A Guide to California Housing Construction Codes

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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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Provided by

Division of Codes and Standards
Department of Housing and Community Development
State of California

Arnold Schwarzenegger, Governor
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# TABLE OF CONTENTS

Preface ................................................................................................................................. ii

Chapter 1. Introduction to California Laws, Regulations, and Codes for Housing Construction ........................................................................................................... 1

  California State Laws ....................................................................................................... 2
  California Building Standards Law ................................................................................. 4
  State Regulations .......................................................................................................... 4
  California Code of Regulations, Title 24 ..................................................................... 5
  Where to Obtain Title 24 ............................................................................................ 9
  The State Housing Law ............................................................................................ 10
  The Role of the Department of Housing and Community Development .............. 11
  California Code of Regulations, Title 25 ..................................................................... 11
  Authority and Reference Citations in State Regulations ........................................... 12

Chapter 2. The California Building Standards Commission ............................................. 14

Chapter 3. Using CCR, Title 24 .................................................................................... 17

Chapter 4. Local Code Adoptions .................................................................................. 21

Chapter 5. New Developments in CCR, Title 24 ......................................................... 23

Chapter 6. Miscellaneous Requirements and Exemptions ......................................... 26

Chapter 7. How to Contact HCD’s Division of Codes and Standards ...................... 30

Chapter 8. Glossary ...................................................................................................... 31
PREFACE

The Division of Codes and Standards in the Department of Housing and Community Development 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 (HCD) 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. 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.

At the time of this publication, additional guides are being developed by HCD to supplement this core publication. The guides will be subject matter specific, provide additional guidance and further enhance user awareness and understanding in the following subject areas:

- California Green Building Standards (CALGreen)
- Water Re-use and Conservation
- Accessibility for Covered Multifamily Dwellings

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 accessory buildings and structures. 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), State Historical Building Safety Board, California Energy Commission (CEC), Department of Housing and Community Development (HCD) 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, plumbing, mechanical, electrical, 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 State Laws

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

- Business and Professions Code
- Code of Civil Procedures
- Corporations Code
- Elections Code
- Family Code
- Fish and Game Code
- Government Code
- Health and Safety Code
- Labor Code
- Penal Code
- Public Contract Code
- Public Utilities Code
- Streets and Highways Code
- Vehicle Code
- Welfare and Institutions Code
- Civil Code
- Commercial Code
- Education Code
- Evidence Code
- Financial Code
- Food and Agricultural Code
- Harbors and Navigation Code
- Insurance Code
- Military and Veterans Code
- Probate Code
- Public Resources Code
- Revenue and Taxation Code
- Unemployment Insurance Code
- Water 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 Division of the State Architect to establish accessibility requirements for publicly owned buildings is in the Government Code.

- The authority for the Department of Housing and Community Development to adopt accessibility regulations for covered multifamily dwellings is in Government Code Section 12955.1.

Building code enforcement personnel must be aware of the requirements in state laws, 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. 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 a regulatory action by an appropriate state agency. Implementation dates of legislation do not always coincide with the rulemaking process for regulations. 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 www.leginfo.ca.gov, or through the California Homepage for state government available at www.ca.gov. Look for headings and icons like “California Laws” or “California’s 29 Codes”. From the California Homepage, you may also access the websites for all state agencies. The Department of Housing and Community Development’s website is at www.hcd.ca.gov. From the California Homepage, you may also access approved or pending legislation at www.leginfo.ca.gov.

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

- State law establishes the basis for building codes in California.
- State law establishes the authority and mandates for state adopting 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.
- 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 standard 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 establishes the requirement for local government to enforce the California Building Standards Code (California Code of Regulations, Title 24), and authority to adopt local requirements more restrictive than Title 24 for local topographic, 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, in Division 13, Part 2.5, commencing with Section 18901. It establishes the existence, authority and mandates for the CBSC, the process and criteria for adopting building standards to be contained in Title 24 of the California Code of Regulations, requirements for local enforcement of Title 24, and more.

