative Code
- Part 2. California Building Code, presently based on the most current edition of the International Building Code, published by the International Code Council
- Part 2.5. California Residential Code, presently based on the most current edition of the International Residential Code, published by the International Code Council
- Part 3. California Electrical Code, presently based on the most current edition of the National Electrical Code, published by the National Fire Protection Association
- Part 4. California Mechanical Code, presently based on the most current edition of the Uniform Mechanical Code, published by the International Association of Plumbing and Mechanical Officials
- Part 5. California Plumbing Code, presently based on the most current edition of the Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials
- Part 6. California Energy Code
- Part 7. Vacant

- Part 8. California Historical Building Code
- Part 9. California Fire Code, presently based on the most current edition of the International Fire Code, published by the International Code Council
- Part 10. California Existing Building Code, presently based on the most current edition of the International Existing Building Code, published by the International Code Council
- Part 11. California Green Building Standards Code
- Part 12. California Referenced Standards Code

CCR, Title 24 is an accumulation of building standards. State agencies propose building standards and submit them to the California Building Standards Commission (CBSC) for approval and adoption. Each state agency has a specific area or subject of jurisdiction. Some agencies and their areas of authority include, but are not limited to:

- Department of Housing and Community Development (HCD) – Housing, which includes hotels, motels, lodging houses, apartment houses and dwellings, or portions thereof, and buildings and structures accessory thereto, including accessibility in covered multifamily dwelling units other than public housing.
- California Building Standards Commission (CBSC) – Buildings constructed by the Trustees of the California State University and the Regents of the University of California.
- Office of the State Fire Marshal (SFM) – Fire and panic safety, State buildings, places of assembly, residential care facilities, fire sprinklers and smoke detectors.
- Division of the State Architect (DSA) – Public schools, accessibility in public buildings and public accommodations.
- Office of Statewide Health Planning and Development (OSHPD) – Acute care and psychiatric hospitals, skilled nursing facilities, intermediate care facilities and medical care buildings.
- Department of Public Health (DPH) – Nursing homes, child care facilities.
- California Energy Commission (CEC) – Any building consuming gas and/or electricity.
- State Historical Building Safety Board (SHBSB) – Designated historical buildings and sites.
- Department of Food and Agriculture (DFA) – Food processing.
- Department of Water Resources (DWR) – Recycled water and flood resistant construction.
- Department of Consumer Affairs (DCA) – Barber and beauty shops, veterinary facilities.

A complete explanation of the specific jurisdiction for each state agency is provided in CCR, Title 24, Part 2 (California Building Code), Chapter 1, Division I. The jurisdiction explanation is repeated as necessary in a similar chapter or article of each Part of CCR, Title 24.



Incorporation of Model Codes into CCR, Title 24:

Parts 2, 2.5, 3, 4, 5, 9 and 10 of the CCR, Title 24, are based on the model codes selected pursuant to Health and Safety Code Sections 17921, 18916 and 18938.3. The model code editions that form the Parts of the 2013 California Building Standards Code, effective January 1, 2014, are:

- The 2012 International Building Code, published by the International Code Council, is used as the basis for Part 2 of CCR, Title 24, the California Building Code.
- The 2012 International Residential Code, published by the International Code Council, is used as the basis for Part 2.5 of CCR, Title 24, the California Residential Code.
- The 2011 National Electrical Code, published by the National Fire Protection Association, is used as the basis for Part 3 of CCR, Title 24, the California Electrical Code.
- The 2012 Uniform Mechanical Code, published by the International Association of Plumbing and Mechanical Officials, is used as the basis for Part 4 of CCR, Title 24, the California Mechanical Code.
- The 2012 Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials, is used as the basis for Part 5 of CCR, Title 24, the California Plumbing Code.
- The 2012 International Fire Code, published by the International Code Council, is used as the basis for Part 9 of CCR, Title 24, the California Fire Code.
- The 2012 International Existing Building Code, published by the International Code Council, is used as the basis for Part 10 of CCR, Title 24, the California Existing Building Code.

The process of adopting the model codes requires the state agencies to review each new model code edition and propose final regulatory language for placement in CCR, Title 24, Parts 2, 2.5, 3, 4, 5, 9 and 10, along with modifications and/or additions. The modifications and additions to the model code language are known as “California Amendments” (also known as “State Amendments”) and are necessary to incorporate requirements established in state laws, and federal laws and regulations.

The state agencies adopt, or propose for adoption, most of the model code language, but also propose amended language to prevent conflict with state laws or federal laws and regulations. CCR, Title 24 is printed in a manner that distinguishes model code language and California Amendments. The California Amendments are illustrated by the use of *italic* font print, and may also be identified by a state agency banner. In addition, Matrix Adoption Tables aid the code user in determining which chapter or sections

within a chapter are applicable to buildings under the authority of a specific state agency, but these tables are informational only and not to be considered regulatory.

When the adoption process is complete, the mandatory effective date of new adoptions in CCR, Title 24 is 180 days following the publication date established by the CBSC. This 180-day period is required by state law to allow local government and those subject to the codes, time to adjust to processes, designs, and obtain or provide training. Occasionally, the CBSC may establish an effective date greater than 180 days after publication.

Where to Obtain CCR, Title 24

As previously noted, CCR, Title 24 is not available on the website of the Office of Administrative Law as most other provisions of the California Code of Regulations. Since Parts 2, 2.5, 3, 4, 5, 9 and 10 are based on privately published model codes; they are subject to copyright protections. When permitted by the publisher, the CBSC posts the Parts of CCR, Title 24 on their website at www.bsc.ca.gov.

CCR, Title 24 is available for purchase through their respective publishers and various websites or bookstores.

The State Housing Law

The California Legislature has identified Health and Safety Code, Division 13, Part 1.5, commencing with Section 17910, as the “State Housing Law”. The State Housing Law charges the California Department of Housing and Community Development with the responsibility to adopt administrative regulations necessary to carry out its provisions, and for proposing building standards to the CBSC for adoption and approval. These standards apply to the construction of hotels, motels, lodging houses, apartments and dwellings. Additionally, the State Housing Law mandates preemptive requirements applicable to such housing structures, including substandard abatement proceedings for local government enforcement.

