

**INITIAL EXPRESS TERMS
FOR
PROPOSED BUILDING STANDARDS
OF THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REGARDING THE ADOPTION BY REFERENCE OF THE
2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE
WITH PROPOSED AMENDMENTS INTO THE 2016 CALIFORNIA RESIDENTIAL CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2.5

(HCD)**

The Department of Housing and Community Development (HCD) proposes to adopt the 2015 edition of the International Residential Code (IRC) for codification and effectiveness into the 2016 edition of the California Residential Code (CRC) as presented on the following pages, including any necessary amendments. HCD further proposes to:

- Repeal the 2012 edition of the International Residential Code;
 - Repeal the 2013 edition of the California Residential Code, which includes amendments to the model code that are no longer necessary;
 - Repeal or amend building standards that are not addressed by a model code;
 - Relocate or codify existing adopted and necessary amendments to the model code into the format of the model code proposed for adoption, the action of which has no regulatory effect; and/or
 - Adopt new building standards that are not addressed by the model code proposed for adoption.
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LEGEND FOR EXPRESS TERMS:

1. **IRC language with new California amendments:** IRC language shown in normal Arial 9-point; California amendments to IRC text shown underlined and in italics with vertical bar in left margin.
 2. **Existing California amendments being modified:** All such language shown in *italics*, modified language is underlined or shown in ~~strikeout~~ with vertical bar in left margin.
 3. **Existing California amendments with no modifications:** All such existing language shown in *italics*, modified model code language shown in ~~strikeout~~.
 4. **Text not being modified:** All language not displayed in full is shown as “...” (i.e., ellipsis).
 5. **Repealed text:** All language shown in ~~strikeout~~.
 6. **Notation:** Authority and Reference citations are provided at the end of each action.
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The Express Terms include amendments which correct references from the International Residential Code (IRC) to the *California Residential Code (CRC)*. Similar amendments are also proposed to correct references to other International model codes to the appropriate California code and to correct reference to IRC sections not proposed for adoption by HCD.

SUMMARY OF REGULATORY ACTION

HCD PROPOSES TO:

- Adopt standards from the 2015 International Residential Code into the 2016 California Residential Code **without amendment**.
- Adopt standards from the 2015 International Residential Code into the 2016 California Residential Code **with amendment**.
- Bring forward existing California Amendments from the 2013 California Residential Code for adoption into the 2016 California Residential Code **with modifications**.
- Bring forward existing California Amendments from the 2013 California Residential Code for adoption into the 2016 California Residential Code **without modifications**, except for editorial corrections.
- Repeal 2013 California Amendments, which are **not** brought forward into the 2016 California Residential Code.

1. HCD proposes to bring forward existing California Amendments in Chapter 1, Division I, from the 2013 California Residential Code for adoption into the 2016 California Residential Code with modifications as follows:

**CHAPTER 1
SCOPE AND ADMINISTRATION**

**DIVISION I
CALIFORNIA ADMINISTRATION**

**SECTION 1.1
GENERAL**

1.1.1 Title. *These regulations shall be known as the California Residential Code, may be cited as such and will be referred to herein as "this code." The California Residential Code is Part 2.5 of twelve parts of the official compilation and publication of the adoption, amendment, and repeal of building regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part incorporates by adoption the 2012-2015 International Residential Code of the International Code Council with necessary California amendments.*

1.1.2 Purpose. *The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to fire fighters and emergency responders during emergency operations.*

1.1.3 Scope. *The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every detached one-and two-family dwelling, efficiency dwelling unit, and townhouse not more than three stories above grade plane in height with a separate means of egress and structures accessory thereto throughout the State of California.*

Exceptions:

- 1. Live/work units complying with the requirements of Section 419 of the California Building Code shall be permitted to be built as one- and two-family dwellings or townhouses.*
- 2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the California Residential Code for One- and Two-family Dwellings.*

1.1.3.1 Classification. *Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed below. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied. Structures with multiple occupancies or uses shall comply with Section 508 of the California Building Code. Where a structure is proposed for a purpose that is not specifically provided for in this code, such structure shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard involved in accordance with this code or the California Building Code.*

1.1.3.1.1 Residential Group R. *Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I. Residential occupancies shall include the following:*

R-3 Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-2.1, R-3.1, R-4 or I, including:

Buildings that do not contain more than two dwelling units.

Townhouses not more than three stories above grade in height with a separate means of egress.

Adult facilities that provide accommodations for six or fewer persons of any age for less than 24-hours.

Licensing categories that may use this classification include, but are not limited to:

Adult Day Programs.

Child care facilities that provide accommodations for six or fewer persons of any age for less than 24-hours.
Licensing categories that may use this classification include, but are not limited to:

Day-care Center for Mildly Ill Children, Infant Care Center and School Age Child Day-care Center.

Family Day-care Homes that provide accommodations for 14 or fewer children, in the provider's own home for less than 24-hours.

Congregate living facilities or congregate residences with 16 or fewer persons.

R-3.1 This occupancy group may include facilities licensed by a governmental agency for a residentially based 24-hour care facility providing accommodations for six or fewer clients of any age. Clients may be classified as ambulatory, nonambulatory or bedridden. A Group R-3.1 occupancy shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in Section ~~R-325~~ R335 Special Provisions For Licensed 24-Hour Care Facilities in a Group R-3.1 Occupancy. This group may include:

Adult Residential Facilities Congregate Living

Health Facilities

Foster Family Homes

Group Homes

Intermediate Care Facilities for the developmentally disabled habilitative

Intermediate Care Facilities for the developmentally disabled nursing

Nurseries for the full-time care of children under the age of six, but not including "infants" as defined in Section 202

Residential Care Facilities for the Elderly

Small Family Homes and Residential Care Facilities for the chronically ill

Exception: Foster Family Homes or Group Homes licensed by the Department of Social Services which provide nonmedical board, room and care for six or fewer ambulatory children or children two years of age or younger, and which do not have any nonambulatory clients shall not be subject to regulations found in Section ~~R325~~ R335.

Pursuant to Health and Safety Code Section 13143 with respect to these exempted facilities, no city, county or public district shall adopt or enforce any requirement for the prevention of fire or for the protection of life and property against fire and panic unless the requirement would be applicable to a structure regardless of the special occupancy. Nothing shall restrict the application of state or local housing standards to such facilities if the standards are applicable to residential occupancies and are not based on the use of the structure as a facility for ambulatory children. For the purpose of this exception, ambulatory children does not include relatives of the licensee or the licensee's spouse.

Large Family Day-Care Homes. See Section ~~R326~~ R336.

1.1.3.1.2 Utility and Miscellaneous Group U. Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to, the following:

Agricultural buildings

Aircraft hangars, accessory to a one- or two-family residence (see Section 412.5 of the California Building Code)

Barns

Carpools

Fences more than 6 7 feet (2134 mm) high

Grain silos, accessory to a residential occupancy

Greenhouses

Livestock shelters

Private garages

Retaining walls

Sheds

Stables

Tanks

Towers

1.1.3.2 Regulated buildings, structures and applications. The model code, state amendments to the model code, and/or state amendments where there are no relevant model code provisions shall apply to detached one- and two-family dwellings, townhouses, efficiency dwelling units, and structures accessory thereto. State agencies with regulatory authority as specified in Sections 1.2 through 1.14, except where modified by local ordinance pursuant to Section 1.1.8. When adopted by a state agency, the provisions of this code shall be enforced by the appropriate enforcing agency, but only to the extent of authority granted to such agency by the state legislature.

Note: See Preface to distinguish the model code provisions from the California provisions.

1. One- and two-family dwellings, townhouses, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations with common toilets or cooking facilities. See Section 1.8.2.1.1.
2. Permanent buildings and permanent accessory buildings or structures constructed within mobile-home parks and special occupancy parks regulated by the Department of Housing and Community Development. See Section 1.8.2.1.3.

1.1.4 Appendices. Provisions contained in the appendices of this code shall not apply unless specifically adopted by a state agency or adopted by a local enforcing agency in compliance with Health and Safety Code Section 18901 et seq. for Building Standards Law, Health and Safety Code Section 17950 for State Housing Law and Health and Safety Code Section 13869.7 for Fire Protection Districts. See Section 1.1.8 of this code.

1.1.5 Referenced codes. The codes, standards and publications adopted and set forth in this code, including other codes, standards and publications referred to therein are, by title and date of publication, hereby adopted as standard reference documents of this code. When this code does not specifically cover any subject related to building design and construction, recognized architectural or engineering practices shall be employed. The National Fire Codes, standards and the Fire Protection Handbook of the National Fire Protection Association are permitted to be used as authoritative guides in determining recognized fire prevention engineering practices.

1.1.6 Nonbuilding standards, orders and regulations. Requirements contained in the International Residential Code, or in any other referenced standard, code or document, which are not building standards as defined in Health and Safety Code Section 18909, shall not be construed as part of the provisions of this code. For nonbuilding standards, orders and regulations see other titles of the California Code of Regulations.

1.1.7 Order of precedence and use.

1.1.7.1 Differences. In the event of any differences between these building standards and the standard reference documents, the text of these building standards shall govern.

1.1.7.2 Specific provisions. Where a specific provision varies from a general provision, the specific provision shall apply.

1.1.7.3 Conflicts. When the requirements of this code conflict with the requirements of any other part of the California Building Standards Code, Title 24, the most restrictive requirements shall prevail.

1.1.7.3.1 Detached one- and two-family dwellings. Detached one- and two-family dwellings, efficiency dwelling units and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures ~~shall not be required to comply with the more restrictive requirements contained in Title 24, Part 2, may be designed and constructed in accordance with this code or the California Building Code, but not both, unless the proposed structure(s) or element(s) exceed the design limitations established in the California Residential Code~~ this code and the code user is specifically directed by this code to use the California Building Code.

1.1.8 City, county, or city and county amendments, additions or deletions. The provisions of this code do not limit the authority of city, county, or city and county governments to establish more restrictive and reasonably necessary differences to the provisions contained in this code pursuant to complying with Section 1.1.8.1. The effective date of amendments, additions or deletions to this code by a city, county, or city and county filed pursuant to Section 1.1.8.1 shall be the date filed. However, in no case shall the amendments, additions or deletions to this code be effective any sooner than the effective date of this code.

Local modifications shall comply with Health and Safety Code Section 18941.5 for Building Standards Law, Health and Safety Code Section 17958 for State Housing Law or Health and Safety Code Section 13869.7 for Fire Protection Districts.

1.1.8.1 Findings and filings.

1. The city, county, or city and county shall make express findings for each amendment, addition or deletion based upon climatic, topographical or geological conditions.

Exception: Hazardous building ordinances and programs mitigating unreinforced masonry buildings.

2. The city, county, or city and county shall file the amendments, additions or deletions expressly marked and identified as to the applicable findings. Cities, counties, cities and counties, and fire departments shall file the amendments, additions or deletions, and the findings with the California Building Standards Commission at 2525 Natomas Park Drive, Suite 130, Sacramento, CA 95833.
3. Findings prepared by fire protection districts shall be ratified by the local city, county, or city and county and filed with the California Department of Housing and Community Development, Division of Codes and Standards, P.O. Box 1407, Sacramento, CA 95812-1407 or ~~1800 3rd Street, Room 260, Sacramento, CA 95811~~ 2020 W. El Camino Avenue, Suite 250, Sacramento, CA 95833-1829.

1.1.9 Effective date of this code. Only those standards approved by the California Building Standards Commission that are effective at the time an application for building permit is submitted shall apply to the plans and specifications for, and to the construction performed under, that permit. For the effective dates of the provisions contained in this code, see the History Note page of this code.

1.1.10 Availability of codes. At least one complete copy each of Titles 8, 19, 20, 24 and 25 with all revisions shall be maintained in the office of the building official responsible for the administration and enforcement of this code. Each state department concerned and each city, county, or city and county shall have an up-to-date copy of the code available for public inspection. See Health and Safety Code Section 18942~~(d)~~ (e) (1) and (2).

1.1.11 Format. This part fundamentally adopts the International Residential Code by reference on a chapter-by-chapter basis. When a specific chapter of the International Residential Code is not printed in the code and is marked "Reserved", such chapter of the International Residential Code is not adopted as a portion of this code. When a specific chapter of the International Residential Code is marked "Not Adopted by the State of California" but appears in the code, it may be available for adoption by local ordinance.

Note: Matrix Adoption Tables at the front of each chapter may aid the code user in determining which chapter or sections within a chapter are applicable to buildings under the authority of a specific state agency, but they are not considered regulatory.

1.1.12 Validity. If any chapter, section, subsection, sentence, clause or phrase of this code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority of the state as stipulated by statutes or otherwise inoperative, such decision shall not affect the validity of the remaining portion of this code.

SECTION 1.8

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

1.8.1 Purpose. The purpose of this code is to establish the minimum requirements necessary to protect the health, safety and general welfare of the occupants and the public by governing accessibility, erection, construction, reconstruction, enlargement, conversion, alteration, repair, moving, removal, demolition, occupancy, use, height, court, area, sanitation, ventilation, maintenance and safety to life and property from fire and other hazards attributed to the built environment.

SECTION 1.8.2

AUTHORITY AND ABBREVIATIONS

1.8.2.1 General. The Department of Housing and Community Development is authorized by law to promulgate and adopt building standards and regulations for several types of building applications. The applications under the authority of the Department of Housing and Community Development are listed in Sections 1.8.2.1.1 through 1.8.2.1.3.

1.8.2.1.1 Housing construction.

Application –Hotels, motels, lodging houses, ~~apartment houses~~ apartments, 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 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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

1.8.2.1.2 Housing accessibility.

Application – ~~“COVERED MULTIFAMILY DWELLINGS”~~ Covered multifamily dwellings as defined in Chapter 44A 2 of the California Building Code (CBC) including, but not limited to, lodging houses, dormitories, timeshares, condominiums, shelters for homeless persons, congregate residences, ~~apartment houses~~ apartments, dwellings, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations with or without common toilet or cooking facilities.

