

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS**

2020 W. El Camino Avenue, Suite 200, Sacramento, CA 95833
P.O. Box 1407, Sacramento, CA 95812-1407
(916) 445-9471 / FAX (916) 263-3383
From TDD Phones 1-800-735-2929
www.hcd.ca.gov



July 18, 2018

INFORMATION BULLETIN 2018-02 (SHL, FBH, CM)

TO: City and County Building Officials
Factory-Built Housing Manufacturers
Commercial Modular Manufacturers
Special Purpose Commercial Modular Manufacturers
HCD-Approved Third-Party Agencies (FBH, MH)
Interested Parties (SHL, FBH, MH)
Division Staff

FROM:  Richard Weinert, Deputy Director
Division of Codes and Standards

SUBJECT: **2016 California Building Standards Code SUPPLEMENT
Effective July 1, 2018, Information for Factory-Built
Housing, Commercial Modulares, and Special Purpose
Commercial Modulares**

This Information Bulletin is issued pursuant to California Health and Safety Code (HSC) Section 17913 to provide notice to local code enforcement agencies, third-party agencies and interested parties of a code adoption or change. This Information Bulletin, in part, restates information in Information Bulletin 17-06 issued by the California Building Standards Commission, dated December 14, 2017 (see attachment). Other announcements and clarifications are also provided in this Information Bulletin regarding the applicability of these changes to factory-built housing policies and procedures.

Effective Date and Application of the 2016 California Building Standards Code

The 2016 California Building Standards Code (CBSC), Title 24, California Code of Regulations (CCR), became effective January 1, 2017. As a result of the 2016 Intervening Code Adoption Cycle, a SUPPLEMENT to the code has been approved and issued. Provisions in the SUPPLEMENT are effective July 1, 2018. These regulations apply to the design and construction of residential occupancies and their

accessory structures¹, factory-built housing², commercial modulars³, special purpose commercial modulars⁴, and permanent buildings, and accessory buildings and structures constructed in mobilehome and special occupancy parks.

The 2016 CBSC as originally issued applies to all buildings and structures with a permit application date on or after January 1, 2017. Applicable portions of the 2016 CBSC SUPPLEMENT will apply to all buildings and structures subject to the CBSC with permit approval on or after July 1, 2018. The permit application date is established by the local government; interested parties should contact the applicable building department or enforcement agency to determine how the permit application date is established in a specific jurisdiction.

Factory-built Housing, Commercial Modulars, and Special Purpose Commercial Modulars

This Information Bulletin provides that all new plans and quality control manuals submitted to the Department of Housing and Community Development (HCD) or to HCD-approved Design Approval Agencies on and after January 1, 2017, including new units, projects, or developments beginning construction after January 1, 2017, shall be written, designed, and/or constructed in accordance with the 2016 CBSC and HCD regulations if such designs are intended to be utilized for factory-built housing that are sold or offered for sale in California. Plans and quality control manuals submitted prior to July 1, 2018, that need updating as a result of the SUPPLEMENT, will be processed as revisions. Submissions made after July 1, 2018, shall be processed as a new plans or quality control manuals submitted for approval.

¹ Hotels, motels, lodging houses, apartment houses, dormitories, condominiums and dwellings.

² "Factory-built housing" means a residential building, dwelling unit, or an individual dwelling room...that is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled onsite... Factory-built housing does not include a manufactured home or mobilehome (HSC Section 19971).

³ "Commercial modular" means a structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is required to be moved under permit (HSC Section 18001.8).

⁴ "Special purpose commercial modular" means a vehicle with or without motive power, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is not required to be moved under permit (HSC Section 18012.5). The design and construction standards apply to Title 24, CCR in specific areas only as referenced in Title 25, CCR, Division 1, Chapter 3, Article 3.5.

The 2016 CBSC consists of the following parts and corresponding approval dates:

2016 California Building Standards Code	Approval Date(s)	
	Triennial Code	Emergency or Intervening Code SUPPLEMENT
Part 1 California Administrative Code	Jan. 19-20, 2016	Aug. 14-15, 2017
Part 2 California Building Code	Dec. 16-17, 2015	Aug. 14-15, 2017 & Jan. 30, 2018* & Apr. 18, 2018**
Part 2.5 California Residential Code	Dec. 16-17, 2015	Aug. 14-15, 2017 & Apr. 18, 2018**
Part 3 California Electrical Code	Jan. 19-20, 2016	Aug. 14-15, 2017 & June 20, 2017
Part 4 California Mechanical Code	Jan. 19-20, 2016	June 20, 2017 & Aug. 14-15, 2017
Part 5 California Plumbing Code	Jan. 19-20, 2016	June 20, 2017 & Aug. 14-15, 2017
Part 6 California Energy Code	Jan. 19-20, 2016	n/a
Part 8, California Historical Building Code	Jan. 19-20, 2016	n/a
Part 9 California Fire Code	Dec. 16-17, 2015	Aug. 14-15, 2017
Part 10 California Existing Building Code	Jan. 19-20, 2016	Jan. 30, 2018*
Part 11 California Green Building Standards Code	Jan. 19-20, 2016	June 20, 2017
Chapters 11A and 11B California Building Code	Jan. 19-20, 2016	Oct. 17, 2017
Part 12 California Referenced Standards Code	Dec. 16-17, 2015	Aug. 14-15, 2017