As a result of the mandates in the State Housing Law, the CBSC has adopted and published building standards proposed by HCD in CCR, Title 24. This is done in coordination with the other state adopting agencies that also have jurisdiction for portions of residential occupancies, such as the Office of the State Fire Marshal for fire and panic safety, and the Division of the State Architect for accessibility in public housing and public use areas. In addition, HCD has adopted regulations in the California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1 (CCR, Title 25), commencing with Section 1. CCR, Title 25 is discussed in more detail below in “California Code of Regulations, Title 25”.



The State Housing Law is available on the Internet at <http://leginfo.legislature.ca.gov> (beginning with Health and Safety Code Section 17910).

The Role of the Department of Housing and Community Development

Prior to July 2013, the California Department of Housing and Community Development (HCD) was a department within the Business, Transportation and Housing Agency. Based on the Governor's Reorganization Plan of 2012, HCD was placed under the authority of the newly configured Business, Consumer Services, and Housing Agency.

HCD has many responsibilities mandated by state law to meet the state's housing needs. The Division of Codes and Standards administers seven programs mandated by state law, including the State Housing Law Program. The Program carries out the State Housing Law with respect to housing construction and is responsible for the rulemaking process related to the adoption of building standards and regulations.

The Program staff also provides assistance to local building departments and other interested parties on subjects relating to building standards, accessibility in covered multifamily dwellings, and regulations in CCR, Titles 24 and 25.



California Code of Regulations, Title 25 (CCR, Title 25)

CCR, Title 25, Division 1 is the segment of the CCR adopted by HCD to implement, interpret, clarify or make specific the mandates of state law regarding housing. The scope of CCR, Title 25 includes the administration of building standards in CCR, Title 24, including the issuance of construction permits, use, maintenance and occupancy, and substandard building abatement proceedings. CCR, Title 25, Division 1, Chapter 1, Subchapter 1, commencing with Section 1, is adopted by HCD's Division of Codes and Standards. These regulations, adopted primarily under the authority of the State Housing Law, Health and Safety Code, Division 13, Part 1.5, commencing with Section 17910, apply to hotels, motels, apartments, lodging houses and dwellings, and are applicable throughout the state.

CCR, Title 25, Chapter 1, Subchapter 1 is available on the internet at www.oal.ca.gov and at www.hcd.ca.gov/codes/shl/SHLReqsT25.htm.

Authority and Reference Citations in State Regulations

In all titles of the California Code of Regulations **except** for Title 24 there is important information provided at the end of each section. The information appears as follows:

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

“Authority cited” means the sections of law providing the authority for the adopting state agency to promulgate (develop and publish) the regulation.

Under “Reference”, the sections of law are listed that the regulation implements, interprets, or makes specific.

CCR, Title 24 is different in this regard because some sections contain California Amendments by multiple state agencies, or are adopted by numerous state agencies. Therefore, it was determined that listing each agency’s authority and reference citations beneath each code section within CCR, Title 24 would result in a much more voluminous code. Accordingly, in the first chapter, or similar segment of each Part of CCR, Title 24, is information on each adopting state agency’s authority and reference. Additionally, the type of building subject to the regulations by each state agency is identified, as well as the governmental entity responsible for enforcing the provision, such as the state adopting agency and/or local government.

The following is an (HCD) example excerpted from CCR, Title 24, Part 2, of the 2013 California Building Code:

1.8.2.1.1 Housing construction. *Application—Hotels, motels, lodging houses, apartment houses, dwellings, dormitories, condominiums, shelters for homeless persons, congregate residences, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations with or without common toilet or cooking facilities including accessory buildings, facilities, and uses thereto. Sections of this code which pertain to applications listed in this section are identified in the Matrix Adoption Table using the abbreviation “HCD 1.”*

Enforcing Agency—*Local building department or the Department of Housing and Community Development.*

Authority cited—*Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 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.*

Reference—*Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and Sections 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.*

HCD’s complete Authority and Reference citations may be reviewed in CCR, Title 24, Part 2, Sections 1.8.2.1.1, 1.8.2.1.2 and 1.8.2.1.3.

The value in understanding the Authority and Reference citations is that it enables the reader to identify the cited law being implemented by the regulation. Many times it is desirable to read the law along with the implementing regulation. Sometimes, the law has been modified by recent legislation while the implementing regulations have not been updated for consistency with the amended law. The state agencies can only act to amend the regulations after the law is enacted or amended. Thus, there is a period of time when the state regulations may not be consistent with new enactments in state law, so it is prudent that anyone applying or enforcing the provisions of law or regulations be cognizant of this possibility.



CHAPTER 2. THE CALIFORNIA BUILDING STANDARDS COMMISSION



The process of adopting state regulations must be overseen by some governmental entity. Much of the California Code of Regulations (CCR) is overseen by the Office of Administrative Law under the authority of the Administrative Procedure Act (Government Code Section 11340, *et seq.*). However, in the case of building standards in CCR, Title 24, the oversight authority is granted to the California Building Standards Commission (CBSC) by Health and Safety Code, Division 13, Part 2.5 (commencing with Section 18901), known as the California Building Standards Law.

The CBSC has 11 members, known as Commissioners, who are appointed by the Governor, and confirmed by the Senate. The CBSC Chairperson is required by law to be the Secretary of the Government Operations Agency.

The California Building Standards Law in the Health and Safety Code requires that members of the CBSC be representative of the general public and the regulated industry. Excluding the Chairperson, the Commission must be comprised of:

- An architect.
- A mechanical or electrical engineer or fire protection engineer.
- A structural engineer.
- A licensed contractor.
- Three members shall be appointed from among the general public, at least one of whom shall be a person with physical disabilities.
- One member shall be appointed from organized labor in the building trades.
- One member shall be appointed who is a local building official.
- One member shall be appointed who is a local fire official.
- At least one member of the commission shall be experienced and knowledgeable in barrier free architecture and aware of, and sensitive to, the requirements necessary to ensure public buildings are accessible to, and usable by, persons with physical disabilities.
- At least one member of the commission shall be experienced and knowledgeable in building energy efficiency standards.
- At least one member of the commission shall be experienced and knowledgeable in sustainable building, design, construction, and operation.