Disabled access regulations promulgated under HCD authority are located in Chapter 11A of the California Building Code (CBC) and are identified by the abbreviation “HCD 1-AC.” The application of such provisions shall be in conjunction with other requirements of the Building Standards Code and apply only to newly constructed ~~“COVERED MULTIFAMILY DWELLINGS”~~ covered multifamily dwellings as defined in CBC Chapter 44A 2 of the California Building Code. “HCD 1-AC” applications include, but are not limited to, the following:

1. All newly constructed ~~“COVERED MULTIFAMILY DWELLINGS”~~ covered multifamily dwellings as defined in CBC Chapter 44A 2 of the California Building Code.
2. New ~~“COMMON USE AREAS”~~ common use areas as defined in CBC Chapter 44A 2 of the California Building Code serving existing covered multifamily dwellings.
3. Additions to existing buildings, where the addition alone meets the definition of ~~“COVERED MULTIFAMILY DWELLINGS”~~ covered multifamily dwellings as defined in CBC Chapter 44A 2 of the California Building Code.
4. Common use areas serving covered multifamily dwellings.
5. Where any portion of a building’s exterior is preserved, but the interior of the building is removed, including all structural portions of floors and ceilings, the building is considered a new building for the purpose of determining the application of CBC California Building Code, Chapter 11A.

“HCD 1-AC” building standards generally do not apply to public use areas or public accommodations such as hotels and motels or public housing. Public use areas, public accommodations, and public housing ~~and housing which is publicly funded~~ as defined in Chapter 2 of the CBC California Building Code are subject to the Division of the State Architect (DSA-AC) in Chapter 11B and are referenced in CBC California Building Code Section 1.9.1.

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

1.8.2.1.3 Permanent buildings in mobilehome parks and special occupancy parks.

Application—Permanent buildings, and permanent accessory buildings or structures, constructed within mobilehome parks and special occupancy parks that are under the control and ownership of the park operator. Sections of this code which pertain to applications listed in this section are identified using the abbreviation “HCD 2.”

Enforcing agency—The Department of Housing and Community Development, local building department or other local agency that has assumed responsibility for the enforcement of Health and Safety Code, Division 13, Part 2.1, commencing with Section 18200 for mobilehome parks and Health and Safety Code, Division 13, Part 2.3, commencing with Section 18860 for special occupancy parks.

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

SECTION 1.8.3 LOCAL ENFORCING AGENCY

1.8.3.1 Duties and powers. The building department of every city, county, or city and county shall enforce all the provisions of law, this code, and the other rules and regulations promulgated by the Department of Housing and Community Development pertaining to the installation, erection, construction, reconstruction, movement, enlargement, conversion, alteration, repair, removal, demolition or arrangement of ~~apartment houses~~ apartments, condominiums, hotels, motels, lodging houses and dwellings, including accessory buildings, facilities and uses thereto.

The provisions regulating the erection and construction of dwellings and appurtenant structures shall not apply to existing structures as to which construction is commenced or approved prior to the effective date of these regulations. Requirements relating to use, maintenance and occupancy shall apply to all dwellings and appurtenant structures approved for construction or constructed before or after the effective date of this code.

For additional information regarding the use and occupancy of existing buildings and appurtenant structures, see California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, commencing with Article 1, Section 1.

1.8.3.2 Laws, rules and regulations. Other than the building standards contained in this code, and notwithstanding other provisions of law, the statutory authority and location of the laws, rules and regulations to be enforced by local enforcing agencies are listed by statute in Sections 1.8.3.2.1 through 1.8.3.2.5 below:

1.8.3.2.1 State Housing Law. Refer to the State Housing Law, California Health and Safety Code, Division 13, Part 1.5, commencing with Section 17910 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, commencing with Section 1, for the erection, construction, reconstruction, movement, enlargement, conversion, alteration, repair, removal, demolition or arrangement of ~~apartment houses~~ apartments, condominiums, hotels, motels, lodging houses and dwellings, including accessory buildings, facilities and uses thereto.

1.8.3.2.2 Mobilehome Parks Act. Refer to the Mobilehome Parks Act, California Health and Safety Code, Division 13, Part 2.1, commencing with Section 18200 and California Code of Regulations, Title 25, Division 1, Chapter 2, commencing with Section 1000 for mobilehome park administrative and enforcement authority, permits, plans, fees, violations, inspections and penalties both within and outside mobilehome parks.

Exception: Mobilehome parks where the Department of Housing and Community Development is the enforcing agency.

1.8.3.2.3 Special Occupancy Parks Act. Refer to the Special Occupancy Parks Act, California Health and Safety Code, Division 13, Part 2.3, commencing with Section 18860 and California Code of Regulations, Title 25, Division 1,

Chapter 2.2, commencing with Section 2000 for special occupancy park administrative and enforcement authority, permits, fees, violations, inspections and penalties both within and outside of special occupancy parks.

Exception: Special occupancy parks where the Department of Housing and Community Development is the enforcing agency.

1.8.3.2.4 Employee Housing Act. Refer to the Employee Housing Act, California Health and Safety Code, Division 13, Part 1, commencing with Section 17000 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 3, commencing with Section 600 for employee housing administrative and enforcement authority, permits, fees, violations, inspections and penalties.

1.8.3.2.5 Factory-Built Housing Law. Refer to the Factory-Built Housing Law, California Health and Safety Code, Division 13, Part 6, commencing with Section 19960 and California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 1, commencing with Section 3000 for factory-built housing administrative and enforcement authority, permits, fees, violations, inspections and penalties.

SECTION 1.8.4 PERMITS, FEES, APPLICATIONS AND INSPECTIONS

1.8.4.1 Permits. A written construction permit shall be obtained from the enforcing agency prior to the erection, construction, reconstruction, installation, moving or alteration of any building or structure.

Exceptions:

1. Work exempt from permits as specified in Chapter 1, Scope and Application, Division II, Administration, Section R105.2.
2. Changes, alterations or repairs of a minor nature not affecting structural features, egress, sanitation, safety or accessibility as determined by the enforcing agency.

Exemptions from permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of other provisions of law or this code.

1.8.4.2 Fees. Subject to other provisions of law, the governing body of any city, county, or city and county may prescribe fees to defray the cost of enforcement of rules and regulations promulgated by the Department of Housing and Community Development. The amount of the fees shall not exceed the amount reasonably necessary to administer or process permits, certificates, forms or other documents, or to defray the costs of enforcement. For additional information, see State Housing Law, Health and Safety Code, Division 13, Part 1.5, Section 17951 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, Article 3, commencing with Section 6.

1.8.4.3 Plan review and time limitations. Subject to other provisions of law, provisions related to plan checking, prohibition of excessive delays and contracting with or employment of private parties to perform plan checking are set forth in State Housing Law, Health and Safety Code Section 17960.1, and for employee housing, in Health and Safety Code Section 17021.

1.8.4.3.1 Retention of plans. The building department of every city, county, or city and county shall maintain an official copy, microfilm, electronic or other type of photographic copy of the plans of every building, during the life of the building, for which the department issued a building permit.

Exceptions:

1. Single or multiple dwellings not more than two stories and basement in height.
2. Garages and other structures appurtenant to buildings listed in Exception 1.
3. Farm or ranch buildings appurtenant to buildings listed in Exception 1.
4. Any one-story building where the span between bearing walls does not exceed 25 feet (7620 mm), except a steel frame or concrete building.

All plans for common interest developments as defined in Section ~~4354~~ 4100 of the California Civil Code shall be retained. For additional information regarding plan retention and reproduction of plans by an enforcing agency, see Health and Safety Code Sections 19850 through 19852.

1.8.4.4 Inspections. Construction or work for which a permit is required shall be subject to inspection by the building official, and such construction or work shall remain accessible and exposed for inspection purposes until approved.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or other regulations of the Department of Housing and Community Development. Required inspections are listed in Chapter 1, Scope and Application, Division II, Administration, Sections R109.1.1, R109.1.1.1, R109.1.3, R109.1.4, R109.1.4.1, R109.1.4.2, R109.1.5, R109.1.5.1, R109.1.5.2, R109.1.6, R109.1.6.1 and R109.1.6.2.

SECTION 1.8.5 RIGHT OF ENTRY FOR ENFORCEMENT

1.8.5.1 General. Subject to other provisions of law, officers and agents of the enforcing agency may enter and inspect public and private properties to secure compliance with the rules and regulations promulgated by the Department of Housing and Community Development. For limitations and additional information regarding enforcement, see the following:

1. For applications subject to the State Housing Law as referenced in Section 1.8.3.2.1 of this code, refer to Health and Safety Code, Division 13, Part 1.5, commencing with Section 17910 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, commencing with Section 1.
2. For applications subject to the Mobilehome Parks Act as referenced in Section 1.8.3.2.2 of this code, refer to Health and Safety Code, Division 13, Part 2.1, commencing with Section 18200 and California Code of Regulations, Title 25, Division 1, Chapter 2, commencing with Section 1000.
3. For applications subject to the Special Occupancy Parks Act as referenced in Section 1.8.3.2.3 of this Code, refer to Health and Safety Code, Division 13, Part 2.3, commencing with Section 18860 and California Code of Regulations, Title 25, Division 1, Chapter 2.2, commencing with Section 2000.
4. For applications subject to the Employee Housing Act as referenced in Section 1.8.3.2.4 of this code, refer to Health and Safety Code, Division 13, Part 1, Section 17000 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 3, commencing with Section 600.
5. For applications subject to the Factory-Built Housing Law as referenced in Section 1.8.3.2.5 of this code, refer to Health and Safety Code, Division 13, Part 6, commencing with Sections 19960 and California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 1, commencing with Section 3000.

SECTION 1.8.6 LOCAL MODIFICATION BY ORDINANCE OR REGULATION

1.8.6.1 General. Subject to other provisions of law, a city, county, or city and county may make changes to the provisions adopted by the Department of Housing and Community Development. If any city, county, or city and county does not amend, add or repeal by local ordinances or regulations the provisions published in this code or other regulations promulgated by the Department of Housing and Community Development, those provisions shall be applicable and shall become effective 180 days after publication by the California Building Standards Commission. Amendments, additions and deletions to this code adopted by a city, county, or city and county pursuant to California Health and Safety Code Sections 17958.5, 17958.7 and 18941.5, together with all applicable portions of this code, shall also become effective 180 days after publication of the California Building Standards Code by the California Building Standards Commission.

1.8.6.2 Findings, filings and rejections of local modifications. Prior to making any modifications or establishing more restrictive building standards, the governing body shall make express findings and filings, as required by California Health and Safety Code Section 17958.7, showing that such modifications are reasonably necessary due to local climatic, geological or topographical conditions. No modification shall become effective or operative unless the following requirements are met:

1. The express findings shall be made available as a public record.
2. A copy of the modification and express finding, each document marked to cross-reference the other, shall be filed with the California Building Standards Commission for a city, county, or city and county and with the Department of Housing and Community Development for fire protection districts.
3. The California Building Standards Commission has not rejected the modification or change.

Nothing in this section shall limit the authority of fire protection districts pursuant to California Health and Safety Code Section 13869.7(a).

SECTION 1.8.7 ALTERNATE MATERIALS, DESIGNS, TESTS AND METHODS OF CONSTRUCTION

1.8.7.1 General. The provisions of this code as adopted by the Department of Housing and Community Development, are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, design or method of construction not specifically prescribed by this code. Consideration and approval of alternates shall comply with Section 1.8.7.2 for local building departments and Section 1.8.7.3 for the Department of Housing and Community Development.

1.8.7.2 Local building departments. The building department of any city, county, or city and county may approve alternates for use in the erection, construction, reconstruction, movement, enlargement, conversion, alteration, repair, removal, demolition or arrangement of ~~an apartment house~~ apartments, condominiums, hotels, motels, lodging houses, dwellings, or an accessory structures, except for the following:

1. Structures located in mobilehome parks as defined in California Health and Safety Code Section 18214.
2. Structures located in special occupancy parks as defined in California Health and Safety Code Section 18862.43.
3. Factory-built housing as defined in California Health and Safety Code Section 19971.

1.8.7.2.1 Approval of alternates. The consideration and approval of alternates by a local building department shall comply with the following procedures and limitations:

1. The approval shall be granted on a case-by-case basis.
2. Evidence shall be submitted to substantiate claims that the proposed alternate, in performance, safety and protection of life and health, conforms to, or is at least equivalent to, the standards contained in this code and other rules and regulations promulgated by the Department of Housing and Community Development.
3. The local building department may require tests performed by an approved testing agency at the expense of the owner or owner's agent as proof of compliance.
4. If the proposed alternate is related to accessibility in covered multifamily dwellings or in facilities serving "~~COVERED MULTIFAMILY DWELLINGS~~" covered multifamily dwellings as defined in CBC Chapter ~~44A 2~~, the proposed alternate must also meet the threshold set for "~~EQUIVALENT FACILITATION~~" equivalent facilitation as defined in ~~CBC Chapter 44A 2~~ of the California Building Code.

For additional information regarding approval of alternates by a building department pursuant to the State Housing Law, see California Health and Safety Code Section 17951(e) and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1.

1.8.7.3 Department of Housing and Community Development. The Department of Housing and Community Development may approve alternates for use in the erection, construction, reconstruction, movement, enlargement, conversion, alteration, repair, removal or demolition of ~~an apartment house~~ apartments, condominiums, hotels, motels, lodging houses, dwellings or an accessory thereto and permanent buildings in mobilehome parks and special occupancy parks. The consideration and approval of alternates shall comply with the following:

1. The department may require tests at the expense of the owner or owner's agent to substantiate compliance with the California Building Standards Code.
2. The approved alternate shall, for its intended purpose, be at least equivalent in performance and safety to the materials, designs, tests or methods of construction prescribed by this code.

SECTION 1.8.8 APPEALS BOARD

1.8.8.1 General. Every city, county, or city and county shall establish a process to hear and decide appeals of orders, decisions and determinations made by the enforcing agency relative to the application and interpretation of this code and other regulations governing construction, use, maintenance and change of occupancy. The governing body of any city, county, or city and county may establish a local appeals board and a housing appeals board to serve this purpose. Members of the appeals board(s) shall not be employees of the enforcing agency and shall be knowledgeable in the applicable building codes, regulations and ordinances as determined by the governing body of the city, county, or city and county.

Where no such appeals boards or agencies have been established, the governing body of the city, county, or city and county shall serve as the local appeals board or housing appeals board as specified in California Health and Safety Code Sections 17920.5 and 17920.6.