* Approval and effective date of emergency regulations related to exterior elevated elements. Permanent regulations approved on December 12, 2017.

** Approval and effective date of voluntary emergency regulations related to emergency housing.

Adopted Codes and Availability

Building departments of each state department and each city, county, or city and county, shall have a current copy of Title 24 of the CCR available for public inspection per HSC Section 18942(d). In addition, each city, county, and city and county, including charter cities, shall obtain and maintain at least one copy of building standards and other state regulations relating to buildings published in Titles 8, 19, 20, 24, and 25 of the CCR. These codes shall be maintained in the office of the building official

responsible for the administration and enforcement of state building standards per HSC Section 18942(e)(1).

HCD requests that local enforcement agencies share this Information Bulletin with contractors, design professionals, other housing professionals, environmental health professionals, and fire service officials within their jurisdictions who have code enforcement responsibilities for housing. Information Bulletin 17-06 issued by the California Building Standards Commission is available on their website at <http://www.bsc.ca.gov/pubs/bullet.aspx>.

Questions or comments regarding the effective date of the 2016 CBSC SUPPLEMENT should be directed to the Division of Codes and Standards at (916) 445-9471.

Attachment

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



BUILDING STANDARDS INFORMATION BULLETIN 17-06

DATE: December 14, 2017

TO: CBSC INTERESTED PARTIES
LOCAL BUILDING DEPARTMENTS
STATE AGENCIES

SUBJECT: 2016 California Building Standards Code: Intervening Code
Adoption Cycle Supplement

The purpose of this information bulletin is to notify code users of changes recently adopted during the 2016 Intervening Code Adoption Cycle. These changes will be published as Supplements (blue pages) to various parts of the 2016 California Building Standards Code (Cal. Code Regs., Title 24.) on or before January 1, 2018, and become effective and enforceable July 1, 2018. Additionally, this bulletin explains the purpose and application of Supplements and Errata.

The California Building Standards Commission (CBSC), during its June 20, August 14-15, and October 17, 2017 meetings, approved changes affecting the following parts of the California Building Standards Code:

- Part 1—California Administrative Code
- Part 2—California Building Code, Volumes 1 and 2
- Part 2.5—California Residential Code
- Part 3—California Electrical Code
- Part 4—California Mechanical Code
- Part 5—California Plumbing Code
- Part 9—California Fire Code
- Part 11—California Green Building Standards Code (CALGreen)
- Part 12—California Referenced Standards Code

Effective Dates and Application of the 2016 Intervening Code Adoption Cycle Supplement

The effective dates for rulemakings (changes or additions to the code) is typically 180 days (six months) after the publication date as provided for in [Health and Safety Code Section 18938](#). However, exceptions to this include administrative regulations, change(s) without regulatory effect (CWoRE), and emergency regulations. During the [2016 Intervening Code Adoption Cycle](#) administrative and CWoRE rulemakings were approved by CBSC, both of which had an effective date 30 days after the approved rulemakings were filed with the California Secretary of State.

As provided for in [Health and Safety Code Section 18938.5](#), only those building standards approved by CBSC and that are effective at the local level at the time an application for a building permit is submitted, shall apply to the plans and specifications for, and to the construction performed under that permit. The 2016 California Building Standards Code remains in effect and is applicable to all plans and specifications, for and to the construction performed

under that building permit. The provisions contained within the 2016 Intervening Code Supplement do not become effective or enforceable until July 1, 2018, as noted below.

Effective Dates

- **July 1, 2018**, is the statewide effective date established by CBSC pursuant to [Health and Safety Code Section 18938, subdivision \(c\)](#) for the majority of the rulemakings approved by CBSC at its June 20, August 14-15, and October 17, 2017 meetings. *Please take note that Supplement (blue pages) will reflect the effective date for the rulemakings; this effective date is also included in the History Note Appendix.* The History Note Appendix is an important element to consult when determining the effective date of these regulations.
- **September 15, 2017**, is the statewide effective date for rulemakings affecting the California Administrative Code (Cal. Code Regs., Title 24, Part 1), which were approved at the August 14-15, 2017 meeting. Again, please consult the History Note Appendix accompanying the Supplement to verify the effective date of the regulations.