The terms of Commissioners are for a period of four years and the termination dates are staggered. Professional and administrative staff, the Executive Director, a Coordinating Council of state adopting agencies, and Advisory Committees of volunteers, supports the CBSC.

The **Coordinating Council** is authorized by Health and Safety Code Section 18926 and requires representation from the following state agencies:

- Department of Public Health
- Office of Statewide Health Planning and Development
- Department of Housing and Community Development
- Office of the State Fire Marshal

- California Energy Commission
- Department of General Services

These state agencies are required to work on the Coordinating Council for the purpose of coordinating the proposed building standards from each of the adopting agencies. Conflicts and omissions are to be eliminated through this coordination effort. Additionally, the CBSC may require one agency to assist another agency with the development of necessary building standards.

The **Code Advisory Committees** are authorized by Health and Safety Code Section 18927. The CBSC appoints volunteers who serve on the committees and advise the CBSC on building standards presented to the CBSC by adopting agencies. The volunteers are not paid other than for travel expenses. The Code Advisory Committees currently utilized by the CBSC are:

- Accessibility Committee (ACCESS)
- Plumbing, Electrical, Mechanical, and Energy Committee (PEME)
- Building, Fire and Other Committee (BFO)
- Structural Design/Lateral Forces Committee (SD/LF)
- Health Facilities Committee (HF)
- Green Building Committee (GREEN)

Following the activities of the Coordinating Council, the individual state agencies with legislative authority or mandate to promulgate building standards, present their proposed building standards, including amendments, to the CBSC. The CBSC uses the Code Advisory Committees for the technical review and recommendation of the proposals. The CBSC makes the proposed building standards available to the public and conducts public hearings in order to receive public comment on building standards proposed by the state agencies. After confirming that the proposed building standards are necessary, clear, and within the authority of the state adopting agencies as specified in Health and Safety Code Section 18930 (commonly referred to as the “Nine Point Criteria”), the CBSC approves the proposed building standards for adoption. When proposed building standards are adopted by the CBSC, they are published in CCR, Title 24. Note there are exceptions to the process discussed above.

The CBSC website is available at www.bsc.ca.gov, which provides information regarding current and future rulemaking activities, bulletins, meeting schedules, and more.



CHAPTER 3. USING CALIFORNIA CODE OF REGULATIONS, TITLE 24

Readers of CCR, Title 24 sometimes experience difficulty understanding the provisions contained within, resulting in incorrect conclusions. Only with continued use and practice will users become more competent utilizing CCR, Title 24. Considerable improvements have been made to the instructions on how to read Title 24, and with continued stakeholder input, improvements will continue to be made with each subsequent publication. Studying this chapter of the handbook will provide additional help. For clarity, some matters already discussed may be repeated in this chapter.

Parts 2, 2.5, 3, 4, 5, 9 and 10, of CCR, Title 24, are based on the model codes as previously discussed in Chapter 1 of this handbook. Parts 2, 2.5, 3, 4 and 5 contain adopted model code language and California amendments by several state agencies, such as the Department of Housing and Community Development (HCD), Division of the State Architect (DSA), Office of the State Fire Marshal (SFM), and Office of Statewide Health Planning and Development (OSHPD).

Note: It is recommended that readers have CCR, Title 24, Part 2, Volume 1 in hand while reading this chapter.

CCR, Title 24, Part 2, California Building Code (CBC), Volume 1, based on the International Building Code, will be the basis for this discussion. In comparison to the other Parts, Part 2 has adoptions and California Amendments by the most state agencies because of the separate and overlapping jurisdictions granted to these state agencies by state law; one building design may be subject to the adoptions and amendments in Part 2 by several state agencies. For example, the structural design and construction of a hotel are subject to the provisions of Part 2 adopted by HCD for the public health, safety and general welfare; DSA for accessibility; and the SFM for fire and panic safety. Accordingly, persons applying Part 2 must be able to identify all adoptions and amendments by HCD, DSA, and SFM applicable to a hotel or place of employment. Local enforcing agencies are required to enforce these adoptions and amendments.

Each state adopting agency's scope and applications are identified in Chapter 1. For example, the application sections in the CBC for HCD are:

- Sections 1.8.2.1.1, 1.8.2.1.2, 1.8.2.1.3

Banners

In each of the "application" sections, the state agencies establish an identification acronym, commonly referred to as a "banner". The banners are used throughout the Part as a means of identifying California Amendments that apply to buildings or features of buildings subject to that state agency's regulatory jurisdiction. As an example, the application Sections 1.8.2.1.1, 1.8.2.1.2, and 1.8.2.1.3 in the 2013 CBC explain that a code section and/or California Amendment that is preceded by the banners [HCD 1], [HCD 1-AC] or [HCD 2] are provisions adopted by HCD, and are applicable to any building or building feature subject to HCD's jurisdiction. Another example would be sections identified by the banner [SFM] for Office of the State Fire Marshal applications. Generally, banners are not present in individual sections when entire chapters are adopted for specific state agency applications, such as in Chapter 11A Housing Accessibility, for HCD, or when the same California amendment is adopted by multiple agencies.

Matrix Adoption Tables

A state agency's adoption or non-adoption of model code language and/or California amendments is identified in the Matrix Adoption Tables. The Matrix Adoption Tables at the front of each chapter are an aid to the code users for determining which chapter or sections within a chapter are applicable to

buildings under the authority of a specific state agency; however, they are for information only and are not considered regulatory.

Summary

The following may help when using CCR, Title 24:

- 1. Identify Jurisdiction: Identify the state agencies having jurisdiction over the building occupancy or building feature in the project.** The jurisdiction of each state agency is explained in the “application” section of each Part. Learn each of the banners for these state agencies. The banners are identified in the section “How to Distinguish Between Model Code Language and California Amendments” in each Part.
- 2. Matrix Adoption Tables:** The Matrix Adoption Tables provide information regarding which state agency adopts model code language or adds a California Amendment. In some cases, only selected sections of a model code chapter are adopted. An example from CBC, Part 2, Volume 2, is Section 3109, which is not adopted by HCD.