1.8.8.2 Definitions. *The following terms shall for the purposes of this section have the meaning shown.*

HOUSING APPEALS BOARD. *The board or agency of a city, county, or city and county which is authorized by the governing body of the city, county, or city and county to hear appeals regarding the requirements of the city, county or city and county relating to the use, maintenance and change of occupancy of buildings and structures, including requirements governing alteration, additions, repair, demolition and moving. In any area in which there is no such board or agency, "Housing Appeals Board" means the local appeals board having jurisdiction over the area.*

LOCAL APPEALS BOARD. *The board or agency of a city, county, or city and county which is authorized by the governing body of the city, county, or city and county to hear appeals regarding the building requirements of the city, county, or city and county. In any area in which there is no such board or agency, "Local Appeals Board" means the governing body of the city, county, or city and county having jurisdiction over the area.*

1.8.8.3 Appeals. *Except as otherwise provided in law, any person, firm or corporation adversely affected by a decision, order or determination by a city, county, or city and county relating to the application of building standards published in the California Building Standards Code, or any other applicable rule or regulation adopted by the Department of Housing and Community Development, or any lawfully enacted ordinance by a city, county, or city and county, may appeal the issue for resolution to the local appeals board or housing appeals board as appropriate.*

The local appeals board shall hear appeals relating to new building construction and the housing appeals board shall hear appeals relating to existing buildings.

SECTION 1.8.9 UNSAFE BUILDINGS OR STRUCTURES

1.8.9.1 Authority to enforce. *Subject to other provisions of law, the administration, enforcement, actions, proceedings, abatement, violations and penalties for unsafe buildings and structures are contained in the following statutes and regulations:*

1. *For applications subject to the State Housing Law as referenced in Section 1.8.3.2.1 of this code, refer to Health and Safety Code, Division 13, Part 1.5, commencing with Section 17910 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, commencing with Section 1.*
2. *For applications subject to the Mobilehome Parks Act as referenced in Section 1.8.3.2.2 of this code, refer to Health and Safety Code, Division 13, Part 2.1, commencing with Section 18200 and California Code of Regulations, Title 25, Division 1, Chapter 2, commencing with Section 1000.*
3. *For applications subject to the Special Occupancy Parks Act as referenced in Section 1.8.3.2.3 of this code, refer to Health and Safety Code, Division 13, Part 2.3, commencing with Section 18860 and California Code of Regulations, Title 25, Division 1, Chapter 2.2, commencing with Section 2000.*
4. *For applications subject to the Employee Housing Act as referenced in Section 1.8.3.2.4 of this code, refer to Health and Safety Code, Division 13, Part 1, commencing with Section 17000 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 3, commencing with Section 600.*
5. *For applications subject to the Factory-Built Housing Law as referenced in Section ~~4.8.2.5~~ 1.8.3.2.5 of this code, refer to Health and Safety Code, Division 13, Part 6, commencing with Section 19960 and California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 1, commencing with Section 3000.*

1.8.9.2 Actions and proceedings. *Subject to other provisions of law, punishments, penalties and fines for violations of building standards are contained in the following statutes and regulations:*

1. *For applications subject to the State Housing Law as referenced in Section 1.8.3.2.1 of this code, refer to Health and Safety Code, Division 13, Part 1.5, commencing with Section 17910 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, commencing with Section 1.*
2. *For applications subject to the Mobilehome Parks Act as referenced in Section 1.8.3.2.2 of this code, refer to Health and Safety Code, Division 13, Part 2.1, commencing with Section 18200 and California Code of Regulations, Title 25, Division 1, Chapter 2, commencing with Section 1000.*
3. *For applications subject to the Special Occupancy Parks Act as referenced in Section 1.8.3.2.3 of this code, refer to the Health and Safety Code, Division 13, Part 2.3, commencing with Section 18860 and California Code of Regulations, Title 25, Division 1, Chapter 2.2, commencing with Section 2000.*

4. For applications subject to the Employee Housing Act as referenced in Section 1.8.3.2.4 of this code, refer to Health and Safety Code, Division 13, Part 1, commencing with Section 17000 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 3, commencing with Section 600.
5. For applications subject to the Factory-Built Housing Law as referenced in Section 1.8.3.2.5 of this code, refer to Health and Safety Code, Division 13, Part 6, commencing with Section 19960 and California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 1, commencing with Section 3000.

**SECTION 1.8.10
OTHER BUILDING REGULATIONS**

1.8.10.1 Existing structures. Subject to the requirements of California Health and Safety Code Sections 17912, 17920.3, 17922, 17922.3, 17958.8 and 17958.9, provisions relating to existing structures (additions, alterations and repairs) shall only apply as identified in the ~~California Building Code Chapter 34~~ California Existing Building Code, Matrix Adoption Table under the authority of the Department of Housing and Community Development as listed in Sections 1.8.2.1.1 through 1.8.2.1.3 of this code.

1.8.10.2 Moved structures. Subject to the requirements of California Health and Safety Code Sections 17922.3 and 17958.9, provisions relating to a moved residential structure are located in ~~CBC Chapter 34~~ the California Existing Building Code and shall only apply as identified in the ~~CBC Chapter 34~~ California Existing Building Code, Matrix Adoption Table under the authority of the Department of Housing and Community Development as listed in Sections 1.8.2.1.1 through 1.8.2.1.3 of this code.

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

2. HCD proposes to adopt Chapter 1, Division II, Sections R105.2 (Building: 1 – 10 only), R106.1, R106.1.1, R106.1.3, R106.1.4, R106.2, R109.1, R109.1.1, R109.1.1.1, R109.1.3, R109.1.4, R109.1.4.1, R109.1.4.2, R109.1.5, R109.1.5.1, R109.1.5.2, R109.1.6, R109.1.6.1 and R109.1.6.2 ONLY from the 2015 International Residential Code with new amendments, into the 2016 California Residential Code and to bring forward existing California amendments as follows:

**DIVISION II
ADMINISTRATION**

Division II is not adopted by the Department of Housing and Community Development or the State Fire Marshal except where specifically indicated.

**SECTION R105
PERMITS**

R105.2 Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures, provided the floor area does not exceed ~~200~~ 120 square feet (~~48.58~~ 11.15 m²).

SECTION R109 INSPECTIONS

R109.1 Types of inspections. For on-site construction, from time to time the building official, upon notification from the permit holder or his agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his or her agent wherein the same fails to comply with this code. *The enforcing agency upon notification of the permit holder or their agent shall within a reasonable time make the inspections set forth in Sections R109.1.1, R109.1.1.1, R109.1.3, R109.1.4, R109.1.4.1, R109.1.4.2, R109.1.5, R109.1.5.1, R109.1.5.2, R109.1.6, R109.1.6.1 and R109.1.6.2.*

Note: *Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the enforcing agency.*

R109.1.1 Foundation inspection. Inspection of the foundation *and footings* shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation or footing inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations. *Materials for the foundation shall be on the job site except where concrete is ready-mixed in accordance with ASTM C 94. Under this circumstance concrete is not required to be at the job site.*

R109.1.1.1 Concrete slab and under-floor inspection. *Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduits, piping or other ancillary building trade products or equipment are installed, but before any concrete is placed or floor sheathing is installed, including the subfloor.*

R109.1.4 Frame and masonry inspection. Inspection of framing and masonry construction shall be made after the roof, masonry, framing, firestopping, draftstopping and bracing are in place and after ~~the plumbing, mechanical and electrical rough inspections~~ *chimneys and vents to be concealed are completed and the rough electrical, plumbing, heating, wires, pipes and ducts are approved.*

R109.1.4.1 Moisture content verification. *Moisture content of framing members shall be verified in accordance with the California Green Building Standards Code, Chapter 4, Division 4.5.*

R109.1.4.2 Lath and gypsum board inspection. *Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.*

R109.1.5 Other inspections. In addition to inspections in Sections R109.1.1 through ~~R109.1.4~~ R109.1.4.2, the building official shall have the authority to make or require any other inspections to ascertain compliance with this code and other laws enforced by the building official.

R109.1.5.1 Fire-resistance-rated construction inspection. Where fire-resistance-rated construction is required between dwelling units or due to location on property, the building official shall require an inspection of such construction after lathing or gypsum board or gypsum panel products are in place, but before any plaster is applied, or before board or panel joints and fasteners are taped and finished. *Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.*

R109.1.5.2 Special Inspections. *For special inspections, see California Building Code, Chapter 17.*

R109.1.6.2 Operation and maintenance manual. *At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency shall be placed in the building in accordance with the California Green Building Standards Code, Chapter 4, Division 4.4.*

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

3. HCD proposes to adopt Chapter 2, from the 2015 International Residential Code with new amendments, and bring forward California existing amendments from the 2013 California Residential Code into the 2016 California Residential Code with modification as follows:

**CHAPTER 2
DEFINITIONS**

**SECTION R201
GENERAL**

R201.3 Terms defined in other codes. Where terms are not defined in this code such terms shall have meanings ascribed to them as in ~~other code publications of the International Code Council~~ *the California Building Standards Code, Title 24, California Code of Regulations.*

**SECTION R202
DEFINITIONS**

ALTERATION. Any construction, ~~retrofit~~ or renovation to an existing structure other than repair or addition ~~that requires a permit. Also, a change in a building, electrical, gas, mechanical or plumbing system that involves an extension, addition or change to the arrangement, type or purpose of the original installation that requires a permit.~~

APPROVED. (HCD 1) Meeting the approval of the enforcing agency, except as otherwise provided by law, when used in connection with any system, material, type of construction, fixture or appliance as the result of investigations and tests conducted by the agency, or by reason of accepted principles or tests by national authorities or technical, health, or scientific organizations or agencies.

Notes:

1. See Health and Safety Code Section 17920 for "Approved" as applied to residential construction and buildings or structures accessory thereto, as referenced in Section 1.8.2.1.1.
2. See Health and Safety Code Section 17921.1 for "Approved" as applied to the use of hotplates in residential construction referenced in Section 1.8.2.1.1.
3. See Health and Safety Code Section 19966 for "Approved" as applied to factory-built housing as referenced in Section 1.8.3.2.5.
4. See Health and Safety Code Section 18201 for "Approved" as applied to mobilehome parks as referenced in Section 1.8.3.2.2.
5. See Health and Safety Code Section 18862.1 for "Approved" as applied to special occupancy parks as referenced in Section 1.8.3.2.3.

APPROVED AGENCY. An established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been approved by the building official. (HCD 1) "Approved agency" shall mean "Listing agency" and "Testing agency."

APPROVED LISTING AGENCY. Any agency approved by the enforcing agency, unless otherwise provided by statute, which is in the business of listing and labeling and which makes available at least an annual published report of such listings in which specific information is included that the product has been tested to recognized standards and found to comply.

APPROVED TESTING AGENCY. Any agency which is determined by the enforcing agency, except as otherwise provided by statute, to have adequate personnel and expertise to carry out the testing of systems, materials, and construction fixtures or appliances.

BUILDING. Building shall mean any one- and two-family dwelling or portion thereof, including townhouses, that is used, or designed or intended to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, and shall include accessory structures thereto.

Exceptions: For applications listed in Section 1.8.2 regulated by the Department of Housing and Community Development, "Building" shall not include the following:

1. Any mobilehome as defined in Health and Safety Code Section 18008.
2. Any manufactured home as defined in Health and Safety Code Section 18007.
3. Any commercial modular as defined in Health and Safety Code Section 18001.8 or any special purpose commercial modular as defined in Section 18012.5.
4. Any recreational vehicle as defined in Section Health and Safety Code 18010.
5. Any multifamily manufactured home as defined in Section Health and Safety Code 18008.7.

For additional information, see Health and Safety Code Section 18908.

CLIMATE ZONES are the 16 geographic areas of California for which the California Energy Commission has established typical weather data, prescriptive packages and energy budgets. Climate zones are defined by ZIP code and listed in Reference Joint Appendix JA2.

DEPARTMENT. The Department of Housing and Community Development.

DUCT SYSTEM. A continuous passageway for the transmission of air that, in addition to ducts, includes duct fittings, dampers, plenums, fans and accessory air handling equipment and appliances. For definition applicable in Chapter 11, see Section N1101.6. All ducts, duct fittings, plenums and fans when assembled to form a continuous passageway for the distribution of air.

EFFICIENCY DWELLING UNIT. A dwelling unit containing only one habitable room and includes an efficiency unit as defined by Health and Safety Code Section 17958.1. See Section R304.

ENFORCEMENT. Notwithstanding other provisions of law, the applicable section of the Health and Safety Code, Section 17920, is repeated here for clarity:

"Enforcement" means diligent effort to secure compliance, including review of plans and permit applications, response to complaints, citation of violations, and other legal process. Except as otherwise provided in this part, "enforcement" may, but need not, include inspections of existing buildings on which no complaint or permit application has been filed, and effort to secure compliance as to these existing buildings.

ENFORCEMENT AGENCY. See "ENFORCING AGENCY."

ENFORCING AGENCY. The designated department or agency as specified by statute or regulation.

FAMILY. (HCD 1) An individual or two or more persons who are related by blood or marriage; or otherwise live together in a dwelling unit.

FENESTRATION. Skylights, roof windows, vertical windows (whether fixed or moveable); opaque doors; glazed doors; glass block; and combination opaque and glazed doors.

For definition applicable in Chapter 11, see Section N1101.6. See "Fenestration Product" as defined in Title 24, Part 6, the California Energy Code.

GUARD OR GUARDRAIL. A building component or a system of building components located near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to the lower level.

INSULATING SHEATHING. An insulating board having a thermal resistance of not less than R-2 of the core material. For definition applicable in Chapter 11, see Section N1101.6.

LABELED. (HCD 1) Labeled means equipment or materials to which has been attached a label, symbol or other identifying mark of an organization, approved by the Department, that maintains a periodic inspection program of production of labeled products, installations, equipment or materials and by whose labeling the manufacturer indicates compliance with appropriate standards or performance in a specified manner.

LIMITED-DENSITY OWNER-BUILT RURAL DWELLINGS. Any structure consisting of one or more habitable rooms intended or designed to be occupied by one family with facilities for living or sleeping, with use restricted to rural areas designated by local jurisdiction. Notwithstanding other sections of law, the applicable section of Health and Safety Code Section 17958.2 is repeated here for clarification purposes.