The California Building Standards Law is available through the Internet at [www.leginfo.ca.gov](http://www.leginfo.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), formerly known as the California Administrative Code, is the accumulation of regulations adopted by state agencies to implement, interpret, clarify, and carry out state law. To adopt a state regulation, a state agency must have authority in law to do so. The California Code of Regulations is divided into 28 separate titles (Title 6 is vacant). 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 Development 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             |          |                                          |
| Title 16.| Professional and Vocational Regulations      |          |                                          |
| Title 17.| Public Health                                |          |                                          |
| Title 18.| Public Revenues                              |          |                                          |
| Title 19.| Public Safety                               |          |                                          |
| Title 20.| Public Utilities and Energy                  |          |                                          |
| Title 21.| Public Works                                |          |                                          |
| Title 22.| Social Security                             |          |                                          |
| Title 23.| Waters                                     |          |                                          |
| Title 24.| Building Standards Code                      |          |                                          |
| Title 25.| Housing and Community Development            |          |                                          |
| Title 26.| Toxics                                    |          |                                          |
| Title 27.| Environmental Protection                    |          |                                          |
| Title 28.| Managed Health Care                         |          |                                          |
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. Title 24, with the exception of Part 3, California Electrical Code, is accessible on the Internet at www.bsc.ca.gov.

**California Code of Regulations, Title 24**

California Code of Regulations, Title 24 (CCR, Title 24 hereafter), 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 much of CCR, Title 24. The CCR, Title 24 is published in its entirety every three years, generally one year following the publication of new model code editions. 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 the glossary for full statutory definition. Any regulation proposed for adoption in CCR, Title 24 must satisfy the terms in Section 18909.

CCR, Title 24 is large and complex; thus, it is divided into segments called “Parts”. Each “Part” is given a name, and when published, 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 in Part 2, Volume 2, in one binder. CCR, Title 24 is identified as follows:


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- State Historical Building Code.


**NEW!** Part 11- California Green Building Standards Code. (See Chapter 5)

Part 12- California Referenced Standards Code.

CCR, Title 24 is an accumulation of building standards. Some state agencies adopt their own building standards and submit them to the CBSC for approval. Other state agencies submit proposed building standards to the CBSC for their 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 in other than public housing.

• Office of the State Fire Marshal (SFM) - State buildings, places of assembly, residential care facilities, tents, 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 (CDPH) - Nursing homes, child care facilities.

• California Energy Commission (CEC) - Any building consuming gas and electricity.

• State Historical Building Safety Board - Designated historical buildings and sites.

• Department of Food and Agriculture - Food processing.

• Department of Youth Authority - Detention facilities.

• Department of Water Resources (DWR) - Recycled water and flood resistant construction.

• Board of Corrections - Detention facilities.

• Department of Consumer Affairs - Barber and beauty shops, veterinary facilities.

A complete explanation of the specific jurisdiction for each state agency is provided in Chapter 1, Division 1, CCR, Title 24, Part 2, the California Building Code. 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 Title 24:

Parts 2, 2.5, 3, 4, 5, 9 and 10 of CCR, Title 24 are based on the model codes selected pursuant to Health and Safety Code Sections 17921, 18916 and 18938(b). The model code editions that form the Parts of the 2010 California Building Standards Code, effective January 1, 2011, are:

- The 2009 International Building Code, published by the International Code Council, is used as the basis for Part 2 of Title 24, the California Building Code.

- The 2009 International Residential Code, published by the International Code Council, is used as the basis for Part 2.5 of Title 24, the California Residential Code.

- The 2008 National Electrical Code, published by the National Fire Protection Association, is used as the basis for Part 3 of Title 24, the California Electrical Code.

- The 2009 Uniform Mechanical Code, published by the International Association of Plumbing and Mechanical Officials, is used as the basis for Part 4 of Title 24, the California Mechanical Code.

- The 2009 Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials, is used as the basis for Part 5 of Title 24, the California Plumbing Code.

- The 2009 International Fire Code, published by the International Code Council, is used as the basis for Part 9 of Title 24, the California Fire Code.