CHAPTER 31 – SPECIAL CONSTRUCTION

(Matrix Adoption Tables are non-regulatory, intended only as an aid to the user. See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	SFM	DSA		HCD			OSHPD			
			AC	SS	1	2	1-AC	1	2	3	4
Adopt Entire Chapter			X	X				X	X	X	X
Adopt Entire Chapter as amended (amended sections listed below)					X	X					
Adopt only those sections that are listed below		X	X								
Chapter / Section											
3104.2, Exception 2			X				X				
3109					†	†					

The state agency does not adopt sections identified by the following symbol: †

- 3. California Amendments: Apply the California Amendments adopted by the state agency having jurisdiction over the building occupancy or building feature and marked for local enforcement.**

California amendments are identified by the use of *italic* print and are usually accompanied by the banner of the adopting state agency. Text in normal font is model code language with the exception of some model code definitions being in *italics*. California amendments may be necessary to amend or add to the model code language. California amendments may be located within subsections, sections or may consist of entire chapters. Examples of California amendments in the 2013 CBC, Part 2 are:

- Section 1208.4, Efficiency Dwelling Units, includes California Amendments to a model code section that provides reference to statute for additional information. Note only the California Amendment portions are in *italic* font. Observe the banner [HCD 1] at the beginning of each amended portion and the adoption identified in the Matrix Adoption Tables.

- Section 1211, Garage Door Springs, is a California amendment in its entirety. Note the entire section is in *italic* font. Observe the banners [HCD 1] and [HCD 2] at the beginning of the section and the adoption identified in the Matrix Adoption Tables.
- Chapter 11A, Housing Accessibility, is a California amendment in its entirety. Note the entire section is in *italic* font. In this case, there are no individual banners for specific sections; however, per the Matrix Adoption Table, the application of the chapter is identified as [HCD 1-AC].

4. Apply Only Adopted Model Code Language. Do not apply CCR, Title 24 provisions that are not adopted by the state agencies in building occupancies subject to the jurisdiction of the state agencies. Not all printed model code language in CCR, Title 24 is adopted for all building occupancies. Sometimes only one or a few state agencies adopt a section of model code language in a specific chapter. Sometimes an entire chapter is not adopted by a state agency. The Matrix Adoption Tables help identify each adopted section or subsection of the code and the adopting state agency, if any. Examples from 2013 CBC, Part 2 are:

- Chapter 11 of the International Building Code (model code) is **not** adopted. The model code Chapter 11 is **not** printed in Title 24 nor shown in the Matrix Adoption Tables of Title 24, Part 2. Instead, HCD and the Division of the State Architect (DSA/AC) inserted Chapters 11A and 11B respectively, as a California amendment.
- Chapter 1 of the model code is only adopted in part. The model code chapter has been redesignated as Chapter 1, Division II, and the Matrix Adoption Table indicates that only Section 105.2 and portions of Section 110.3 have been adopted by HCD.

For the building occupancies other than those subject to the jurisdiction of the state agencies, including the BSC, local government jurisdictions may adopt the model code provisions not adopted by the state agencies.



CHAPTER 4. LOCAL CODE ADOPTIONS

The Health and Safety Code requires local building departments to enforce the California Building Standards Code (CCR, Title 24) and regulations (CCR, Title 25) as it applies to buildings constructed, repaired, altered, and added to within its jurisdiction. However, local building departments are permitted by Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 to adopt local ordinances making reasonably necessary amendments to CCR, Title 24 as necessary because of local climatic, geological or topographical conditions. These Health and Safety Code sections require local building departments exercising the authority to adopt more restrictive requirements to make an expressed finding of need. The need must explain the local climatic, geological or topographical conditions that make it necessary.

Local fire protection districts are also granted authority by state law to amend CCR, Title 24. Health and Safety Code Section 13869.7 allows fire districts to propose fire and panic safety requirements more restrictive than those fire and panic safety requirements in CCR, Title 24 adopted by the Office of the State Fire Marshal (SFM). As with the local building departments, fire protection districts also must limit the more restrictive requirements only to those needed for local climatic, geological or topographical conditions, except in the case of fire sprinkler requirements. Historically, Health and Safety Code Sections 13143.5 and 13869.7 allowed local governments to enact ordinances to require automatic fire sprinkler systems in dwellings where otherwise not required in CCR, Title 24, Part 2, The California Building Code. Effective with adoption of the 2010 California Residential Code, automatic sprinkler systems are required for one- and two-family dwellings and townhouses.



Health and Safety Code Section 13869.7 also states that no ordinance adopted by the fire district shall be effective until ratification by the city, county, or city and county where the ordinance will apply. Upon ratification of an adopted ordinance, the city, county, or city and county must file a copy of the findings of the fire district and any findings of the city, county, or city and county, together with the adopted ordinance, with HCD.

Additionally, according to Health and Safety Code Section 17958.7, local amendments (other than fire and panic safety) to the California Building Standards Code are neither effective nor operative until approved by the local governing body, and copies of both the ordinance and express finding of need are filed with the California Building Standards Commission (CBSC). These records are to be available for public review upon request.

For more instructional information regarding the process and limits on local modifications to CCR, Title 24, read Building Standards Bulletin 10-03 dated December 22, 2010, Bulletin 11-01 dated June 8, 2011, or the most current version, issued by the CBSC. These bulletins provide local officials detailed information on the process and are available on the CBSC website at www.bsc.ca.gov.

CHAPTER 5. NEW OR RECENT DEVELOPMENTS

This chapter provides a brief overview of some of the most recent developments to CCR, Title 24.



California Green Building Standards Code (CCR, Title 24, Part 11)

A recent addition to the California Building Standards Code, CCR, Title 24, is Part 11. The 2008 California Green Building Standards Code was developed in response to a public need for increased building sustainability, to support conservation of resources and building materials and to promote water efficiency and environmental air quality. Stimulus can be linked to The California Green Building Initiative & Global Warming Solutions Act of 2006 (Executive Order S-20-04 and Assembly Bill 32). Additionally, Executive Order S-06-08, and the Governor's 2009 proclamation of three years of drought and a call for all Californians to reduce water use by 20 percent were factors which gave cause for adoption of green building standards. The Governor further proclaimed that green building standards not be legislatively mandated, but instead developed using the building standards adoption process. Therefore, the 2008 California Green Building Standards Code was developed as a voluntary green building standards code becoming effective August 1, 2009.