Section 17958.2. (a) Notwithstanding Section 17958, regulations of the department adopted for limited-density owner-built rural dwellings, which are codified in Article 8 (commencing with Section 74) of Subchapter 1 of Chapter 1 of Title 25 of the California Code of Regulations, shall not become operative within any city or county unless and until the governing body of the city or county makes an express finding that the application of those regulations within the city or county is reasonably necessary because of local conditions and the city or county files a copy of that finding with the department.

(b) In adopting ordinances or regulations for limited-density owner-built rural dwellings, a city or county may make such changes or modifications in the requirements contained in Article 8 (commencing with Section 74) of Subchapter 1 of Chapter 1 of Title 25 of the California Code of Regulations that it determines are reasonably necessary because of local conditions, if the city or county files a copy of the changes or modifications and the express findings for the changes or modifications with the department. No change or modification of that type shall become effective or operative for any purpose until the finding and the change or modification has been filed with the department.

LISTED. (HCD 1) All products that appear in a list published by an approved testing or listing agency. For additional information, see Health and Safety Code Section 17920(h).

LISTED LISTING AGENCY. (HCD 1 & HCD 2) An agency approved by the department that is in the business of listing and labeling products, materials, equipment and installations tested by an approved testing agency, and that maintains a periodic inspection program on current production of listed products, equipment and installations, and that, at least annually, makes available a published report of these listings. For additional information, see Health and Safety Code Section 17920(i).

LODGING HOUSE. (HCD 1) ~~A one-family dwelling where one or more occupants are primarily permanent in nature, and rent is paid for guestrooms.~~ Any building or portion thereof containing not more than five guest rooms where rent is paid in money, goods, labor or otherwise, and that is occupied by the proprietor as the residence of such proprietor.

MASONRY UNIT. Brick, tile, stone, architectural cast stone, glass block or concrete block conforming to the requirements specified in Section 2103 of the International California Building Code.

Clay. A building unit larger in size than a brick, composed of burned clay, shale, fire clay or mixtures thereof.

Concrete. A building unit or block larger in size than 12 inches by 4 inches by 4 inches (305 mm by 102 mm by 102 mm) made of cement and suitable aggregates.

Glass. Nonload-bearing masonry composed of glass units bonded by mortar.

Hollow. A masonry unit whose net cross-sectional area in any plane parallel to the loadbearing surface is less than 75 percent of its gross cross-sectional area measured in the same plane.

Solid. A masonry unit whose net cross-sectional area in every plane parallel to the loadbearing surface is 75 percent or more of its cross-sectional area measured in the same plane.

PASSIVE SOLAR ENERGY COLLECTOR. Uses architectural components, rather than mechanical components, to provide heating or cooling for a building interior.

REPAIR. The reconstruction or renewal of any part of an existing building for the purposes of its maintenance or to correct damage. ~~For definition applicable in Chapter 11, see Section N1101.6.~~

RISER.

1. The vertical component of a step or stair.

2. ~~A water pipe that extends vertically one full story or more to convey water to branches or to a group of fixtures.~~

SUNROOM. A one-story structure attached to a dwelling with a glazing area in excess of 40 percent of the gross area of the structure's exterior walls and roof. ~~For definition applicable in Chapter 11, see Section N1101.6~~

TESTING AGENCY. An agency approved by the department as qualified and equipped for testing of products, materials, equipment and installations in accordance with nationally recognized standards. For additional information, see Health and Safety Code Section 17920(m).

VENTILATION. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space. For definition applicable in Chapter 11, see Section N1101.6.

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

4. HCD proposes to NOT adopt the following Chapter 2 definitions from the 2015 International Residential Code into the 2016 California Residential Code:

CHAPTER 2 DEFINITIONS

SECTION R202 DEFINITIONS (NON-ADOPTED)

ACCESSIBLE. Signifies access that requires the removal of an access panel or similar removable obstruction.

ACCESSIBLE, READILY. Signifies access without the necessity for removing a panel or similar obstruction.

ACCESSORY STRUCTURE. A structure that is accessory to and incidental to that of the dwelling(s) and that is located on the same lot.

AIR ADMITTANCE VALVE. A one-way valve designed to allow air into the plumbing drainage system where a negative pressure develops in the piping. This device shall close by gravity and seal the terminal under conditions of zero differential pressure (no flow conditions) and under positive internal pressure.

AIR BARRIER. See Section N1101.6 for definition applicable in Chapter 11.

AIR BREAK (DRAINAGE SYSTEM). An arrangement where a discharge pipe from a fixture, appliance or device drains indirectly into a receptor below the flood-level rim of the receptor, and above the trap seal.

AIR CIRCULATION, FORCED. A means of providing space conditioning utilizing movement of air through ducts or plenums by mechanical means.

AIR CONDITIONING SYSTEM. A system that consists of heat exchangers, blowers, filters, supply, exhaust and return air systems, and shall include any apparatus installed in connection therewith.

AIR GAP, DRAINAGE SYSTEM. The unobstructed vertical distance through free atmosphere between the outlet of a waste pipe and the flood-level rim of the fixture or receptor into which it is discharging.

AIR GAP, WATER-DISTRIBUTION SYSTEM. The unobstructed vertical distance through free atmosphere between the lowest opening from a water supply discharge to the flood-level rim of a plumbing fixture.

ANTISIPHON. A term applied to valves or mechanical devices that eliminate siphonage.

APPLIANCE. A device or apparatus that is manufactured and designed to utilize energy and for which this code provides specific requirements.

BACKFLOW, DRAINAGE. A reversal of flow in the drainage system.

BACKFLOW PREVENTER. A backflow prevention assembly, a backflow prevention device or other means or method to prevent backflow into the potable water supply.

BACKFLOW PREVENTER, REDUCED-PRESSURE ZONE TYPE. A backflow-prevention device consisting of two independently acting check valves, internally force loaded to a normally closed position and separated by an intermediate chamber (or zone) in which there is an automatic relief means of venting to atmosphere internally loaded to a normally open position between two tightly closing shutoff valves and with means for testing for tightness of the checks and opening of relief means.

BACKFLOW, WATER DISTRIBUTION. The flow of water or other liquids into the potable water supply piping from any sources other than its intended source. Backsiphonage is one type of backflow.

BACKPRESSURE. Pressure created by any means in the water distribution system, which by being in excess of the pressure in the water supply mains causes a potential backflow condition.

BACKPRESSURE, LOW HEAD. A pressure less than or equal to 4.33 psi (29.88 kPa) or the pressure exerted by a 10-foot (3048 mm) column of water.

BACKSIPHONAGE. The flowing back of used or contaminated water from piping into a potable water supply pipe due to a negative pressure in such pipe.

BACKWATER VALVE. A device installed in a drain or pipe to prevent backflow of sewage.

BATHROOM GROUP. A group of fixtures, including or excluding a bidet, consisting of a water closet, lavatory, and bathtub or shower. Such fixtures are located together on the same floor level.

BEND. A drainage fitting, designed to provide a change in direction of a drain pipe of less than the angle specified by the amount necessary to establish the desired slope of the line (see "Elbow" and "Sweep").

BOILER. A self-contained appliance from which hot water is circulated for heating purposes and then returned to the boiler, and that operates at water pressures not exceeding 160 pounds per square inch gage (psig) (1102 kPa gauge) and at water temperatures not exceeding 250°F (121°C).

BRANCH. Any part of the piping system other than a riser, main or stack.

BRANCH, FIXTURE. See "Fixture branch, drainage."

BRANCH, HORIZONTAL. See "Horizontal branch, drainage."

BRANCH INTERVAL. A vertical measurement of distance, 8 feet (2438 mm) or more in developed length, between the connections of horizontal branches to a drainage stack. Measurements are taken down the stack from the highest horizontal branch connection.

BRANCH, MAIN. A water-distribution pipe that extends horizontally off a main or riser to convey water to branches or fixture groups.

BRANCH, VENT. A vent connecting two or more individual vents with a vent stack or stack vent.

BTU/H. The listed maximum capacity of an appliance, absorption unit or burner expressed in British thermal units input per hour.

BUILDING DRAIN. The lowest piping that collects the discharge from all other drainage piping inside the house and extends 30 inches (762 mm) in developed length of pipe, beyond the exterior walls and conveys the drainage to the building sewer.

BUILDING SEWER. That part of the drainage system that extends from the end of the building drain and conveys its discharge to a public sewer, private sewer, individual sewage disposal system or other point of disposal.

CHIMNEY CONNECTOR. A pipe that connects a fuel-burning appliance to a chimney.

CHIMNEY TYPES.

Residential-type appliance. An approved chimney for removing the products of combustion from fuel-burning, residential-type appliances producing combustion gases not in excess of 1,000°F (538°C) under normal operating conditions, but capable of producing combustion gases of 1,400°F (760°C) during intermittent forces firing for periods up to 1 hour. All temperatures shall be measured at the appliance flue outlet. Residential-type appliance chimneys include masonry and factory-built types.

CIRCUIT VENT. A vent that connects to a horizontal drainage branch and vents two traps to not more than eight traps or trapped fixtures connected into a battery.

CIRCULATING HOT WATER SYSTEM. A specifically designed water distribution system where one or more pumps are operated in the service hot water piping to circulate heated water from the water-heating equipment to fixtures and back to the water-heating equipment.

CLEANOUT. An accessible opening in the drainage system used for the removal of possible obstruction.

CLIMATE ZONE. A geographical region based on climatic criteria as specified in this code.

COLLECTION PIPE. Unpressurized pipe used within the collection system that drains on-site nonpotable water or rainwater to a storage tank by gravity.

COMBINATION WASTE AND VENT SYSTEM. A specially designed system of waste piping embodying the horizontal wet venting of one or more sinks, lavatories or floor drains by means of a common waste and vent pipe adequately sized to provide free movement of air above the flow line of the drain.

COMMERCIAL, BUILDING. See Section N1101.6.

COMMON VENT. A single pipe venting two trap arms within the same branch interval, either back-to-back or one above the other.

CONDENSING APPLIANCE. An appliance that condenses water generated by the burning of fuels.

CONDITIONED AREA. That area within a building provided with heating or cooling systems or appliances capable of maintaining, through design or heat loss/gain, 68°F (20°C) during the heating season and/or 80°F (27°C) during the cooling season, or has a fixed opening directly adjacent to a conditioned area.

CONTAMINATION. A high hazard or health hazard impairment of the quality of the potable water that creates an actual hazard to the public health through poisoning or through the spread of disease by sewage, industrial fluids or waste.

CONTINUOUS WASTE. A drain from two or more similar adjacent fixtures connected to a single trap.

CONTROL, LIMIT. An automatic control responsive to changes in liquid flow or level, pressure, or temperature for limiting the operation of an appliance.

CONTROL, PRIMARY SAFETY. A safety control responsive directly to flame properties that senses the presence or absence of flame and, in event of ignition failure or unintentional flame extinguishment, automatically causes shutdown of mechanical equipment.

CONVECTOR. A system incorporating heating element in an enclosure in which air enters an opening below the heating element, is heated and leaves the enclosure through an opening located above the heating element.

CROSS CONNECTION. Any connection between two otherwise separate piping systems that allows a flow from one system to the other.

CURTAIN WALL. See Section N1101.6 for definition applicable in Chapter 11.

DAMPER, VOLUME. A device that will restrict, retard or direct the flow of air in any duct, or the products of combustion of heat-producing equipment, vent connector, vent or chimney.

DEMAND RECIRCULATION WATER SYSTEM. See Section N1101.6 for definition applicable in Chapter 11.

DEVELOPED LENGTH. The length of a pipeline measured along the center line of the pipe and fittings.

DILUTION AIR. Air that enters a draft hood or draft regulator and mixes with flue gases.

DIRECT SYSTEM. A solar thermal system in which the gas or liquid in the solar collector loop is not separated from the load.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DRAFT. The pressure difference existing between the appliance or any component part and the atmosphere, that causes a continuous flow of air and products of combustion through the gas passages of the appliance to the atmosphere.

Induced draft. The pressure difference created by the action of a fan, blower or ejector, that is located between the appliance and the chimney or vent termination.

Natural draft. The pressure difference created by a vent or chimney because of its height, and the temperature difference between the flue gases and the atmosphere.

DRAFT HOOD. A device built into an appliance, or a part of the vent connector from an appliance, that is designed to provide for the ready escape of the flue gases from the appliance in the event of no draft, backdraft or stoppage beyond the draft hood; prevent a backdraft from entering the appliance; and neutralize the effect of stack action of the chimney or gas vent on the operation of the appliance.

DRAFT REGULATOR. A device that functions to maintain a desired draft in the appliance by automatically reducing the draft to the desired value.

DRAIN. Any pipe that carries soil and water-borne wastes in a building drainage system.

DRAIN-BACK SYSTEM. A solar thermal system in which the fluid in the solar collector loop is drained from the collector into a holding tank under prescribed circumstances.

DRAINAGE FITTING. A pipe fitting designed to provide connections in the drainage system that have provisions for establishing the desired slope in the system. These fittings are made from a variety of both metals and plastics. The methods of coupling provide for required slope in the system.

DWV. Abbreviated term for drain, waste and vent piping as used in common plumbing practice.

EFFECTIVE OPENING. The minimum cross-sectional area at the point of water supply discharge, measured or expressed in terms of diameter of a circle and if the opening is not circular, the diameter of a circle of equivalent cross-sectional area. (This is applicable to air gap.)

ELBOW. A pressure pipe fitting designed to provide an exact change in direction of a pipe run. An elbow provides a sharp turn in the flow path (see "Bend" and "Sweep").

EQUIPMENT. Piping, ducts, vents, control devices and other components of systems other than appliances that are permanently installed and integrated to provide control of environmental conditions for buildings. This definition shall also include other systems specifically regulated in this code.

EQUIVALENT LENGTH. For determining friction losses in a piping system, the effect of a particular fitting equal to the friction loss through a straight piping length of the same nominal diameter.

ERI REFERENCE DESIGN. A version of the rated design that meets the minimum requirements of the 2006 International Energy Conservation Code.

ESSENTIALLY NONTOXIC TRANSFER FLUIDS. Fluids having a Gosselin rating of 1, including propylene glycol; mineral oil; polydimethyl oil oxane; hydrochlorofluorocarbon, chlorofluorocarbon and hydrofluorocarbon refrigerants; and FDA-approved boiler water additives for steam boilers.

ESSENTIALLY TOXIC TRANSFER FLUIDS. Soil, water or gray water and fluids having a Gosselin rating of 2 or more including ethylene glycol, hydrocarbon oils, ammonia refrigerants and hydrazine.