- The 2009 International Existing Building Code, published by the International Code Council, is used as the basis for Part 10 of 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” (previously 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 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 are provided as a means of identifying California Amendments and application to specific adopting state agencies.
When the adoption process is complete, the mandatory effective date of new adoptions in CCR Title 24 for local enforcement 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 processes, designs, and obtain or provide training. Occasionally, the CBSC may establish an effective date greater than 180 days after publication as it did in 1999 at the request of local government needing time to adjust to the new code requirements.

**Where to Obtain 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](http://www.bsc.ca.gov).

Title 24 is available for purchase as shown in the following table.

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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 (HCD) with the responsibility to adopt administrative regulations necessary to carry out its provisions, and for proposing building standards to the CBSC for adoption. 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’s 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 consultation with the other state adopting agencies also having 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. In addition, HCD has adopted administrative regulations in the California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1 (CCR, Title 25 hereafter), commencing with Section 1. CCR, Title 25 is discussed in detail below in “California Code of Regulations, Title 25”.

The State Housing Law is available on the Internet at the following link:

http://www.hcd.ca.gov/codes/shl/SHLStatutes.htm
The Role of the Department of Housing and Community Development

The California Department of Housing and Community Development (HCD) is a department within the Business, Transportation and Housing Agency. HCD has many responsibilities mandated by state law to meet the state’s housing needs. In regard to construction standards for the various forms of housing, the Division of Codes and Standards performs the regulatory adoption work. The Division of Codes and Standards administers seven programs mandated by state law. Regarding housing construction, the State Housing Law Program operated by the Division is intended to carry out the State Housing Law.

The program staff provides assistance to local building departments and other interested parties on subjects relating to building standards, accessibility in covered multifamily dwellings, and administrative 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 California Code of Regulations adopted by HCD to implement, interpret, clarify and make specific, the mandates of state law regarding housing. The scope of CCR, Title 25 includes the administration of building standards in Title 24, including the issuance of permits to construct, the use, maintenance, occupancy, and substandard 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 preemptive and applicable throughout the state.
Authority and Reference Citations in State Regulations

In all CCR titles of the California Code of Regulations, except for CCR, 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.


“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 is to implement, interpret, or make 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 cites. 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 example excerpted from the proposed CCR, Title 24, Part 2, 2010 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.

There is value in understanding the Authority and Reference citations. It enables the reader to identify and investigate the cited law being implemented by the regulation when clarification is needed. 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 is overseen by the Office of Administrative Law under the authority of Government Code Sections 11340 through 11361, part of the Administrative Procedure Act. In the case of building standards in CCR, Title 24, however, 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 10 members, known as commissioners, who are appointed by the Governor. The state Senate must confirm each appointee. The CBSC Chairperson is required by law to be the Secretary of the State and Consumer Services Agency, who is also appointed by the Governor.

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:

- One Architect
- One Mechanical, Electrical or Fire Protection engineer.
- One Structural Engineer
- One Licensed Contractor
- One person from organized labor
- One local building official
- One local fire official
- Three members of the general public, with at least one physically disabled.

The terms of Commissioners are for a period of 4 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, support 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 (formerly part of the Department of Health Services)
• Office of Statewide Health Planning and Development
• Department of Housing and Community Development
• Department of Industrial Relations
• Office of the State Fire Marshal
• California Energy Commission
• General Services (delegated to the Division of the State Architect within the 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 to 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
- Plumbing, Electrical, Mechanical, and Energy Committee
- Building, Fire and Other Committee
- Structural Design/Lateral Forces Committee
- Health Facilities Committee
- Green Building Committee

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. Upon being satisfied 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 as CCR, Title 24 provisions.

There are exceptions to the process discussed above. The California Energy Commission and the State Historical Building Safety Board, responsible for Parts 6 and 8 of CCR, Title 24 respectively, conduct their own public hearings and submit their adopted building standards to the CBSC for publication in CCR, Title 24. The other state agencies submit proposed building standards to the CBSC for adoption on their behalf.

