

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

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INFORMATION BULLETIN 2019-03 (SHL, FBH, CM, SPCM)

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

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

SUBJECT: **2019 California Building Standards Code Effective Date
January 1, 2020, including Factory-Built Housing, Commercial
Modular, and Special Purpose Commercial Modular
Information**

This Information Bulletin is issued pursuant to California Health and Safety Code (HSC) section 17913 by the California Department of Housing and Community Development (Department) to provide notice to local code enforcement agencies, third-party agencies and interested parties of a code adoption change. This Information Bulletin, in part, restates information issued by the California Building Standards Commission (Commission) in Information Bulletin 19-04, dated June 24, 2019 (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 2019 California Building Standards Code

As a result of the 2018 Triennial Code Adoption Cycle, the 2019 CBSC has been approved and issued by the Commission. The 2019 California Building Standards Code (CBSC), California Code of Regulations (CCR), Title 24, will be effective on January 1, 2020.

These regulations apply to the design and construction of residential occupancies¹ and their accessory structures, factory-built housing², commercial modulars³, special purpose commercial modulars⁴, permanent buildings, and accessory buildings and structures constructed in mobilehome and special occupancy parks.

The 2019 CBSC applies to all buildings and structures with a permit application date on or after January 1, 2020. 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 or to Department-approved Design Approval Agencies on or after January 1, 2020, (including new units, projects, or developments beginning construction after January 1, 2020) shall be written, designed, and/or constructed in accordance with the 2019 CBSC and the Department regulations if such designs are intended to be utilized for factory-built housing that are sold or offered for sale in California. Note that the 2019 California Building Code and 2019 California Residential Code include clarification in section 1.1.9 (exception) that factory-built housing plans remain valid for a period of 36 months from the date of plan 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 2019 CBSC consists of the following parts and corresponding approval dates:

| 2019 CBSC | Approved by the Commission |
|--|--|
| Part 1 California Administrative Code | December 4–5, 2018 |
| Part 2 California Building Code | December 4–5, 2018 & January 15–16, 2019 |
| Part 2.5 California Residential Code | December 4, 2018 & January 16, 2019 |
| Part 3 California Electrical Code | January 15–16, 2019 |
| Part 4 California Mechanical Code | January 15–16, 2019 |
| Part 5 California Plumbing Code | January 15–16, 2019 |
| Part 6 California Energy Code | December 5, 2018 |
| Part 8 California Historical Building Code | Carried forward from 2016 code |
| Part 9 California Fire Code | January 16, 2019 |
| Part 10 California Existing Building Code | December 5, 2018, January 16, 2019 & April 17, 2019 |
| Part 11 California Green Building Standards Code | January 15–16, 2016 & December 5, 2018 (energy sections) |
| Chapters 11A and 11B California Building Code | December 5, 2018 |
| Part 12 California Referenced Standards Code | December 5, 2018 & January 16, 2019 |

Note: Multiple approval dates are the result of multiple agency submittals.

Adopted Codes and Availability

Building departments of each state department and each city, county, or city and county shall have a current copy of the CCR, Title 24 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 the CCR, Titles 8, 19, 20, 24, and 25. 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).

The Department 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 or other structures. Information Bulletin 19-04, issued by the Commission, is available on their website at: <https://www.dgs.ca.gov/BSC/News>

If you have any questions or comments regarding the effective date of the 2019 CBSC please contact the Division of Codes and Standards at (800) 952-8356.

If you have any questions regarding this Information Bulletin, please contact Emily Withers, Codes and Standards Administrator II, at (916) 263-2998 or Emily.Withers@hcd.ca.gov.

Attachment

Availability of the 2019 California Building Standards Code

The 2019 edition of Title 24 may be purchased from the following publishers:

- International Code Council (ICC)
[ICC Online Store](http://shop.iccsafe.org): shop.iccsafe.org
Telephone: ICC Store (800) 786-4452
- International Association of Plumbing and Mechanical Officials (IAPMO)
[IAPMO Online Store](http://www.iapm-membership.org): www.iapm-membership.org
Telephone: (909) 472-4208
- National Fire Protection Association (NFPA)
[NFPA Online Store](http://www.nfpa.org): www.nfpa.org
Telephone: (800) 344-3555

Enforcement Responsibility

Title 24 is the minimum standard established in law for the design and construction of buildings and structures in California. State law mandates that local government enforce these regulations, or local ordinances with qualified reasonably necessary and generally more restrictive building standards than provided in the California Building Standards Code.

Exceptions are building standards applicable to hospitals, state buildings, public schools and colleges that are subject to enforcement by state agencies. For detailed information regarding enforcement responsibilities refer to Chapter 1, Division 1, commencing with Section 1.1, of the California Building Code, Part 2, Volume 1 of Title 24.

References in law pertaining to enforcement responsibility include but are not limited to Health and Safety Code Sections 17950, 17958.7, 17960, 18938 and 18941.5. Additional information may be found in CBSC's guide [It's your Building Department](#) which was developed to help elected officials and executive managers of city and county governments understand the responsibilities of their building department that are established in state law.