EVAPORATIVE COOLER. A device used for reducing air temperature by the process of evaporating water into an airstream.

EXCESS AIR. Air that passes through the combustion chamber and the appliance flue in excess of what is theoretically required for complete combustion.

EXHAUST HOOD, FULL OPENING. An exhaust hood with an opening not less than the diameter of the connecting vent.

EXISTING INSTALLATIONS. Any plumbing system regulated by this code that was legally installed prior to the effective date of this code, or for which a permit to install has been issued.

FACTORY-MADE AIR DUCT. A listed and labeled duct manufactured in a factory and assembled in the field in accordance with the manufacturer's instructions and conditions of the listing.

FIXTURE BRANCH, DRAINAGE. A drain serving two or more fixtures that discharges into another portion of the drainage system.

FIXTURE BRANCH, WATER-SUPPLY. A water-supply pipe between the fixture supply and a main water-distribution pipe or fixture-group main.

FIXTURE DRAIN. The drain from the trap of a fixture to the junction of that drain with any other drain pipe.

FIXTURE FITTING.

Supply fitting. A fitting that controls the volume or directional flow or both of water and is either attached to or accessible from a fixture or is used with an open or atmospheric discharge.

Waste fitting. A combination of components that conveys the sanitary waste from the outlet of a fixture to the connection of the sanitary drainage system.

FIXTURE GROUP, MAIN. The main water-distribution pipe (or secondary branch) serving a plumbing fixture grouping such as a bath, kitchen or laundry area to which two or more individual fixture branch pipes are connected.

FIXTURE SUPPLY. The water-supply pipe connecting a fixture or fixture fitting to a fixture branch.

FIXTURE UNIT, DRAINAGE (d.f.u.). A measure of probable discharge into the drainage system by various types of plumbing fixtures, used to size DWV piping systems. The drainage fixture unit value for a particular fixture depends on its volume rate of drainage discharge, on the time duration of a single drainage operation and on the average time between successive operations.

FIXTURE UNIT, WATER-SUPPLY (w.s.f.u.). A measure of the probable hydraulic demand on the water supply by various types of plumbing fixtures used to size water piping systems. The water supply fixture unit value for a particular fixture depends on its volume rate of supply, on the time duration of a single supply operation and on the average time between successive operations.

FLEXIBLE AIR CONNECTOR. A conduit for transferring air between an air duct or plenum and an air terminal unit, an air inlet or an air outlet. Such conduit is limited in its use, length and location.

FLOOD-LEVEL RIM. The edge of the receptor or fixture from which water overflows.

FLOOR DRAIN. A plumbing fixture for recess in the floor having a floor-level strainer intended for the purpose of the collection and disposal of waste water used in cleaning the floor and for the collection and disposal of accidental spillage to the floor.

FLOOR FURNACE. A self-contained furnace suspended from the floor of the space being heated, taking air for combustion from outside such space, and with means for lighting the appliance from such space.

FLOW PRESSURE. The static pressure reading in the water supply pipe near the faucet or water outlet while the faucet or water outlet is open and flowing at capacity.

FLUE, APPLIANCE. The passages within an appliance through which combustion products pass from the combustion chamber to the flue collar.

FLUE COLLAR. The portion of a fuel-burning appliance designed for the attachment of a draft hood, vent connector or venting system.

FLUSH VALVE. A device located at the bottom of a flush tank that is operated to flush water closets.

FLUSHOMETER TANK. A device integrated within an air accumulator vessel that is designed to discharge a predetermined quantity of water to fixtures for flushing purposes.

FLUSHOMETER VALVE. A flushometer valve is a device that discharges a predetermined quantity of water to fixtures for flushing purposes and is actuated by direct water pressure.

FUEL-PIPING SYSTEM. All piping, tubing, valves and fittings used to connect fuel utilization equipment to the point of fuel delivery.

FULLWAY VALVE. A valve that in the full open position has an opening cross-sectional area that is not less than 85 percent of the cross-sectional area of the connecting pipe.

FURNACE. A vented heating appliance designed or arranged to discharge heated air into a conditioned space or through a duct or ducts.

GRADE, PIPING. See "Slope."

GRAY WATER. Waste discharged from lavatories, bathtubs, showers, clothes washers and laundry trays.

GRIDDED WATER DISTRIBUTION SYSTEM. A water distribution system where every water distribution pipe is interconnected so as to provide two or more paths to each fixture supply pipe.

GROUND-SOURCE HEAT PUMP LOOP SYSTEM. Piping buried in horizontal or vertical excavations or placed in a body of water for the purpose of transporting heat transfer liquid to and from a heat pump. Included in this definition are closed loop systems in which the liquid is recirculated and open loop systems in which the liquid is drawn from a well or other source.

HAZARDOUS LOCATION. Any location considered to be a fire hazard for flammable vapors, dust, combustible fibers or other highly combustible substances.

HEAT PUMP. An appliance having heating or heating and cooling capability and that uses refrigerants to extract heat from air, liquid or other sources.

HEATING-DEGREE-DAYS (HDD). The sum, on an annual basis, of the difference between 65°F (18°C) and the mean temperature for each day as determined from "NOAA Annual Degree-Days to Selected Bases Derived from the 1960-1990 Normals" or other weather data sources acceptable to the code official.

HIGH-EFFICACY LAMPS. See Section N1101.6 for definition applicable in Chapter 11.

HIGH-TEMPERATURE (H.T.) CHIMNEY. A high temperature chimney complying with the requirements of UL 103. A Type H.T. chimney is identifiable by the markings "Type H.T." on each chimney pipe section.

HISTORIC BUILDING. Buildings that are listed in or eligible for listing in the National Register of Historic Places, or designated as historic under an appropriate state or local law.

HORIZONTAL BRANCH, DRAINAGE. A drain pipe extending laterally from a soil or waste stack or building drain that receives the discharge from one or more fixture drains.

HORIZONTAL PIPE. Any pipe or fitting that makes an angle of less than 45 degrees (0.79 rad) with the horizontal.

HOT WATER. Water at a temperature greater than or equal to 110°F (43°C).

HYDROGEN-GENERATING APPLIANCE. A self-contained package or factory-matched packages of integrated systems for generating gaseous hydrogen. Hydrogen generating appliances utilize electrolysis, reformation, chemical, or other processes to generate hydrogen.

IGNITION SOURCE. A flame, spark or hot surface capable of igniting flammable vapors or fumes. Such sources include appliance burners, burner ignitions and electrical switching devices.

INDIRECT SYSTEM. A solar thermal system in which the gas or liquid in the solar collector loop circulates between the solar collector and a heat exchanger and such gas or liquid is not drained from the system or supplied to the load during normal operation.

INDIRECT WASTE PIPE. A waste pipe that discharges into the drainage system through an air gap into a trap, fixture or receptor.

INDIVIDUAL SEWAGE DISPOSAL SYSTEM. A system for disposal of sewage by means of a septic tank or mechanical treatment, designed for use apart from a public sewer to serve a single establishment or building.

INDIVIDUAL VENT. A pipe installed to vent a single fixture drain that connects with the vent system above or terminates independently outside the building.

INDIVIDUAL WATER SUPPLY. A supply other than an approved public water supply that serves one or more families.

INSULATED SIDING. A type of continuous insulation, with manufacturer installed insulating material as an integral part of the cladding product, having a minimum R-value of R-2.

MACERATING TOILET SYSTEMS. A system comprised of a sump with macerating pump and with connections for a water closet and other plumbing fixtures, that is designed to accept, grind and pump wastes to an approved point of discharge.

MAIN. The principal pipe artery to which branches may be connected.

MAIN SEWER. See "Public sewer."

MANIFOLD WATER DISTRIBUTION SYSTEMS. A fabricated piping arrangement in which a large supply main is fitted with multiple branches in close proximity in which water is distributed separately to fixtures from each branch.

MANUFACTURED HOME. Manufactured home means a structure, transportable in one or more sections, that in the traveling mode is 8 body feet (2438 body mm) or more in width or 40 body feet (12,192 body mm) or more in length, or, where erected on site, is 320 square feet (30m²) or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein; except that such term shall include any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For mobile homes built prior to June 15, 1976, a label certifying compliance to the Standard for Mobile Homes, NFPA 501, in effect at the time of manufacture is required. For the purpose of these provisions, a mobile home shall be considered a manufactured home.

MASS WALL. Masonry or concrete walls having a mass greater than or equal to 30 pounds per square foot (146 kg/m²), solid wood walls having a mass greater than or equal to 20 pounds per square foot (98 kg/m²), and any other walls having a heat capacity greater than or equal to 6 Btu/ft² • °F (123 J/(m² • K)).

MECHANICAL DRAFT SYSTEM. A venting system designed to remove flue or vent gases by mechanical means, that consists of an induced draft portion under nonpositive static pressure or a forced draft portion under positive static pressure.

Forced draft venting system. A portion of a venting system using a fan or other mechanical means to cause the removal of flue or vent gases under positive static pressure.

Induced draft venting system. A portion of a venting system using a fan or other mechanical means to cause the removal of flue or vent gases under nonpositive static vent pressure.

Power venting system. A portion of a venting system using a fan or other mechanical means to cause the removal of flue or vent gases under positive static vent pressure.

MECHANICAL EXHAUST SYSTEM. A system for removing air from a room or space by mechanical means.

MECHANICAL JOINT.

1. A connection between pipes, fittings or pipes and fittings that is not welded, brazed, caulked, soldered, solvent cemented or heat fused.
2. A general form of gas- or liquid-tight connections obtained by the joining of parts through a positive holding mechanical construction such as, but not limited to, flanged, screwed, clamped or flared connections.

MECHANICAL SYSTEM. A system specifically addressed and regulated in this code and composed of components, devices, appliances and equipment.

NATURAL DRAFT SYSTEM. A venting system designed to remove flue or vent gases under nonpositive static vent pressure entirely by natural draft.

OFFSET. A combination of fittings that makes two changes in direction bringing one section of the pipe out of line but into a line parallel with the other section.

ON-SITE NONPOTABLE WATER REUSE SYSTEMS. Water systems for the collection, treatment, storage, distribution, and reuse of nonpotable water generated on site, including but not limited to graywater systems. This definition does not include rainwater harvesting systems.

PITCH. See "Slope."

PLUMBING. For the purpose of this code, plumbing refers to those installations, repairs, maintenance and alterations regulated by Chapters 25 through 33.

PLUMBING APPURTENANCE. A device or assembly that is an adjunct to the basic plumbing system and demands no additional water supply or add any discharge load to the system. It is presumed that it performs some useful function in the operation, maintenance, servicing, economy or safety of the plumbing system. Examples include filters, relief valves and aerators.

POLLUTION. A low-hazard or non-health hazard impairment of the quality of the potable water to a degree that does not create a hazard to the public health and that does adversely and unreasonably affect the aesthetic qualities of such potable water for domestic use.

PORTABLE FUEL CELL APPLIANCE. A fuel cell generator of electricity that is not fixed in place. A portable fuel cell appliance utilizes a cord and plug connection to a grid-isolated load and has an integral fuel supply.

POTABLE WATER. Water free from impurities present in amounts sufficient to cause disease or harmful physiological effects and conforming in bacteriological and chemical quality to the requirements of the public health authority having jurisdiction.

PRESSURE RELIEF VALVE. A pressure-actuated valve held closed by a spring or other means and designed to automatically relieve pressure at the pressure at which it is set.

PUBLIC SEWER. A common sewer directly controlled by public authority.

PUBLIC WATER MAIN. A water supply pipe for public use controlled by public authority.

PURGE. To clear of air, gas or other foreign substances.

QUICK-CLOSING VALVE. A valve or faucet that closes automatically when released manually or controlled by mechanical means for fast-action closing.

R-VALUE, THERMAL RESISTANCE. The inverse of the time rate of heat flow through a building thermal envelope element from one of its bounding surfaces to the other for a unit temperature difference between the two surfaces, under steady state conditions, per unit area ($h \cdot ft^2 \cdot ^\circ F / Btu$).

RATED DESIGN. A description of the proposed *building*, used to determine the energy rating index.

RECEPTOR. A fixture or device that receives the discharge from indirect waste pipes.

RECLAIMED WATER. Nonpotable water that has been derived from the treatment of waste water by a facility or system licensed or permitted to produce water meeting the *jurisdiction's* water requirements for its intended uses.

REFLECTIVE DUCT INSULATION. A thermal insulation assembly consisting of one or more surfaces that have an emittance of 0.1 or less, and that bound an enclosed air space or spaces.

REFRIGERANT. A substance used to produce refrigeration by its expansion or evaporation.

REFRIGERANT COMPRESSOR. A specific machine, with or without accessories, for compressing a given refrigerant vapor.

REFRIGERATING SYSTEM. A combination of interconnected parts forming a closed circuit in which refrigerant is circulated for the purpose of extracting, then rejecting, heat. A direct refrigerating system is one in which the evaporator or condenser of the refrigerating system is in direct contact with the air or other substances to be cooled or heated. An indirect refrigerating system is one in which a secondary coolant cooled or heated by the refrigerating system is circulated to the air or other substance to be cooled or heated.

RELIEF VALVE, VACUUM. A device to prevent excessive buildup of vacuum in a pressure vessel.

RETURN AIR. Air removed from an approved conditioned space or location and recirculated or exhausted.

ROOM HEATER. A freestanding heating appliance installed in the space being heated and not connected to ducts.

ROUGH-IN. The installation of all parts of the plumbing system that must be completed prior to the installation of fixtures. This includes DWV, water supply and built-in fixture supports.

SANITARY SEWER. A sewer that carries sewage and excludes storm, surface and groundwater.

SEPTIC TANK. A water-tight receptor that receives the discharge of a building sanitary drainage system and is constructed so as to separate solids from the liquid, digest organic matter through a period of detention, and allow the liquids to discharge into the soil outside of the tank through a system of open joint or perforated piping or a seepage pit.

SEWAGE. Any liquid waste containing animal matter, vegetable matter or other impurity in suspension or solution.

SEWAGE PUMP. A permanently installed mechanical device for removing sewage or liquid waste from a sump.

SKYLIGHT. See Section N1101.6 for definition applicable in Chapter 11.