The CBSC Internet website is available at [www.bsc.ca.gov](http://www.bsc.ca.gov), which provides information regarding the current and future activities, bulletins, meeting schedules, and more.
CHAPTER 3. USING CCR, TITLE 24

First-time readers of CCR, Title 24 frequently experience difficulty resulting in incorrect conclusions. Only with continued use and practice will users become more competent utilizing CCR, Title 24. The CBSC’s adoption of the 1998 edition of CCR, Title 24 made considerable improvements to the instructions on how to read the publication. Based on stakeholder input, improvements continue to be made with each subsequent publication. Studying this chapter of this handbook will provide additional help. For clarity, some matters already discussed may be repeated in this chapter.

First, 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 the Office of Statewide Health Planning and Development (OSHPD). Part 9 is the California Fire Code based on the International Fire Code as adopted and amended by only the Office of the State Fire Marshal. Part 10 is the California Existing Building Code based on the International Existing Building Code published by the International Code Council. The local building department must enforce the majority of these adoptions and California Amendments.

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

CCR, Title 24, Part 2, California Building Code (CBC), Volume I, 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. This occurs because of the separate and overlapping jurisdictions granted these state agencies by state law. As an example, one building design may be subject to the adoptions and amendments in Part 2 by several state agencies. The design and construction of a hotel will be subject to the provisions of Part 2 adopted by HCD for the public health, safety, general welfare, structural and construction; 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 fire and building departments 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 108.2.1.1, 108.2.1.2, 108.2.1.3 in Part 2, 2007 California Building Code
- Renumbered to Sections 1.8.2.1.1, 1.8.2.1.2, 1.8.2.1.3 in Part 2, 2010 California Building Code
In each of the “application” sections, the state agencies establish an identification acronym, which is more 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 108.2.1.1, 108.2.1.2 and 108.2.1.3 in the 2007 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, e.g., Chapter 11A Housing Accessibility, for HCD; or when the same California Amendment is adopted by multiple agencies.

A state agency’s adoption or non-adoption of model code language and/or California Amendments is identified in the **Matrix Adoption Tables.** These tables are generally located in Parts of CCR, Title 24 that are based on the model codes. Developing the ability to read the **Matrix Adoption Tables** requires study and practice. Preceding the Matrix Adoption Tables, each Part provides instructional information on how to read the Tables.

HCD urges readers of this handbook to study the instructions and become familiar with the Tables.

The following rules will 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. Learn each of the banners for these state agencies. The banners are identified in the page(s) before the Matrix Adoption Tables in each Part. The jurisdiction of each state agency is explained in the “application” section of each Part.

2. **Matrix Adoption Tables:** Verify that each CCR, Title 24 section you are applying is shown in the Matrix Adoption Tables as being adopted by the state agency having jurisdiction over the building occupancy or building feature. The Matrix Adoption Tables identify each section or subsection of the code and which state agency adopts the model code language or adds a California Amendment. In some cases, only selected sections of a model code chapter are adopted. An abbreviated example from 2007 CBC Part 2, Volume 2, is Section 3109, which is not adopted by HCD.
### CHAPTER 31 – SPECIAL CONSTRUCTION

<table>
<thead>
<tr>
<th>Adopting Agency</th>
<th>BSC</th>
<th>CEC</th>
<th>DSA</th>
<th>HCD 1</th>
<th>HCD 2</th>
<th>HCD 1-AC</th>
<th>SFM</th>
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<tr>
<td>Adopt Entire Chapter</td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td>Adopt Entire Chapter as amended (amended sections listed below)</td>
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<td></td>
<td>X</td>
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<td>Adopt only those sections that are listed below</td>
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</tbody>
</table>

The ♦ designation indicates that the State Fire Marshal’s adoption of this chapter or individual sections is applicable to structures subject to HCD 1 and/or HCD 2. *(NOTE: The SFM has chosen to replace the diamond with a “Footnote” for the 2010 codes.)*

The state agency does not adopt sections identified with 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 *italics* print.