The 2010 California Green Building Standards Code, also called "CALGreen", became a "First in the Nation" mandatory green building code. The scope of CALGreen targeted new low-rise residential occupancies. Additionally, voluntary tier-based measures were developed featuring prerequisite and elective measures available for adoption by local governmental agencies that wished to have uniform and consistent green building standards that exceeded state mandatory minimum requirements.

In the 2013 CALGreen, effective January 1, 2014, HCD again provided sound leadership while still advancing green building practices. Rather than adding new requirements, HCD expanded the scope of CALGreen to include all residential occupancies (both low-rise and high-rise). Simultaneously, CALGreen's application was also expanded beyond new construction to include additions and alterations which increase the building's conditioned area, volume or size.

HCD also developed and updated its CALGreen Guide, known as, "A Guide to the California Green Building Standards Code - Residential" and provided pointers in other parts of CCR, Title 24 to assist in the use, understanding and application of CALGreen. The 2013 CALGreen Guide is available on HCD's website at http://www.hcd.ca.gov/codes/shl/CALGreen_Guide_REV_12-13.pdf

California Residential Code (CCR, Title 24, Part 2.5)

The California Residential Code (CRC) was initially based on the 2009 International Residential Code (IRC) published by the International Code Council and specifically provides building standards for one- and two-family dwellings and townhouses.

Adoption of the IRC had been evaluated for several years prior to adoption of the 2006 International Building Code as the basis for the 2007 California Building Code. HCD developed the 2010 CRC in coordination with the Office of the State Fire Marshal after evaluation of the 2006 IRC model code language in 2008. The publisher intended the IRC as a "stand-alone" document because it includes standards for building construction, energy efficiency, plumbing, mechanical, and electrical. HCD also had to consider whether the IRC should be adopted in whole or in part. HCD organized three separate study groups; including representation from building officials, governmental agencies, building industry, energy/mechanical/plumbing/electrical industry, and the general public to solicit analysis, opinion and technical commentary. HCD then determined that the building standards in the IRC were suitable for

adoption in California with some technical modifications. However, the electrical, mechanical, plumbing and energy IRC provisions were not adopted because they are addressed by existing provisions in CCR, Title 24, Parts 3, 4, 5 and 6. These sections are also not adopted in the 2013 version. The CRC was specifically developed for design and construction of detached one- and two-family dwellings and townhouses not more than three stories above grade and its accessory structures. Users should still review the scope and application of the CRC to ensure that the design is within the scope of the CRC.

Other factors to consider when using the CRC include:

- Location relating to Seismic Design Category (SDC). Structures in SDC “E” may be built according to the CRC only if meeting specific criteria.
- Presence of irregular structures or irregular portions of structures in SDC “C”, “D₀”, “D₁” or “D₂”.
- Energy efficiency, plumbing, mechanical, electrical, and green building provisions are covered by other Parts in Title 24.

California Plumbing Code (CCR, Title 24, Part 5)

New to the 2013 California Plumbing Code (CPC) are 2012 Uniform Plumbing Code (UPC) Chapter 16 “Alternate Water Sources for Nonpotable Applications” and Chapter 17, “Nonpotable Rainwater Catchment Systems”. HCD has amended these model code chapters and repealed the California amendment encompassing Chapter 16A, Part I, addressing residential gray water in the 2010 CPC. The primary goal of these regulations is to allow the reuse of household gray water and rainwater which promotes sustainability through water conservation while mitigating unhealthful conditions. It provides guidance to code users while providing flexibility that will encourage the use of gray water and rainwater harvesting. Existing law directs HCD to adopt building standards, rules and regulations that impose substantially the same requirements found in specified model codes, such as the Uniform Plumbing Code. The 2012 Uniform Plumbing Code made significant strides in Chapters 16 and 17 in the development of gray water and rain water catchment regulations. After review and analysis, it was determined that the model code could be amended to incorporate Chapter 16A provisions, and ensure the standards placed no additional restrictions than that of the previously adopted Chapter 16A. An additional benefit to encourage water savings was HCD’s adoption of the 2013 CPC Chapter 17 for Non Potable Rainwater Catchment Systems.

History of Gray Water Regulatory Actions

On June 4, 2008, Governor Schwarzenegger signed an Executive Order (S-06-08) proclaiming a statewide drought condition. The proclamation directed, to the extent allowed by applicable law, state agencies to prioritize and streamline permitting and regulatory compliance actions for desalination, water conservation and recycling projects to provide drought relief. In addition, Senate Bill 1258 (Chapter 172/Statutes of 2008) was signed by the Governor enacting new statutes in the Health and Safety Code and amending existing statute in the Water Code wherein HCD was directed to develop building standards for the construction, installation, and alteration of gray water systems for residential indoor and outdoor uses.

HCD, in collaboration with statewide gray water experts and other stakeholders, developed Chapter 16A as an emergency modification to the 2007 CPC. Chapter 16A was developed utilizing “Appendix G” of the 2007 CPC, Chapter 16 of the 2006 Uniform Plumbing Code, “Appendix C” of the International Plumbing Code, the City of Los Angeles’ “Gray water pilot program”, the book “Create an Oasis with Greywater”, the Center for Irrigation Technology, California State University Fresno, and Australia, New Mexico, and Arizona regulations.

Note: The use of a gray water or rainwater system is an option and not a mandatory state requirement. Local jurisdictions may not prohibit the use of gray water entirely, but may adopt local ordinances that are more restrictive than the Chapter 16 regulations. For more information, see Health and Safety Code Section 18941.7 and Water Code Section 14877.3. HCD will continue in its leadership role for code development, not only at the state level, but also at the national level.



CHAPTER 6. MISCELLANEOUS REQUIREMENTS AND EXEMPTIONS

This chapter directs attention to provisions in state laws and regulations enforced by local building departments that may not be commonly known.

Existing requirements currently in effect:

Carbon Monoxide Devices – State Law requires the installation of carbon monoxide (CO) devices in all new and existing dwelling units. The Office of the State Fire Marshal (SFM) lists all approved devices on their website. A solely battery-operated alarm for existing dwelling units is acceptable for some applications, however when CO alarms are required for new construction, the device must be provided with power from the building's commercially supplied power and be interconnected. Combination smoke and carbon monoxide alarms may be acceptable. Regulations are found in CCR, Title 24, Part 2 California Building Code and CCR, Title 24, Part 2.5 California Residential Code.