SKYLIGHT AND SLOPED GLAZING. Glass or other transparent or translucent glazing material installed at a slope of 15 degrees (0.26 rad) or more from vertical. Glazing materials in skylights, including unit skylights, tubular daylighting devices, solariums, sunrooms, roofs and sloped walls are included in this definition.

SKYLIGHT, UNIT. A factory assembled, glazed fenestration unit, containing one panel of glazing material, that allows for natural daylighting through an opening in the roof assembly while preserving the weather-resistant barrier of the roof.

SLEEPING UNIT. See Section N1101.6 for definition applicable in Chapter 11.

SLIP JOINT. A mechanical-type joint used primarily on fixture traps. The joint tightness is obtained by compressing a friction-type washer such as rubber, nylon, neoprene, lead or special packing material against the pipe by the tightening of a (slip) nut.

SLOPE. The fall (pitch) of a line of pipe in reference to a horizontal plane. In drainage, the slope is expressed as the fall in units vertical per units horizontal (percent) for a length of pipe.

SOIL STACK OR PIPE. A pipe that conveys sewage containing fecal material.

SOLAR HEAT GAIN COEFFICIENT (SHGC). The solar heat gain through a fenestration or glazing assembly relative to the incident solar radiation ($\text{Btu/h} \cdot \text{ft}^2 \cdot ^\circ\text{F}$).

STACK. Any main vertical DWV line, including offsets, that extends one or more stories as directly as possible to its vent terminal.

STACK VENT. The extension of soil or waste stack above the highest horizontal drain connected.

STANDARD TRUSS. Any construction that does not permit the roof/ceiling insulation to achieve the required R-value over the exterior walls.

STATIONARY FUEL CELL POWER PLANT. A self-contained package or factory-matched packages which constitute an automatically-operated assembly of integrated systems for generating useful electrical energy and recoverable thermal energy that is permanently connected and fixed in place.

STORM SEWER, DRAIN. A pipe used for conveying rainwater, surface water, subsurface water and similar liquid waste.

SUBSOIL DRAIN. A drain that collects subsurface water or seepage water and conveys such water to a place of disposal.

SUMP. A tank or pit that receives sewage or waste, located below the normal grade of the gravity system and that must be emptied by mechanical means.

SUMP PUMP. A pump installed to empty a sump. These pumps are used for removing storm water only. The pump is selected for the specific head and volume of the load and is usually operated by level controllers.

SUPPLY AIR. Air delivered to a conditioned space through ducts or plenums from the heat exchanger of a heating, cooling or ventilating system.

SWEEP. A drainage fitting designed to provide a change in direction of a drain pipe of less than the angle specified by the amount necessary to establish the desired slope of the line. Sweeps provide a longer turning radius than bends and a less turbulent flow pattern (see "Bend" and "Elbow").

TEMPERATURE AND PRESSURE RELIEF (T AND P) VALVE. A combination relief valve designed to function as both a temperature relief and pressure relief valve.

TEMPERATURE RELIEF VALVE. A temperature-actuated valve designed to discharge automatically at the temperature at which it is set.

THERMAL RESISTANCE, R-VALUE. The inverse of the time rate of heat flow through a body from one of its bounding surfaces to the other for a unit temperature difference between the two surfaces, under steady state conditions, per unit area ($\text{h} \cdot \text{ft}^2 \cdot ^\circ\text{F}/\text{Btu}$) ($\text{m}^2 \cdot \text{K}/\text{W}$).

THERMAL TRANSMITTANCE, U-FACTOR. The coefficient of heat transmission (air to air) through a building envelope component or assembly, equal to the time rate of heat flow per unit area and unit temperature difference between the warm side and cold side air films ($\text{Btu/h} \cdot \text{ft}^2 \cdot ^\circ\text{F}$) $\text{W}/(\text{m}^2 \cdot \text{K})$.

THIRD-PARTY CERTIFICATION AGENCY. An approved agency operating a product or material certification system that incorporates initial product testing, assessment and surveillance of a manufacturer's quality control system.

THIRD PARTY CERTIFIED. Certification obtained by the manufacturer indicating that the function and performance characteristics of a product or material have been determined by testing and ongoing surveillance by an approved third party certification agency. Assertion of certification is in the form of identification in accordance with the requirements of the third party certification agency.

THIRD PARTY TESTED. Procedure by which an approved testing laboratory provides documentation that a product material or system conforms to specific requirements.

TRAP. A fitting, either separate or built into a fixture, that provides a liquid seal to prevent the emission of sewer gases without materially affecting the flow of sewage or waste water through it.

TRAP ARM. That portion of a fixture drain between a trap weir and the vent fitting.

TRAP PRIMER. A device or system of piping to maintain a water seal in a trap, typically installed where infrequent use of the trap would result in evaporation of the trap seal, such as floor drains.

TRAP SEAL. The trap seal is the maximum vertical depth of liquid that a trap will retain, measured between the crown weir and the top of the dip of the trap.

U-FACTOR, THERMAL TRANSMITTANCE. See Section N1101.6 for definition applicable to Chapter 11.

VACUUM BREAKERS. A device which prevents backsiphonage of water by admitting atmospheric pressure through ports to the discharge side of the device.

VENT COLLAR. See "Flue collar."

VENT CONNECTOR. That portion of a venting system which connects the flue collar or draft hood of an appliance to a vent.

VENT DAMPER DEVICE, AUTOMATIC. A device intended for installation in the venting system, in the outlet of an individual, automatically operated fuel burning appliance and that is designed to open the venting system automatically when the appliance is in operation and to close off the venting system automatically when the appliance is in a standby or shutdown condition.

VENT GASES. Products of combustion from fuel-burning appliances, plus excess air and dilution air, in the venting system above the draft hood or draft regulator.

VENT STACK. A vertical vent pipe installed to provide circulation of air to and from the drainage system and which extends through one or more stories.

VENT SYSTEM. Piping installed to equalize pneumatic pressure in a drainage system to prevent trap seal loss or blow-back due to siphonage or back pressure.

VERTICAL PIPE. Any pipe or fitting that makes an angle of 45 degrees (0.79 rad) or more with the horizontal.

WASTE. Liquid borne waste that is free of fecal matter.

WASTE PIPE OR STACK. Piping that conveys only liquid sewage not containing fecal material.

WASTE RECEPTOR. A floor sink, standpipe, hub drain or a floor drain that receives the discharge of one or more indirect waste pipes.

WATER-DISTRIBUTION SYSTEM. Piping which conveys water from the service to the plumbing fixtures, appliances, appurtenances, equipment, devices or other systems served, including fittings and control valves.

WATER HEATER. Any heating appliance or equipment that heats potable water and supplies such water to the potable hot water distribution system.

WATER MAIN. A water supply pipe for public use.

WATER OUTLET. A valved discharge opening, including a hose bibb, through which water is removed from the potable water system supplying water to a plumbing fixture or plumbing appliance that requires either an air gap or backflow prevention device for protection of the supply system.

WATER-SERVICE PIPE. The outside pipe from the water main or other source of potable water supply to the water-distribution system inside the building, terminating at the service valve.

WATER SUPPLY SYSTEM. The water service pipe, the water distributing pipes and the necessary connecting pipes, fittings, control valves and all appurtenances in or adjacent to the building or premises.

WET VENT. A vent that also receives the discharge of wastes from other fixtures.

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM. An exhaust system, supply system, or combination thereof that is designed to mechanically exchange indoor air for outdoor air when operating continuously or through a programmed intermittent schedule to satisfy the whole-house ventilation rate. For definition applicable in Chapter 11, see Section N1101.6.

WINDBORNE DEBRIS REGION. Areas within *hurricane-prone regions* located in accordance with one of the following:

1. Within 1 mile (1.61 km) of the coastal mean high water line where the ultimate design wind speed, Vult, is 130 mph (58 m/s) or greater.

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

5. HCD proposes to repeal Chapter 3, Section R315 from the 2013 California Residential Code and not bring forward the existing California amendment into the 2016 California Residential Code as follows: *(See Informative Note Below)

Informative Note

HCD proposes to adopt new model code language for Carbon Monoxide Alarms from the 2015 International Residential Code into the 2016 California Residential Code in separate action, and is therefore proposing in this action to repeal the 2013 code language for carbon monoxide alarms as shown below. See item 6 in this document for proposed adoption of Carbon Monoxide Alarms.

SECTION R315 CARBON MONOXIDE ALARMS

R315.1 Carbon monoxide alarms in new construction. For new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.

R315.1.1 Carbon monoxide detection systems. Carbon monoxide detection systems that include carbon monoxide detectors and audible notification appliances installed and maintained in accordance with this section for carbon monoxide alarms and NFPA 720 shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075.

R315.1.2 Power supply. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

1. Where there is no commercial power supply, the carbon monoxide alarm may be solely battery operated.
2. Other power sources recognized for use by NFPA 720.

R315.1.3 Interconnection. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit.

R315.1.4 Alarm requirements. No person shall install, market, distribute, offer for sale or sell any carbon monoxide device in the State of California unless the device and instructions have been approved and listed by the State Fire Marshal.

Carbon monoxide alarms required by Section R315.1 shall be installed and maintained in the following locations:

1. Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
2. On every level of a dwelling unit including basements.

R315.1.5 Multiple-purpose alarms. Carbon monoxide alarms combined with smoke alarms shall comply with Section R315, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms.

R315.2 Carbon monoxide alarms in existing dwelling units and sleeping units. An approved carbon monoxide alarm shall be installed in existing dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.

R315.2.1 Carbon monoxide detection systems. Carbon monoxide detection systems that include carbon monoxide detectors and audible notification appliances, installed and maintained in accordance with this section for carbon monoxide alarms and NFPA 720 shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075.

R315.2.2 Existing dwellings or sleeping units requiring a permit. When a permit is required for alterations, repairs or additions with a total cost or calculated valuation exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units with a fossil fuel-burning heater or appliance, fireplace, or an attached garage shall have a carbon monoxide alarm installed in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained.

R315.2.3 Existing dwellings or sleeping units not requiring a permit (no construction taking place). Pursuant to Health and Safety Code Section 17926, a carbon monoxide alarm(s) shall be installed in every existing dwelling unit or sleeping unit with a fossil fuel-burning heater or appliance, fireplace, or an attached garage as follows:

R315.2.3.1 Carbon monoxide alarms on or after July 1, 2011. Carbon monoxide alarms shall be installed in accordance with Section R315.2 in existing detached single-family dwellings or sleeping units intended for human occupancy that have a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms in existing buildings are permitted to be solely battery operated or plug-in type with battery back-up in areas where no construction is taking place.

R315.2.3.2 Carbon monoxide alarms on or after January 1, 2013. Carbon monoxide alarms shall be installed in accordance with Section R315.2 in all other existing dwelling units intended for human occupancy as defined in Health and Safety Code Section 13262(b) that have a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms in existing buildings are permitted to be solely battery operated or plug-in type with battery back-up in areas where no construction is taking place.

R315.2.4 Power supply. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

1. In existing dwelling units where there is no commercial power supply, the carbon monoxide alarm may be solely battery operated.
2. In existing dwelling units, a carbon monoxide alarm is permitted to be solely battery operated or plug-in with battery back-up where repairs or alterations do not result in the removal of wall and ceiling finishes.
3. In existing dwelling units, a carbon monoxide alarm is permitted to be solely battery operated or plug-in with battery back-up where repairs or alterations are limited to the exterior surfaces of dwellings, such as

the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.

- 4. In existing dwelling units, a carbon monoxide alarm is permitted to be solely battery operated or plug-in with battery back-up when work is limited to the installation, alteration or repair of plumbing or mechanical systems or the installation, alteration or repair of electrical systems, which do not result in the removal of interior wall or ceiling finishes exposing the structure.*
- 5. Other power sources recognized for use by NFPA 720.*

R315.2.5 Interconnection. *Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit.*

Exceptions:

- 1. In existing dwelling units, interconnection is not required where repairs do not result in the removal of wall and ceiling finishes and no previous method for interconnection existed.*
- 2. In existing dwelling units, carbon monoxide alarms are not required to be interconnected where no construction is taking place.*
- 3. In existing dwelling units, carbon monoxide alarms are not required to be interconnected where repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.*
- 4. In existing dwelling units, carbon monoxide alarms are not required to be interconnected when work is limited to the installation, alteration or repair of plumbing or mechanical systems or the installation, alteration or repair of electrical systems, which do not result in the removal of interior wall or ceiling finishes exposing the structure.*

R315.2.6 Alarm requirements. *No person shall install, market, distribute, offer for sale, or sell any carbon monoxide device in the State of California unless the device and instructions have been approved and listed by the State Fire Marshal.*

Carbon monoxide alarms required by Section R315.2 shall be installed in the following locations:

- 1. Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).*
- 2. On every level of a dwelling unit including basements.*

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

6. HCD proposes to adopt Chapter 3, except Figure R307.1, and Sections R313, R322.1.9 and R326 from the 2015 International Residential Code into the 2016 California Residential Code with amendments as follows:

CHAPTER 3
BUILDING PLANNING

SECTION R300
SITE DRAINAGE

R300.1 Storm water drainage and retention during construction. *Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage*

storm water drainage during construction in accordance with the California Green Building Standards Code, Chapter 4, Division 4.1.

R300.2 Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings in accordance with the California Green Building Standards Code, Chapter 4, Division 4.1.

SECTION R301 DESIGN CRITERIA

R301.1.1 Alternative provisions. As an alternative to the requirements in Section R301.1 the following standards are permitted subject to the limitations of this code and the limitations therein. Where engineered design is used in conjunction with these standards, the design shall comply with the ~~International~~ California Building Code.

1. AF&PA Wood Frame Construction Manual (WFCM).
2. AISI Standard for Cold-Formed Steel Framing—Prescriptive Method for One- and Two-Family Dwellings (AISI S230).
3. ICC Standard on the Design and Construction of Log Structures (ICC 400).

R301.1.1.1 Alternative provisions for limited-density owner-built rural dwellings. The purpose of this subsection is to permit alternatives that provide minimum protection of life, limb, health, property, safety and welfare of the general public and the owners and occupants of limited-density owner-built rural dwellings as defined in Chapter 2 of this code. For additional information see Chapter 1, Subchapter 1, Article 8, of Title 25, California Code of Regulations, commencing with Section 74.

To meet compliance with the requirements of this code, provisions of Section R301.1.1.1, Items 1 through 5 may be utilized for limited-density owner-built rural dwellings when the materials, methods of construction, or appliances are determined appropriate or suitable for their intended purpose by the local enforcing agency.