Text not in *italic* font is model code language. A section or subsection of the code that is printed in *italic* font is a California Amendment in its entirety and is not a modification of model code language. California Amendments may be necessary to amend or add to the model code language. This is identified by the *italic* font and usually accompanied by the banner of the adopting state agency. California Amendments may be located within subsections, sections or may consist of entire chapters. Examples of California Amendments in the 2007 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**, Accessibility, is a California Amendment in its entirety. Note the entire section is in *italic* font. Observe the individual banners are deleted from specific sections; however, 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 identify each adopted section or subsection of the code and the adopting state agency, if any. An example from 2007 CBC, Part 2 is:

- Chapter 11 of the International Building Code (model code) is not adopted. Instead, HCD and the Division of the State Architect (DSA/AC) adopt Chapters 11A and 11B as a California Amendment. The model code Chapter 11 is not even printed or shown in the Matrix Adoption Tables of CCR Title 24, Part 2.

For the building occupancies other than those subject to the jurisdiction of the state agencies, including the Building Standards Commission, 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 and fire districts to enforce the California Building Standards Code (CCR, Title 24) 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 more restrictive requirements than in 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 to require more restrictive requirements.

Local fire protection districts are also allowed by state law to amend the CCR, Title 24. Health and Safety Code Section 13869.7 allows the fire district to adopt local ordinances with fire and panic safety requirements more restrictive than those fire and panic safety requirements in the CCR, Title 24 adopted by the Office of the State Fire Marshal (SFM). As with the local building department, the fire district 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, California Building Code. (Effective with adoption of the 2010 California Residential Code, automatic fire sprinkler systems will be required for one- and two-family dwellings.)

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 expressed finding of need are filed with the 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 09-02 dated February 1, 2009, or the most current version, issued by the CBSC. The bulletin provides local officials detailed information on the process and is available on the CBSC website at [www.bsc.ca.gov](http://www.bsc.ca.gov).
CHAPTER 5. NEW DEVELOPMENTS IN CCR, TITLE 24

This chapter provides brief descriptions of the California Residential Code, California Green Building Standards Code, and graywater provisions recently added to CCR, Title 24.

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

Part 2.5, the CRC, is new to the CCR, Title 24, 2010 California Building Standards Code. The CRC is 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 has 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 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.

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, and electrical provisions are covered by other Parts.

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

The 2008 California Green Building Standards Code was developed in response to the public need for increased building sustainability and to support conservation of resources and building materials. In addition, the Governor directed that green building standards should not be legislatively mandated, but instead should be developed using the building
standards adoption process. Further, the Governor directed that these green building standards should not conflict with current safety standards nor rely on private entities to set standards.

The provisions in the first green building code, effective August 1, 2009, were developed through collaboration between several state agencies, including HCD, Division of the State Architect, the Office of the State Fire Marshal, Office of Statewide Health Planning and Development, the California Energy Commission, and the California Building Standards Commission for their respective jurisdictions. In addition, development of the regulations included review and analysis of existing green building practices, and input from various stakeholders including other governmental agencies, environmental and green building interests, building industry, academia, the general public and other interested parties. The following discussion focuses on HCD's provisions for new residential construction.

The 2008 California Green Building Standards Code, effective August 1, 2009, included green building standards which were non-mandatory (voluntary) during the effective period of the code. This was the first state adopted green building code in the nation.

As part of the 2009 triennial code adoption cycle, the California Green Building Standards Code was updated and further refined to provide more clarity and usability. The 2010 California Green Building Standards Code, also called “CALGreen,” will become effective January 1, 2011, and includes both mandatory and voluntary tier-based measures, which are also available for adoption by local agencies. Local adoption of Tier 1 and Tier 2 with mandatory features and designated electives will provide consistent green building standards throughout the state.

The Residential Occupancies Application Checklist (Appendix A4) identifies mandatory and elective green building provisions for low-rise residential buildings and includes:

- General mandatory measures
- Specific mandatory measures to meet either Tier 1 or Tier 2
- Elective measures to meet either Tier 1 or Tier 2

The 2010 edition of the code has also been reorganized to easily differentiate HCD's provisions for low-rise residential buildings from provisions for other types of structures.

As indicated in the Preface, HCD is developing a guide to regulations for green building standards for low-rise residential buildings contained in CCR, Title 24, Part 11.