In September 2012, Senate Bill 1394 (Chapter 420/Statutes of 2012), introduced by Senator Lowenthal, modified the date requiring installation of carbon monoxide devices in all existing hotel and motels from January 1, 2013 to January 1, 2016.

Automatic Fire Sprinkler Systems – New to the 2010 California Residential Code (CRC), automatic fire sprinkler systems were required to be installed in all new one- and two-family dwellings and townhouses. HCD and the Office of the State Fire Marshal jointly adopted requirements for fire sprinklers in Chapter 3, Section R313. HCD repealed its adoption of fire sprinkler requirements in the 2013 CRC. HCD proposed to not adopt Section R313 since fire and panic safety are issues under the jurisdiction of the State Fire Marshall and more appropriately reviewed, analyzed and maintained by the SFM. Therefore, Section R313 remains as adopted by the State Fire Marshal.

Protection of Refrigerant Ports – The 2010 California Mechanical Code (CMC) required outdoor connections (service ports) that fill cooling system refrigerant to be protected from unauthorized access. Several state agencies developed, proposed and adopted this safety measure in Chapter 11, to prevent the harming of our youth from inhalation of refrigerants. In the 2013 CMC, state agencies repealed the California amendment and have adopted model code language which now addresses the issue.

Water-Conserving Fixtures – Senate Bill 407 (Chapter 587/Statutes of 2009), introduced by Senator Padilla, requires that on or after January 1, 2014, for buildings constructed prior to January 1, 1994 that undergo permitted alterations, additions or improvements must replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. HCD introduced a note in CALGreen and is proposing the same note in the CPC, advising code users to consult Civil Code Section 1101.1, et seq. for the definition of a “noncompliant plumbing fixture”, types of buildings affected and other subsequent enactment dates.

Accessibility in Covered Multifamily Dwellings – The California Fair Employment and Housing Act (Government Code Section 12955.1) directs the Division of the State Architect and HCD to develop provisions addressing housing discrimination for public housing and all other residential occupancies, respectively.

Accessibility regulations in CCR, Title 24, Parts 2, 3, and 5, apply to “covered multifamily dwellings” as defined in Chapter 11A of CCR, Title 24, Part 2. The term “covered multifamily dwellings” stems from federal law and regulations. Accessibility requirements apply to newly constructed covered multifamily housing accommodations and related common use areas. The phrase “newly constructed” is defined in Chapter 2 of the CBC, as being “a building that has never before been used or occupied for any purpose”.

The building standards contained in Chapter 11A do not apply to the alteration, repair, rehabilitation or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991.

The following is a listing of the types of multifamily dwellings that are considered “covered multifamily dwellings” subject to the accessibility regulations in Chapter 11A:

1. Apartment buildings with 3 or more dwelling units, including timeshare apartments not considered a place of public accommodation or transient lodging.
2. Condominiums with 4 or more dwelling units, including timeshare condominiums not considered a place of public accommodation, or transient lodging.
3. Lodging houses used as a residence with more than 3 but not more than 5 guest rooms.
4. Congregate residences with 3 or more sleeping units.
5. Dwellings with 3 or more efficiency units.
6. Shelters for homeless persons, not otherwise subject to the disabled access provisions of the Division of the State Architect-Access Compliance (DSA-AC).
7. Dormitories with 3 or more guest rooms.
8. Timeshare dwellings with 3 or more units, not considered a place of public accommodations or transient lodging.
9. Other Group R occupancies in covered multifamily dwellings, which are regulated by the Office of the State Fire Marshal.

In addition to the above “covered multifamily dwellings” Chapter 11A applies to ten percent of multistory dwelling units in apartment buildings with 3 or more dwelling units or condominiums with 4 or more dwelling units, in buildings without an elevator, calculated using the total number of all multistory dwelling units in building on a site.

In general, accessibility regulations do not apply to alteration, repair, rehabilitation or additions to existing multifamily dwellings. However, in some cases, Chapter 11A applies to additions to existing buildings, when the addition alone meets the definition of “covered multifamily dwelling”. The accessibility standards also apply to new common use areas and spaces serving existing covered multifamily dwellings.

Chapter 11A generally does not apply to public accommodations such as hotels and motels, and public housing. Public use areas, public accommodations, and public housing, as defined in Chapter 2 of this code, are subject to provisions of the Division of the State Architect (DSA-AC) in Chapter 11B.

Covered multifamily dwellings may be subject to the requirements of more than one jurisdiction or law, which would require compliance with each law. Where federal, state, or local laws and/or regulations differ, the more stringent requirements shall apply. For additional information, see the Joint Statement of the Department of Housing and Urban Development and the Department of Justice issued April 30, 2013 (www.hud.gov).

Abatement of Substandard Housing – The State Housing Law (Health and Safety Code Sections 17980 through 17992) and the implementing HCD regulations in CCR, Title 25, Chapter 1, Subchapter 1, Sections 48 through 70, provide procedures for abatement of nuisances, substandard conditions, and seismic hazards, which are specific and preemptive of any model code provisions on the subject.

Alterations to Existing Housing – Unless substandard under Health and Safety Code Section 17920.3, the State Housing Law (Health and Safety Code Section 17958.8) requires local rules to permit the replacement, retention and extension of original materials and methods of construction when alterations and repairs are made to existing hotels, motels, lodging houses, apartments and dwellings.

Certification and Continuing Education for Local Enforcement Personnel – The California Building

Standards Law (Health and Safety Code Sections 18949.25 through 18949.31) requires inspectors, plan examiners and building officials to be certified in the applicable codes, and complete 45 hours of continuing education in every three years of employment, with at least eight hours regarding disabled access requirements.

Relocated Residential Occupancies – Unless substandard, the State Housing Law (Health and Safety Code Sections 17922.3 and 17958.9) requires local rules to permit the retention of existing materials and methods of construction in relocated apartment buildings and dwellings.