1. A limited-density owner-built rural dwelling may be of any type of construction which will provide for a sound structural condition. Structural hazards which result in an unsound condition and which may constitute a substandard building are delineated in Section 17920.3 of the Health and Safety Code.
2. There shall be no requirements for room dimensions as required in Chapter 3, provided there is adequate light and ventilation and means of egress.
3. There shall be no specified requirement for heating capacity or for temperature maintenance. The use of solid-fuel or solar heating devices shall be deemed as complying with the requirements of Chapter 3. If nonrenewable fuel is used in these dwellings, rooms so heated shall meet current installation standards.
4. Pier foundations, stone masonry footings and foundations, pressure-treated lumber, poles or equivalent foundation materials or designs may be used provided that bearing is sufficient.
5. Owner-produced or used materials and appliances may be utilized unless found not to be of sufficient strength or durability to perform the intended function. Owner-produced or used lumber, or shakes and shingles may be utilized unless found to contain dry rot, excessive splitting or other defects obviously rendering the material unfit in strength or durability for the intended purpose.

R301.1.3 Engineered design. When a building of otherwise conventional construction contains structural elements exceeding the limits of Section R301 or otherwise not conforming to this code, these elements shall be designed in accordance with accepted engineering practice. The extent of such design need only demonstrate compliance of nonconventional elements with other applicable provisions and shall be compatible with the performance of the conventional framed system. Engineered design in accordance with the ~~International~~ California Building Code is permitted for all buildings and structures, and parts thereof, included in the scope of this code.

R301.1.3.1 California licensed architect or engineer. When any portion of any structure deviates from substantial compliance with conventional framing requirements for woodframe construction found in this code, the building official shall require the construction documents to be approved and stamped by a California licensed architect or engineer for that irregular or non-conforming portion of work. Notwithstanding other sections of law, the law establishing these provisions is found in Business and Professions Code Sections 5537 and 6737.1.

R301.1.3.2 Woodframe structures greater than two-stories. The building official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of

woodframe construction more than two stories and basement in height. Notwithstanding other sections of law, the law establishing these provisions is found in Business and Professions Code Sections 5537 and 6737.1.

R301.1.3.3 Structures other than woodframe. *The building official shall require floor, wall or roof-ceiling structural elements in dwellings designed of cold-formed steel, concrete, masonry or structural insulated panels prescribed by this code to be approved and stamped by a California licensed architect or engineer. Notwithstanding other sections of law, the law establishing these provisions is found in Business and Professions Code Sections 5537 and 6737.1.*

**TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

| GROUND SNOW LOAD | WIND DESIGN | | | | SEISMIC DESIGN CATEGORY ^f | SUBJECT TO DAMAGE FROM | | | WINTER DESIGN TEMP ^e | ICE BARRIER UNDER-LAYMENT REQUIRED ^h | FLOOD HAZARDS ^g | AIR FREEZING INDEX ⁱ | MEAN ANNUAL TEMP ^j |
|------------------------|-----------------------------|-------------------------------------|-------------------------------------|--|--|-------------------------|---------------------------------|----------------------|---------------------------------------|---|-------------------------------|---------------------------------------|-------------------------------------|
| | Speed ^d (mph) | Topographic Effects ^k | Special wind region ^l | Wind-borne debris zone ^m | | Weathering ^a | Frostline depth ^b | Termite ^c | | | | | |
| | | | | | | | | | | | | | |

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447m/s.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., “negligible,” “moderate” or “severe”) for concrete as determined from the Weathering Probability Map (Figure R301.2(3)). The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map (Figure R301.2(4)A). Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. ~~The outdoor design dry-bulb temperature shall be selected from the columns of 97.1/2-percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures~~ Temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction’s entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall fill in this part of the table with “NO.”
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index- USA Method (Base 32°F)” at www.ncdc.noaa.gov/fpsf.html.
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F)” at www.ncdc.noaa.gov/fpsf.html.
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall indicate “NO” in this part of the table.
- l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with “YES” and identify any specific requirements. Otherwise, the jurisdiction shall indicate “NO” in this part of the table.
- m. In accordance with Section R301.2.1.2.1, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate “NO” in this part of the table.

R301.2.1.1 Wind limitations and wind design required. The wind provisions of this code shall not apply to design of buildings where wind design is required in accordance with Figure R301.2(4)B.

Exceptions: ... (No change to text)

In regions where wind design is required in accordance with Figure R301.2(4)B, the design of the buildings for wind loads shall be in accordance with one or more of the following methods:

1. AF&PA Wood Frame Construction Manual (WFCM).
2. ICC Standard for Residential Construction in High Wind Regions (ICC 600).
3. ASCE Minimum Design Loads for Buildings and Other Structures (ASCE 7).
4. AISI Standard for Cold-Formed Steel Framing—Prescriptive Method For One- and Two-Family Dwellings (AISI S230).
5. ~~International~~ California Building Code.

The elements of design not addressed by the methods in Items 1 through 5 shall be in accordance with the provisions of this code.

When ASCE 7 or the ~~International~~ California Building Code is used for the design of the building, the wind speed map and exposure category requirements as specified in ASCE 7 and the ~~International~~ California Building Code shall be used.

R301.2.2.1.1 Alternate determination of seismic design category. The seismic design categories and corresponding short-period design spectral response accelerations, S_{DS} shown in Figure R301.2(2) are based on soil Site Class D, as defined in Section 1613.3.2 of the ~~International~~ California Building Code. If soil conditions are other than Site Class D, the short period design spectral response accelerations, S_{DS} , for a site can be determined according to Section 1613.3 of the ~~International~~ California Building Code. The value of S_{DS} determined according to Section 1613.3 of the ~~International~~ California Building Code is permitted to be used to set the seismic design category according to Table R301.2.2.1.1, and to interpolate between values in Tables R602.10.1.3(3), R603.9.2(1) and other seismic design requirements of this code.

R301.2.2.1.2 Alternative determination of Seismic Design Category E. Buildings located in Seismic Design Category E in accordance with Figure R301.2(2) are permitted to be reclassified as being in Seismic Design Category D_2 provided one of the following is done:

1. A more detailed evaluation of the seismic design category is made in accordance with the provisions and maps of the ~~International~~ California Building Code. Buildings located in Seismic Design Category E per Table R301.2.2.1.1, but located in Seismic Design Category D per the ~~International~~ California Building Code, may be designed using the Seismic Design Category D_2 requirements of this code.
2. (No change to text)

R301.2.2.3.7 Anchorage of water heaters. Water heaters shall be anchored against movement and overturning in accordance with ~~Section M1307.2~~ the California Plumbing Code.

R301.2.2.4 Seismic Design Category E. Buildings in Seismic Design Category E shall be designed to resist seismic loads in accordance with the ~~International~~ California Building Code, except when the seismic design category is reclassified to a lower seismic design category in accordance with Section R301.2.2.1. Components of buildings not required to be designed to resist seismic loads shall be constructed in accordance with the provisions of this code.

R301.3 Story height. The wind and seismic provisions of this code shall apply to buildings with story heights not exceeding the following:

1. (No change to text)
2. (No change to text)
3. (No change to text)
4. (No change to text)
5. For structural insulated panel (SIP) walls, the story height shall be not greater than 11 feet 7 inches (3531 mm) and the bearing wall height per story as permitted by Section R610 tables shall not exceed 10 feet (3048 mm).

Individual walls or walls studs shall be permitted to exceed these limits as permitted by Chapter 6 provisions, provided that story heights are not exceeded. An engineered design shall be provided for the wall or wall framing members where the limits of Chapter 6 are exceeded. Where the story height limits of this section are exceeded, the design of the building, or the noncompliant portions thereof, to resist wind and seismic loads shall be in accordance with the ~~International~~ California Building Code.

SECTION R302 FIRE-RESISTANT CONSTRUCTION

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings and accessory buildings equipped throughout with an automatic sprinkler system installed in accordance with Section ~~P2904~~ R313 shall comply with Table 302.1(2).

Exceptions: ... (No change to text)

R302.2 Townhouses. Common walls separating townhouses shall be assigned a fire-resistance rating in accordance with Section R302.2, Item 1 or 2. The common wall shared by two townhouses shall be constructed without plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be in accordance with ~~Chapter 34 through 43~~ the California Electrical Code. Penetrations of the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4.

1. Where a fire sprinkler system in accordance with Section ~~P2904~~ R313 is provided, the common wall shall be not less than a 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263.
2. Where a fire sprinkler system in accordance with Section ~~P2904~~ R313 is not provided, the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263.

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with self-closing and self-latching devices.

R302.6 Dwelling-garage fire separation. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall. *A separation is not required between the dwelling unit and a carport, provided the carport is entirely open on two or more sides and there are not enclosed areas above.*

R302.14 (formerly R302.13) Combustible insulation clearance. Combustible insulation shall be separated not less than 3 inches (76 mm) from recessed luminaires, fan motors and other heat-producing devices.

Exception: Where heat-producing devices are listed for lesser clearances, combustible insulation complying with the listing requirements shall be separated in accordance with the conditions stipulated in the listing.

Recessed luminaires installed in the building thermal envelope shall meet or exceed the requirements of Section ~~N1102.4.5~~ of this code specified in the California Energy Code for recessed luminaires installed in insulated ceilings.

SECTION R303 LIGHT, VENTILATION AND HEATING

R303.1 Habitable rooms. All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The openable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

Exceptions:

1. The glazed areas need not be openable where the opening is not required by Section R310 and a whole-house mechanical ventilation system is installed in accordance with ~~Section M1507~~ the California Mechanical Code.

2. The glazed areas need not be installed in rooms where Exception 1 is satisfied and artificial light is provided that is capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.
3. Use of sunroom and patio covers, as defined in Section R202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.
4. *The windows, doors, louvers and other approved closeable openings not required by Section R310 may open into a passive solar energy collector for ventilation required by this section. The area of ventilation openings to the outside of the passive solar energy collector shall be increased to compensate for the openings required by the interior space.*
5. *Glazed openings may open into a passive solar energy collector provided the area of exterior glazed opening(s) into the passive solar energy collector is increased to compensate for the area required by the interior space.*

R303.3 Bathrooms. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m²), one-half of which must be openable.

Exception: The glazed areas shall not be required where artificial light and a local exhaust system are provided. The minimum local exhaust rates shall be ~~determined~~ *50 cubic feet per minute (25 L/s) for intermittent ventilation or 20 cubic feet per minute (10 L/s) for continuous ventilation* in accordance with ~~Section M1507~~ *the California Mechanical Code, Chapter 4*. Exhaust air from the space shall be exhausted directly to the outdoors.

R303.3.1 Bathroom exhaust fans. *Each bathroom containing a bathtub, shower, or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code, Chapter 4; and the California Green Building Standards Code, Chapter 4, Division 4.5.*

Note: *Window operation is not a permissible method of providing bathroom exhaust for humidity control.*

R303.4 Mechanical Ventilation. ~~Where the air infiltration rate of a dwelling unit is less than 5 air changes per hour where tested with a blower door at a pressure of 0.2 inch w.c. (50 Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with M1507.3 Ventilation air rates shall be in compliance with the California Mechanical Code.~~

R303.8.1.1 Passive solar energy collectors. *When a passive solar energy collector is designed as a conditioned area it shall comply with the California Energy Code, Title 24, Part 6. Nonconditioned passive solar energy collectors are exempt from Title 24, Part 6 the California Energy Code.*

R303.9 Required heating. Where the winter design temperature in Table R301.2(1) is below 60°F (16°C), every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of not less than 68°F (20°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in all habitable rooms at the design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

Note: *See Section R301.1.1.1 for limited-density owner-built rural dwellings.*

SECTION R304 MINIMUM ROOM AREAS

R304.2 (formerly R304.3) Minimum dimensions. Habitable rooms shall not be less than 7 feet (2134 mm) in any horizontal dimension.

Exceptions:

1. Kitchens.
2. *Limited-density owner-built rural dwellings. See Section R301.1.1.1.*

R304.5 Efficiency dwelling units. (HCD 1) *Unless modified by local ordinance pursuant to Health and Safety Code Section 17958.1, efficiency dwelling units shall comply with the following:*

1. *The unit shall have a living room of not less than 220 square feet (20.4 m²) of floor area. An additional 100 square feet (9.3 m²) of floor area shall be provided for each occupant of such unit in excess of two.*
2. *The unit shall be provided with a separate closet.*

3. *The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.*
4. *The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.*

SECTION R307 TOILET, BATH AND SHOWER SPACES

R307.1 Space required. Fixtures shall be spaced in accordance with ~~Figure R307.1, and in accordance with the requirements of Section P2705.4~~ *the California Plumbing Code.*

FIGURE R307.1 MINIMUM FIXTURE CLEARANCES (NOT ADOPTED IN CA)

SECTION R308 GLAZING

R308.5 Site built windows. Site built windows shall comply with Section 2404 of the ~~International~~ *California Building Code.*

SECTION R309 GARAGES AND CARPORTS

R309.4 Automatic garage door openers. Automatic garage door openers, if provided, shall be listed and labeled in accordance with UL 325. *See Health and Safety Code Sections 19890 and 19891 for additional provisions for residential garage door openers.*

R309.7 Extension garage door springs. *Every extension garage door spring sold or offered for sale, whether new or sold as a replacement, or installed in any garage or carport which is accessory to a dwelling covered by this code, shall conform to the requirements for garage door springs located in Section 1211 of the California Building Code.*

R309.8 Electric vehicle (EV) charging infrastructure. *Newly constructed one- and two-family dwellings and townhouses with attached private garages shall comply with EV infrastructure requirements in accordance with the California Green Building Standards Code, Chapter 4, Division 4.1.*

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.2.2 Window sill height. Where a window is provided as the emergency escape and rescue opening, it shall have ~~a sill height of not more than 44 inches (1118 mm) above the floor~~ *the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor*; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

SECTION R312 GUARDS AND WINDOW FALL PROTECTION

R312.1.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than ~~36~~ *42 inches (944 1067 mm)* in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.

Exceptions: ... (No change to text)

SECTION R315 CARBON MONOXIDE ALARMS

R315.1 General. Carbon monoxide alarms shall comply with Section R315.

R315.1.1 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217.