The regulations approved at the June 20, August 14-15, and October 17, 2017 meetings may be viewed in advance of publication by selecting the corresponding *Approved Standards* links on the [2016 Intervening Code Adoption Cycle webpage](#).

Supplements

When CBSC adopts a revision or addition to a part within the current edition of Title 24, replacement code pages are published in the form of a Supplement printed on blue paper. Supplements are published by the code publishers identified on page 4 of this bulletin. A Supplement may be one or more pages in length as needed to provide replacement pages for a part of Title 24. Every page of the code with a change or addition is replaced in its entirety. A separate Supplement is issued for each part of Title 24 that is affected by a code adoption. A sample of a Supplement may be seen on page 29 of our [Guide to Title 24](#), which is based upon the 2016 California Building Standards Code and is available on our website www.bsc.ca.gov.

Not all code text on a blue Supplement page is a new building standard. Even a seemingly minor change on a single page in the code necessitates the replacement of the entire page with a Supplement page. New, amended or repealed building standards are identified by margin symbols. An explanation of marginal markings is provided in the preface pages of each part of the code.

Errata

When CBSC needs to correct an error such as a spelling or numerical mistake that does not establish a new code requirement in a current part of the California Building Standards Code, Errata are issued on buff colored paper. Errata, like Supplements, are published by the respective code publishers. While similar in design, Errata should not be mistaken for a Supplement. A sample of an issued Erratum is shown on page 30 of our [Guide to Title 24](#), based upon the 2016 California Building Standards Code. Like a Supplement, Errata are published with instructions concerning the code pages to be removed and replaced, and contain a History Note Appendix listing the effective date.

Enforcement Responsibility

The requirements within the California Building Standards Code establish the minimum regulations for the design and construction of buildings and structures in California. State law, in various cases, mandates that local government enforce these regulations and any local ordinances with qualified reasonably necessary and generally more restrictive building standards than provided for in the California Building Standards Code.

Exceptions for enforcement are for building standards applicable to hospitals, state buildings, public schools and colleges that are subject to state agency authority. For detailed information regarding enforcement responsibilities, refer to Chapter 1, Division 1 of the 2016 California Building Code (Cal. Code Regs., Title 24, Part 2.).

Amendment by Local Ordinance

Local ordinances amending building standards approved/adopted by CBSC are subject to requirements of California law. Ordinances generally must be more restrictive than the building standards approved/adopted by CBSC. These amendments must be filed, as appropriate, with either CBSC, the Department of Housing and Community Development, the State Historical Building Safety Board, or the California Energy Commission.

Changes made to the California Energy Code (Cal. Code Regs., Title 24, Part 6.) by local jurisdictions must be submitted to the California Energy Commission as required by Section 10-106 of the California Administrative Code.

CBSC developed a [Guide for Local Amendments and Filings of Building Standards](#), which is available on its website for download or print by navigating to the [Guidebooks and Educational Documents webpage](#) located under the *Resources and Information* tab. The availability of this guide was announced in [Information Bulletin 14-02](#). Additionally, CBSC in cooperation with the International Code Council developed the [California Code Adoption for Local Jurisdictions webinar](#) available on YouTube. CBSC also issued a number of information bulletins relative to local government amendments adopted via ordinance, which are required to be filed with and accepted by CBSC prior to enforcement. The most recent bulletins issued on this subject are Information Bulletins [10-03](#) and [11-01](#). Examples of successfully filed local ordinances are available on the CBSC [Local Code Ordinances webpage](#).

Availability of Supplements and Errata to the 2016 California Building Standards Code

The Supplements and Errata to the 2016 California Building Standards Code are available through the CBSC website on the [Codes webpage](#). They can also be purchased through the following publishers:

- Publisher: International Code Council (ICC)
Online store: www.shop.iccsafe.org
Email: order@iccsafe.org or ecodes@iccsafe.org
Telephone: ICC Store (800)786-4452

- Publisher: International Association of Plumbing and Mechanical Officials (IAPMO)
Online Store: www.iapm-membership.org
Email: publications@iapmo.org
Telephone: (909) 472-4208

- Publisher: National Fire Protection Association (NFPA) / BNi Books
Online store: www.bnibooks.com
Telephone: (888) 264-2665

Questions or comments regarding the subject of this bulletin should be directed to CBSC staff by telephone (916) 263-0916 or via e-mail cbsc@dgs.ca.gov.

A handwritten signature in black ink, appearing to read 'MMA', with a horizontal line extending to the right from the end of the signature.

Mia Marvelli, Executive Director
Department of General Services, California Building Standards Commission