Roof Coverings – Health and Safety Code Section 13132.7 requires Class A, B or C roofing material depending upon the designated fire hazard severity zone as determined by the Director of Forestry and Fire Protection or the local agency. This requirement applies when more than 50 percent of the total roof area is replaced in any one-year period, every new structure, and when any roof covering is applied in the alteration and/or repair or roof replacement. This is more restrictive than the model codes.

Preliminary Soil Investigation – The State Housing Law (Health and Safety Code Sections 17953 through 17957) establishes requirements for local ordinances and procedures for preliminary soil investigations, reports and enforcement that are more restrictive than the language in the model code or CCR, Title 24 currently. The requirements of this law apply to sites for housing construction.

Smoke Detectors – Health and Safety Code Sections 13113.7 and 13113.8 establish requirements for smoke detectors in existing dwellings when sold, or when a minimum of \$1,000 in repairs, alterations or additions is performed. Maintenance and inspection requirements are also established. The requirements are generally more restrictive than the model codes.

Health and Safety Code Section 13113.7(d)(3) states in part that “On or before January 1, 2016, the owner of a dwelling unit intended for human occupancy in which one or more units is rented or leased shall install additional smoke alarms, as needed, to ensure that smoke alarms are located in compliance with current building standards. Existing alarms need not be replaced unless the alarm is inoperable. New smoke alarms installed existing dwelling units in compliance with current building standards may be battery operated provided the alarms have been approved by the State Fire Marshal for sale in the state...” However, if battery operated, it shall contain a nonreplaceable, nonremovable battery capable of powering the smoke alarm for at least 10 years.

Unvented Heaters and Unvented Decorative Gas Logs and Fireplaces – Health and Safety Code, Division 13, Part 3, commencing with Section 19881, prohibits the sale of new or used unvented gas burning heaters and fireplace logs for use inside dwellings. These provisions of law allow the adoption of state regulations permitting the sale and use of unvented gas burning decorative logs and fireplaces that meet standards adopted by HCD and the State Department of Health Services. To date, no such standard has been developed.

Straw Bale Construction – The California Building Standards Law (Health and Safety Code, Division 13, Part 2.5, commencing with Section 18944.30) allows local government to permit straw bale construction methods for structures, including single-family dwellings, and provides construction guidelines.

Residential Hotels – Health and Safety Code Section 50519(c) establishes encouragements and requirements for the rehabilitation of residential hotels, as defined, and a model code to be developed by HCD and the Office of the State Fire Marshal. The model code is available from HCD upon request. Health and Safety Code Section 17958.3 also requires that residential hotels provide locking mail receptacles for each residential unit.

Limited Density Owner-Built Dwellings – The State Housing Law (Health and Safety Code Section 17958.2) and the implementing HCD regulations in California Code of Regulations, Title 25, Chapter 1, Sections 74 through 134, provide for local ordinances to allow the construction of owner-built housing in limited density rural areas, as defined, without normally required electrical, mechanical, and plumbing facilities and equipment.



CHAPTER 7. HOW TO CONTACT HCD'S DIVISION OF CODES AND STANDARDS

The following HCD offices may be contacted for assistance and information regarding listed subjects relating to the State Housing Law Program, manufactured homes and mobilehome parks. The HCD homepage at www.hcd.ca.gov also provides access to all HCD programs and services.

Subject:	Contact HCD's:
Manufactured home installation codes and standards	Northern Area Office Southern Area Office Mobilehome and Special Occupancy Parks Program
Alterations to manufactured homes (mobilehomes)	Northern Area Office Southern Area Office
Referrals of manufacturing defects	Manufactured Housing Program
Ownership documents (registration and titling)	Registration and Titling Program
Consumer complaint referrals, manufactured housing	Mobilehome Ombudsman
Mobilehome parks, including construction, accessory structures, buildings, use and maintenance regulations	Northern Area Office Southern Area Office Mobilehome and Special Occupancy Parks Program
Substandard manufactured homes, mobilehomes, and recreational vehicles and multifamily manufactured housing	Northern Area Office Southern Area Office
Conventional housing codes, substandard housing abatement and consumer complaints	State Housing Law Program
Employee Housing requirements, operations, etc.	Employee Housing Program

HCD Office Addresses and Telephone Numbers

Northern Area Office

9342 Tech Center Drive
Suite 550
Sacramento, CA 95826-2581
(916) 255-2501

Southern Area Office

3737 Main Street, Suite 400
Riverside, CA 92501-3337
(951) 782-4420

Manufactured Housing Program

P.O. Box 31
Sacramento, CA 95812-0031
(916) 445-3338

Mobilehome and Special Occupancy Parks Program

P.O. Box 1407
Sacramento, CA 95812-1407
(916) 445-9471

Registration and Titling Program

P.O. Box 2111
Sacramento, CA 95812-2111
(916) 263-6867
Toll Free (800) 952-8356

State Housing Law Program

P.O. Box 1407
Sacramento, CA 95812-1407
(916) 445-9471

Employee Housing Program

P. O. Box 1407
Sacramento, CA 95812-1407
(916) 445-9471
Toll Free (866) 784-6427

Mobilehome Ombudsman

P.O. Box 31
Sacramento, CA 95812-0031
(916) 323-9801
Toll Free (800) 952-5275

CHAPTER 8. GLOSSARY

Adopting Agency – the name given to various state agencies responsible for the adoption of building standards in the California Code of Regulations, Title 24.

Banner – common reference to the acronyms printed in Parts of the California Code of Regulations, Title 24, to identify the state agencies adopting a California Amendment, such as [HCD 1], [HCD 2] or [HCD 1-AC] for the Department of Housing and Community Development and [SFM] for the Office of the State Fire Marshal.