Amendment by Local Ordinance

Local ordinances that amend Title 24 building standards are subject to requirements of California law and must be enacted and filed for each edition of Title 24. Ordinances generally must exercise more restrictive standards than the building standards approved/adopted by the commission. These amendments must be filed and accepted, as appropriate, with CBSC, the Department of Housing and Community Development or the State Historical Building Safety Board before they are enforceable at the local level. CBSC's [Information Bulletin 19-05](#), being issued shortly, contains additional information and resources to assist local jurisdictions with the local ordinance filing requirements.

References in law pertaining to local ordinance adoption include but are not limited to Health and Safety Code Sections 13143.5, 17950, 17958, 17958.5, 17958.7, 18938, 18941.5 and 18959. The [Local Code Ordinances webpage](#) on CBSC's website has a number helpful resources including the 2019 edition of the [Guide for Local Amendments of Building Standards](#), examples of ordinances that were filed in accordance with state law, and the updated *California Code Adoption for Local Jurisdictions* webinar.

Significant Changes to Title 24

Following are some significant changes in the 2019 edition of Title 24. For matters not listed here, please refer to the margin markings in the new publication, which identify deletions from and additions to the code.

- **Part 1 California Administrative Code (CAC)**

The 2019 CAC, Chapter 1 was amended by CBSC to include requirements for filing and the processing of appeals and petitions, a new section to address certification of delegation of authority, new provisions to address the readoption of emergency building standards, and a new requirement for state adopting agency submittals. Additionally, the Office of Statewide Health Planning and Development (OSHPD) added new definitions and abbreviations for seismic performance categories to Chapters 6 and 7.

- **Part 2 California Building Code (CBC)**

The 2019 CBC is based on the 2018 International Building Code (IBC). OSHPD relocated its remaining provisions from Chapter 34A pertaining to existing structures to the 2019 California Existing Building Code (CEBC), Part 10, Title 24.

- **Part 5 California Plumbing Code (CPC)**

The 2019 CPC is based on the 2018 Uniform Plumbing Code (UPC). Chapters 15 and 16, pertaining to alternate water sources and rainwater catchment, in the 2018 UPC were significantly reorganized, specific to alternative water sources for non-potable applications and rainwater catchment systems. Amendments have been made to address the reorganization of the model code.

- **Part 10 California Existing Building Code (CEBC)**

The 2019 CEBC is based on the 2018 International Existing Building Code. Chapters 3 and 4 pertaining to all compliance methods and prescriptive compliance methods were significantly reorganized, therefore it was necessary for the various state agencies that adopt and amend those chapters to propose amendments accordingly. As previously noted herein, the remainder of the California amendments affecting building standards for existing structures are now located within the 2019 CEBC.

Note: In previous publications the California Historical Building Code (Part 8) and the CEBC (Part 10) were made available in the back of the CBC Volume 2 binder. The 2019 California Building Standards Code publication combined Parts 8, 10 and 12 (the California Referenced Standards Code) into one binder in an effort to make the codes more user-friendly and manageable.

Emergency Building Standards

Emergency building standards were adopted into the 2016 California Building Standards Code and carried forward to the 2019 California Building Standards Code as follows:

- **The Office of Statewide Health Planning and Development (OSHPD)**

Emergency building standards contained in rulemaking file number OSHPD EF 01/18 will allow hospitals to apply for seismic safety upgrade extensions pursuant to AB 2190 (Chapter 673, Statutes of 2018). AB 2190 authorizes OSHPD to promulgate emergency regulations.

OSHPD proposed emergency administrative standards for the 2016 California Administrative Code, Part 1, Title 24, California Code of Regulations. These regulations were carried forward to the 2019 California Administrative Code, Part 1, Title 24, California Code of Regulations with additional modifications to align with changes related to new acronyms OSHPD 1R and 5, describing the types of facilities that each acronym applies, were added throughout the 2019 edition of the California Building Standards Code.

- **The Department of Housing and Community Development (HCD)**

Emergency building standards contained in rulemaking file number HCD EF 01/18 modify both the California Building Code and the California Residential Code by adding appendix chapters for local adoption to address emergency shelter housing.

Pursuant to AB 932 (Chapter 786, Statutes of 2017) HCD created emergency regulations via appendix chapters to create a consistent and available source of information by which local agencies may develop emergency housing or shelter ordinances, and to provide consistent standards for HCD to perform its review of local jurisdiction emergency shelter housing ordinance provisions. See the information bulletin issued by HCD at the following link: [HCD Information Bulletins](http://hcd.ca.gov/information-bulletins.shtml) <http://hcd.ca.gov/information-bulletins.shtml>. Upon arrival at the HCD website, select the State Housing Law accordion, select *Information Bulletin 2018-05 (SHL, FBH, CM) – Emergency Housing - Permanent Adoption of Emergency Regulations Effective December 7, 2018 for 2016 California Building Code and 2016 California Residential Code*.

Questions or comments regarding the subject of this information bulletin should be directed to this office at either (916) 263-0916 or [email CBASC](mailto:cbasc@hcd.ca.gov).



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