**Graywater Systems**

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

**Chapter 16A, Part I, Nonpotable Water Reuse Systems**

The implementation of graywater system standards regulations was mandated by legislation. In 2008, Senate Bill 1258 (Chapter 172, Statutes of 2008) was signed by the Governor adding Health and Safety Code Sections 17922.12 and 18941.7 and amending
Water Code Section 14877.1. These statutes, effective January 1, 2009, directed HCD to submit for approval building standards for the construction, installation, and alteration of graywater systems for residential indoor and outdoor uses.

On February 27, 2009, Governor Schwarzenegger issued a proclamation declaring a drought to be in existence and a state of emergency to exist within California. This proclamation directed urban water users to increase conservation efforts and to reduce water use. State agencies were directed to “… prioritize and streamline permitting and regulatory compliance actions for desalination, water conservation and recycling projects that provide drought relief.”

This led HCD to expedite development and adoption of the regulations by utilizing the emergency rulemaking process. Thus, allowing new water saving measures to take effect 18 months sooner than regulations adopted through the regular rulemaking process. The “new” graywater standards developed by HCD first became effective August 4, 2009, to reside in the 2007 California Plumbing Code Chapter 16A, Part I, Nonpotable Water Reuse Systems.

The primary intent of these regulations is to allow the reuse of household graywater to promote sustainability through water conservation and avoid unhealthful conditions. It also provides guidance to code users while providing flexibility that will encourage the use of graywater. Chapter 16A, Part I, establishes minimum requirements for the installation of graywater systems for residential occupancies regulated by HCD.

**Note**: The use of a graywater system is an option, not a mandatory state requirement. However, local jurisdictions may prohibit the use of graywater entirely or adopt local ordinances that are more restrictive than the Chapter 16A regulations. For more information, see Health and Safety Code Section 18941.7.

As indicated in the Preface, HCD is developing a guide to regulations for graywater building standards for residential buildings contained in CCR, Title 24, Part 5.
CHAPTER 6. MISCELLANEOUS REQUIREMENTS AND EXEMPTIONS

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

Regulations new to California to be effective January 1, 2011 (2010 code):

Carbon Monoxide Alarms – Chapter 3 of CCR, Title 24, Part 2.5, the California Residential Code, requires installation of carbon monoxide alarms in new dwelling units and also in existing dwelling units when a minimum of $1,000 in repairs, alterations or additions is performed. Approved combination smoke and carbon monoxide alarms are acceptable. A similar provision has also been added in Chapter 4 of CCR, Title 24, Part 2, for the 2010 California Building Code.

Automatic Fire Sprinkler Systems – In addition to existing requirements for townhouses, Chapter 3 of CCR, Title 24, Part 2.5, the California Residential Code, requires an automatic fire sprinkler system to be installed during construction of one- and two-family dwellings.

Protection of Refrigerant Ports – Chapter 11 of CCR, Title 24, Part 4, the California Mechanical Code, requires outdoor connections for filling the system with refrigerant shall be protected from unauthorized access. This safety measure is to prevent inhalation of refrigerant.

Existing requirements currently in effect:

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, hereinafter called “CBC.” The terminology “covered multifamily dwellings” stems from federal law and regulations. Accessibility requirements apply to newly constructed covered multifamily housing accommodations and related facilities. The following is a listing of the types of covered multifamily dwellings that are considered “covered multifamily dwellings” subject to accessibility regulations when not owned by public agencies:

- Apartment buildings with 3 or more dwelling units.
- Condominiums with 4 or more dwelling units.
- Lodging houses, congregate residences, and dormitories, as defined or referenced in CBC Chapter 2.
- Dwellings with 3 or more efficiency units, as defined in CBC Chapter 2 or Health and Safety Code Section 17958.1.
• Shelters for the homeless, not otherwise subject to the disabled access regulations of the Division of the State Architect - Access Compliance Unit.

• Timeshare dwellings with 3 or more units, except for condominiums covered in item number 2 above.