Building Standard (Health and Safety Code Section 18909) –

- (a) "Building standard" means any rule, regulation, order, or other requirement, including any amendment or repeal of that requirement, that specifically regulates, requires, or forbids the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building, structure, factory-built housing, or other improvement to real property, including fixtures therein, and as determined by the commission.
- (b) Except as provided in subdivision (d), "building standard" includes architectural and design functions of a building or structure, including, but not limited to, number and location of doors, windows, and other openings, stress or loading characteristics of materials, and methods of fabrication, clearances, and other functions.
- (c) "Building standard" includes a regulation or rule relating to the implementation or enforcement of a building standard not otherwise governed by statute, but does not include the adoption of procedural ordinances by a city or other public agency relating to civil, administrative, or criminal procedures and remedies available for enforcing code violations.
- (d) "Building standard" does not include any safety regulations that any state agency is authorized to adopt relating to the operation of machinery and equipment used in manufacturing, processing, or fabricating, including, but not limited to, warehousing and food processing operations, but not including safety regulations relating to permanent appendages, accessories, apparatus, appliances, and equipment attached to the building as a part thereof, as determined by the commission.
- (e) "Building standard" does not include temporary scaffoldings and similar temporary safety devices and procedures that are used in the erection, demolition, moving, or alteration of buildings.
- (f) "Building standard" does not include any regulation relating to the internal management of a state agency.
- (g) "Building standard" does not include any regulation, rule, order, or standard that pertains to mobilehomes, manufactured homes, commercial coaches, special purpose commercial coaches, or recreational vehicles.
- (h) "Building standard" does not include any regulation, rule, or order or standard that pertains to a mobilehome park, as defined by Health and Safety Code Section 18214, or special occupancy park, as defined by Health and Safety Code Section 18862.43, except that "building standard" includes the construction of permanent buildings and plumbing, electrical, and fuel gas equipment and installations within permanent buildings in a mobilehome park or special occupancy park. For purposes of this subdivision, "permanent building" means any permanent structure constructed in the mobilehome park or special occupancy park that is a permanent facility under the control and ownership of the park operator.
- (i) "Building standard" does not include any regulation, rule, order, or standard that pertains to mausoleums regulated under Part 5 (commencing with Health and Safety Code Section 9501) of Division 8.
- (j) "Building standard" does not include any regulation adopted by the California Integrated Waste Management Board, the Department of Toxic Substances Control, the Occupational Safety and Health Standards Board, or the State Water Resources Control Board concerning the discharge of waste to land or the treatment, transfer, storage, resource recovery, disposal, or recycling of the waste.

Building Standards Code – State regulations adopted or published by the California Building Standards Commission in the California Code of Regulations, Title 24, known as the California Building Standards Code.

California Amendment – additions, deletions and amendments to model code language adopted into the California Code of Regulations, Title 24, by state adopting agencies.

California Building Standards Commission (CBSC) – the state agency authorized to coordinate state agencies proposing building standards, hold public hearings to approve or adopt the proposed building standards, and publish the adopted building standards in the California Code of Regulations, Title 24, known as the California Building Standards Code.

California Building Code (CBC) – the name given Part 2 of the California Code of Regulations, Title 24, presently based on the International Building Code published by the International Code Council.

California Building Standards Code – see “Building Standards” and “California Building Standards Commission”.

California Code of Regulations (CCR) – the name given state regulations adopted by state agencies to implement, interpret, or make specific the law enforced or administered, or to govern procedure.

California Electrical Code (CEC) – the name given Part 3 of the California Code of Regulations, Title 24, presently based on the National Electrical Code published by the National Fire Protection Association.

California Fire Code (CFC) – the name given Part 9 of the California Code of Regulations, Title 24, presently based on the International Fire Code published by the International Code Council.

California Green Building Standards Code (also known as CALGreen) – the name given Part 11 of the California Code of Regulations, Title 24. This code is a joint effort of several state agencies under the direction of the California Building Standards Commission to develop and adopt green building standards for residential, commercial, and public building construction.

California Mechanical Code (CMC) – the name given Part 4 of the California Code of Regulations, Title 24, presently based on the Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials.

California Plumbing Code (CPC) – the name given Part 5 of the California Code of Regulations, Title 24, presently based on the Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials.

California Residential Code (CRC) – the name given Part 2.5 of the California Code of Regulations, Title 24, presently based on the International Residential Code published by the International Code Council.

Code Advisory Committees – technical advisory committees utilized by the California Building Standards Commission pursuant to Health and Safety Code Section 18927 and California Code of Regulations, Title 24, Part 1, to assist with the review of proposed regulations in the California Code of Regulations, Title 24, known as the California Building Standards Code. These committees make recommendations for adoption, change, or rejection of proposed building standards.

Coordinating Council – a committee of state adopting agencies utilized by the California Building Standards Commission pursuant to Health and Safety Code Section 18926. This council is responsible for coordinating the adoption of building standards by the state agencies with differing and overlapping jurisdictions.

Department of Housing and Community Development (HCD) – the state agency required by the State Housing Law (Health and Safety Code) to promulgate regulations in the California Code of Regulations, Title 25, and propose building standards for adoption by the California Building Standards Commission and publication in the California Code of Regulations, Title 24. As required by state law, numerous other duties are performed in addition to the adoption of housing construction codes.

Division of Codes and Standards – the Division within the California Department of Housing and Community Development charged with regulatory responsibilities. See “Department of Housing and Community Development”.

Graywater – Health and Safety Code Section 17922.12 defines graywater as untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. “Graywater” includes wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers.

Health and Safety Code – one code among the 29 codes of state law enacted by the California Legislature.

Matrix Adoption Tables – informational tables located within Parts 2, 2.5, 3, 4, 5, 9, 10 and 11 of the California Code of Regulations, Title 24, to help identify adopted model code provisions and California Amendments.

Model Codes – Model Code is defined in Health and Safety Code Section 18916, and presently include the International Building Code, International Existing Building Code, International Fire Code, International Residential Code, Uniform Plumbing Code, Uniform Mechanical Code; and National Electrical Code.

State Adopting Agency – see Adopting Agency.

State Amendment – see California Amendment.

State Building Standards Code – see California Building Standards Codes.

State Housing Law – the name given to Health and Safety Code, Division 13, Part 1.5, commencing with Section 17910, establishing mandates and authority for the Department of Housing and Community Development, and local government in regard to housing design, construction, use, maintenance and occupancy.

Title 24 – the portion of the California Code of Regulations, known as the California Building Standards Code, containing building standards adopted and published by the California Building Standards Commission.

Title 25 (Division 1, Chapters 1 through 5) – the portion of the California Code of Regulations adopted by the California Department of Housing and Community Development to implement state laws regarding housing design, construction, use, maintenance and occupancy.