• Other Group R Occupancies in covered multifamily dwellings, which are established by the Office of the State Fire Marshal in CBC Chapter 3.

• 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 buildings on a site.

The phrase “newly constructed” is defined in Chapter 11A of CCR, Title 24, Part 2, as being “a building that has never before been used or occupied for any purpose.” Thus, accessibility regulations do not apply to covered multifamily dwellings constructed prior to March 13, 1991, when accessibility regulations became effective. Accessibility regulations do not apply to the alteration, repair, rehabilitation or additions to existing covered multifamily dwellings. This exemption only applies to covered multifamily housing dwelling units intended for private use.

Accessibility requirements of Chapter 11A, of CCR, Title 24, Part 2, apply to all common use areas of newly constructed housing. Under state law, the accessibility requirements of Chapter 11B are applicable to all public housing and the requirements of Chapter 11A to all other residential occupancies.

As indicated in the Preface, HCD is developing an updated guide to regulations for covered multifamily dwellings contained in Chapter 11A Housing Accessibility.

**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 Covers – 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 is effective when more than 50% 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 of 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 at this time. 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.

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.

<table>
<thead>
<tr>
<th>Subject</th>
<th>Contact HCD’s</th>
</tr>
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<tbody>
<tr>
<td>Manufactured home installation codes and standards.</td>
<td>Northern Area Office&lt;br&gt;Southern Area Office&lt;br&gt;Mobilehome and Special Occupancy Parks Program</td>
</tr>
<tr>
<td>Alterations to manufactured homes (mobilehomes).</td>
<td>Northern Area Office&lt;br&gt;Southern Area Office</td>
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<tr>
<td>Referrals of manufacturing defects.</td>
<td>Manufactured Housing Program</td>
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<tr>
<td>Ownership documents (registration and titling).</td>
<td>Registration and Titling Program</td>
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<tr>
<td>Consumer complaint referrals, manufactured housing.</td>
<td>Mobilehome Ombudsman</td>
</tr>
<tr>
<td>Mobilehome parks, including construction, accessory structures, buildings, use and maintenance regulations.</td>
<td>Northern Area Office&lt;br&gt;Southern Area Office&lt;br&gt;Mobilehome and Special Occupancy Parks Program</td>
</tr>
<tr>
<td>Substandard manufactured homes, mobilehomes, and recreational vehicles and multi unit manufactured housing.</td>
<td>Northern Area Office&lt;br&gt;Southern Area Office</td>
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<tr>
<td>Conventional housing codes, substandard housing abatement and consumer complaints.</td>
<td>State Housing Law Program</td>
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<tr>
<td>Employee Housing requirements, operations, etc.</td>
<td>Employee Housing Program</td>
</tr>
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</table>

**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, Ste 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
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 California Code of Regulations, Title 24.

**Banner** – common reference to the acronyms printed in Parts of California Code of Regulations, Title 24, to identify the state agencies adopting a California Amendment, such as “HCD-1” 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 Section 18214, or special occupancy park, as defined by 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 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** – 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 Administrative Code** – previous name for the California Code of Regulations. Changed by legislation.

**California Amendment** – additions, deletions and amendments to model code language adopted into California Code of Regulations, Title 24, by state adopting agencies. Previously named “State Amendment” until the name was changed by legislation.

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


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

**California Code of Regulations** (abbreviated “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** (abbreviated “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 Green Building Standards Code** (“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** (abbreviated “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** (abbreviated “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** (abbreviated “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 adoptions 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 to coordinate 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 in the Health and Safety Code to promulgate administrative 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 discussed above. 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 – tables developed by the California Building Standards Commission and located within Parts 2, 2.5, 3, 4, 5, 9 and 10 of the California Code of Regulations, Title 24, to identify adopted model code provisions and California Amendments.

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

State Adopting Agency – see Adopting Agency.

State Amendment – old name for California Amendment. This term may still be found in various laws and regulations.

State Building Standards Code – previous name for the California Building Standards Codes. This term may still be found in various laws and regulations.

State Housing Law – the name given to the segment of the Health and Safety Code at 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 or 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.