No person shall install, market, distribute, offer for sale, or sell any carbon monoxide device in the State of California unless the device and instructions have been approved and listed by the Office of the State Fire Marshal.

R315.2 Where required. Carbon monoxide alarms shall be provided in accordance with Sections R315.2.1 and R315.2.2.

Pursuant to Health and Safety Code Section 17926, carbon monoxide device shall be installed in all existing dwelling units as required in this section.

R315.2.1 Existing buildings and new construction. For *existing buildings and* new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.

1. The dwelling unit contains a fuel-fired appliance or fireplace.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R315.2.2 Alterations, repairs and additions. ~~Where alterations, repairs or additions requiring a permit occur, or where one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings.~~

Exceptions:

1. ~~Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, is exempt from the requirements of this section.~~
2. ~~Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section.~~

Where an addition is made to an existing dwelling, or a fuel-burning heater, appliance, or fireplace is added to an existing dwelling, not previously required to be provided with carbon monoxide alarms, new carbon monoxide alarms shall be installed in accordance with Section R315.

R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions in the following locations:

1. ~~outside~~ Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
2. On every occupiable level of a dwelling unit, including basements.
3. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

R315.4 Combination alarms. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

Combination carbon monoxide/smoke alarms shall comply with Section R315, and all requirements for listing and approval by the Office of the State Fire Marshal for smoke alarms.

R315.5 Power source. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Carbon monoxide alarms shall be permitted to be battery operated where installed in buildings without commercial power.
2. Carbon monoxide alarms installed in accordance with Section R315.2.2 shall be permitted to be battery powered.
3. Carbon monoxide alarms in Group R occupancies shall be permitted to receive their primary power from other power sources recognized for use by NFPA 720.
4. Carbon monoxide alarms in Group R occupancies shall be permitted to be battery-powered or plug-in with a battery backup in existing buildings built prior to January 1, 2011, under any of the following conditions:

- 4.1. No construction is taking place.
- 4.2. Repairs or alterations do not result in the removal of interior wall and ceiling finishes exposing the structure in areas/spaces where carbon monoxide alarms are required.
- 4.3. Repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
- 4.4. Work is limited to the installation, alteration or repair of plumbing, mechanical or electrical systems, which do not result in the removal of interior wall or ceiling finishes exposing the structure in areas/spaces where carbon monoxide alarms are required.

R315.6 Carbon monoxide detection systems. Carbon monoxide detection systems shall be permitted to be used in lieu of carbon monoxide alarms and shall comply with Sections R315.6.1 through R315.6.4.

R315.6.1 General. Household carbon monoxide detection systems shall comply with NFPA 720. Carbon monoxide detectors shall be listed in accordance with UL 2075.

R315.6.2 Location. Carbon monoxide detectors shall be installed *and maintained* in the locations specified in Section R315.3 or NFPA 720. ~~These locations supersede the locations specified in NFPA 720.~~

R315.6.3 Permanent fixture. Where a household carbon monoxide detection system is installed, it shall become a permanent fixture of the occupancy and owned by the homeowner.

R315.6.4 Combination detectors. Combination carbon monoxide and smoke detectors shall be permitted to be installed in carbon monoxide detection systems in lieu of carbon monoxide detectors, provided that they are listed in accordance with UL 2075 and UL 268.

Combination carbon monoxide/smoke detectors shall comply with all requirements for listing and approval by the Office of the State Fire Marshal for smoke alarms.

315.7 Interconnection. Where more than one carbon monoxide alarm is required to be installed within a dwelling unit or within a sleeping unit in Group R occupancies, the alarms shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit.

Exception: Interconnection is not required in existing buildings, built prior to January 1, 2011, under any of the following conditions:

1. Physical interconnection is not required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
2. No construction is taking place.
3. Repairs or alterations do not result in the removal of interior wall and ceiling finishes exposing the structure in areas/spaces where carbon monoxide alarms are required.
4. Repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
5. Work is limited to the installation, alteration or repair of plumbing, mechanical, or electrical systems, which do not result in the removal of interior wall or ceiling finishes exposing the structure in areas/spaces where carbon monoxide alarms are required.

SECTION R320 ACCESSIBILITY

R320.1 Scope. Where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the International Building Code for Group R-3 shall apply. *Dwelling units in a building consisting of three or more dwelling units or four or more condominium units shall meet the requirements of the California Building Code Chapter 11A. Covered Multifamily Dwellings include but are not limited to dwelling units listed in Section 1.8.2.1.2. Dwelling units within a single structure separated by firewalls do not constitute separate buildings.*

R320.1.1 Guestrooms. A dwelling with guestrooms shall comply with the provisions of Chapter 11 of the International Building Code for Group R-3. For the purpose of applying the requirements of Chapter 11 of the International Building Code, guestrooms shall be considered to be sleeping units.

Exception: Owner-occupied lodging houses with five or fewer guestrooms constructed in accordance with the International Residential Code are not required to be accessible

SECTION R321 ELEVATORS AND PLATFORM LIFTS

R321.3 Accessibility. Elevators or platform (*wheelchair*) lifts that are part of an accessible route required by Chapter 11A of the International California Building Code, shall comply with ~~ICC A117.1~~ *the requirements in Section 4424A Chapter 11A of the California Building Code.*

SECTION R322 FLOOD-RESISTANT CONSTRUCTION

R322.1.6 Protection of mechanical, plumbing and electrical systems. Electrical systems, equipment and components; heating, ventilating, air conditioning; plumbing appliances and plumbing fixtures; duct systems; and other service equipment shall be located at or above the elevation required in Section R322.2 or R322.3. If replaced as part of a substantial improvement, electrical systems, equipment and components; heating, ventilating, air conditioning and plumbing appliances and plumbing fixtures; duct systems; and other service equipment shall meet the requirements of this section. Systems, fixtures, and equipment and components shall not be mounted on or penetrate through walls intended to break away under flood loads.

Exception: Locating electrical systems, equipment and components; heating, ventilating, air conditioning; plumbing appliances and plumbing fixtures; duct systems; and other service equipment is permitted below the elevation required in Section R322.2 or R322.3 provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation in accordance with ASCE 24. Electrical wiring systems are permitted to be located below the required elevation provided they conform to the provisions of the ~~electrical part of this code for California Electrical Code~~ *California Electrical Code* for wet locations.

R322.1.7 Protection of water supply and sanitary sewage systems. ~~New and replacement w~~ Water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the ~~systems in accordance with the plumbing provisions of this code~~ *water supply and distribution system.* ~~New and replacement s~~ Sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into *sanitary drainage* systems and discharges from *sanitary drainage* systems into floodwaters ~~in accordance with the plumbing provisions of this code and Chapter 3 of the International Private Sewage Disposal Code.~~

R322.1.9 Manufactured homes. (NOT ADOPTED IN CA)

SECTION R324 SOLAR ENERGY SYSTEMS

R324.2 Solar thermal systems. Solar thermal systems shall be designed and installed in accordance with Chapter 23 *the California Plumbing Code* and the International *California* Fire Code.

R324.3 Photovoltaic systems. Photovoltaic systems shall be designed and installed in accordance with Sections R324.3.1 through R324.7.2.5 and ~~NFPA 70~~ *the California Electrical Code*. Inverters shall be listed and labeled in accordance with UL 1741. Systems connected to the utility grid shall use inverters listed for utility interaction.

R324.6.1 Fire separation distances. Ground-mounted photovoltaic systems shall be subject to the fire separation distance requirements determined by the ~~local jurisdiction~~ *enforcing agency*.

R324.7 Access and pathways. Roof access, pathways and spacing requirements shall be provided in accordance with Sections R324.7.1 through R324.7.2.5.

Exceptions:

1. Detached garages and accessory structures to one- and two-family dwellings and townhouses, such as parking shade structures, carports, solar trellises and similar structures.
2. Roof access, pathways and spacing requirements need not be provided where an alternative ventilation method approved by the ~~code official~~ *enforcing agency* has been provided or where the ~~code official~~ *enforcing agency* has determined that vertical ventilation techniques will not be employed.

R324.7.2.5 Allowance for smoke ventilation operations. Panels and modules installed on dwellings shall not be located less than 3 feet (914 mm) below the roof ridge to allow for fire department smoke ventilation operations.

Exception: Where an alternative ventilation method approved by the ~~code official~~ *enforcing agency* has been provided or where the ~~code official~~ *enforcing agency* has determined that vertical ventilation techniques will not be employed, clearance from the roof ridge is not required.

**SECTION R334
(formerly R324)
CONSTRUCTION WASTE REDUCTION,
DISPOSAL AND RECYCLING**

R334.1 (formerly R324.1) Construction waste management. *Recycle and/or salvage for reuse a minimum of ~~50~~ 65 percent of the nonhazardous construction and demolition waste in accordance with the California Green Building Standards Code, Chapter 4, Division 4.4.*

**SECTION R340
(formerly R330)
POLLUTANT CONTROL**

R340.1 (formerly R330.1) Finish material pollutant control. *Finish materials including adhesives, sealants, caulks, paints and coatings, aerosol paints and coatings, carpet systems, carpet cushion, carpet adhesive, resilient flooring systems and composite wood products shall meet the volatile organic compound (VOC) emission limits in accordance with the California Green Building Standards Code, Chapter 4, Division 4.5.*

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

7. HCD proposes to adopt Chapter 4 from the 2015 International Residential Code into the 2016 California Residential Code with amendment as follows:

**CHAPTER 4
FOUNDATIONS**

**SECTION R401
GENERAL**

R401.2 Requirements. Foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403.

Note: See Section R301.1.1.1 for limited-density owner-built rural dwellings.

R401.4.1.1 General and where required for applications listed in Section 1.8.2.1.1 regulated by the Department of Housing and Community Development. *Foundations and soils investigations shall be conducted in conformance with Health and Safety Code Sections 17953 through 17957 as summarized below.*

R401.4.1.1.1 Preliminary soil report. *Each city, county, or city and county shall enact an ordinance which requires a preliminary soil report, prepared by a civil engineer who is registered by the state. The report shall be based upon adequate test borings or excavations, of every subdivision, where a tentative and final map is required pursuant to Section 66426 of the Government Code.*

The preliminary soil report may be waived if the building department of the city, county or city and county, or other enforcement agency charged with the administration and enforcement of the provisions of Section R401.4.1.1, shall determine that, due to the knowledge such department has as to the soil qualities of the soil of the subdivision or lot, no preliminary analysis is necessary.

R401.4.1.1.2 Soil investigation by lot, necessity, preparation, and recommendations. If the preliminary soil report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, such ordinance shall require a soil investigation of each lot in the subdivision.

The soil investigation shall be prepared by a civil engineer who is registered in this state. It shall recommend corrective action which is likely to prevent structural damage to each dwelling proposed to be constructed on the expansive soil.

R401.4.1.1.3 Approval, building permit conditions, appeal. The building department of each city, county or city and county, or other enforcement agency charged with the administration and enforcement of the provisions of this code, shall approve the soil investigation if it determines that the recommended action is likely to prevent structural damage to each dwelling to be constructed. As a condition to the building permit, the ordinance shall require that the approved recommended action be incorporated in the construction of each dwelling. Appeal from such determination shall be to the local appeals board.

R401.4.1.1.4. Liability. A city, county, or city and county or other enforcement agency charged with the administration and enforcement of the provisions of Section R401.4.1.1, is not liable for any injury which arises out of any act or omission of the city, county or city and county, or other enforcement agency, or a public employee or any other person under Sections R401.4.1.1.1, R401.4.1.1.2 or R401.4.1.1.3.

R401.4.1.1.5. Alternate procedures. The governing body of any city, county, or city and county may enact an ordinance prescribing an alternate procedure which is equal to or more restrictive than the procedures specified in Sections R401.4.1.1.1, R401.4.1.1.2 and R401.1.1.3.

SECTION R403 FOOTINGS

R403.1.8 Foundations on expansive soils. Foundation and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1808.6 of the International California Building Code.

Exception: ...(no changes to text)

SECTION R404 FOUNDATION AND RETAINING WALLS

R404.5.1 Design. Precast concrete foundation walls shall be designed in accordance with accepted engineering practice. The design and manufacture of precast concrete foundation wall panels shall comply with the materials requirements of Section R402.3 or ACI 318. The panel design drawings shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed in accordance with Section R406.4.

SECTION R408 UNDER-FLOOR SPACE

R408.3 Unvented crawl space. Ventilation openings in under-floor spaces specified in Sections R408.1 and R408.2 shall not be required where the following items are provided:

1. Exposed earth is covered with a continuous Class I vapor retarder. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall or insulation.
2. One of the following is provided for the under-floor space:
 - 2.1. Continuously operated mechanical exhaust ventilation at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m²) of crawl space floor area, including an air pathway to the common area (such as a duct or transfer grille) and ~~Crawl space perimeter walls shall be insulated in accordance with Section N1102.2.11 of this code the minimum insulation requirements established in the California Energy Code. Crawl space insulation shall be permanently fastened to the wall and extend downward from the~~

~~floor to the finished grade level and then vertically and/or horizontally for at least an additional 24 inches (610 mm).~~

- 2.2. Conditioned air supply sized to deliver at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m²) of under-floor area, including a return air pathway to the common area (such as a duct or transfer grille); ~~and perimeter walls insulated in accordance with Section N1102.11 of this code. Crawl space perimeter walls shall be insulated in accordance with the minimum insulation requirements established in the California Energy Code. Crawl space insulation shall be permanently fastened to the wall and extend downward from the floor to the finished grade level and then vertically and/or horizontally for at least an additional 24 inches (610 mm).~~
- 2.3. Plenum in ~~existing~~ structures complying with ~~Section M1604.5, the California Mechanical Code~~, if under-floor space is used as a plenum.

R408.4 Access. Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches (457 mm by 610 mm). Openings through a perimeter wall shall be not less than 16 inches by 24 inches (407 mm by 610 mm). Where any portion of the through-wall access is below grade, an areaway not less than 16 inches by 24 inches (407 mm by 610 mm) shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence. See ~~Section M1305.1.4 the California Mechanical Code~~ for access requirements where mechanical equipment is located under floors.

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

8. HCD proposes to adopt Chapter 5 from the 2015 International Residential Code into the 2016 California Residential Code with amendments as follows:

CHAPTER 5 FLOORS

SECTION R502 WOOD FLOOR FRAMING

R502.1.1 Sawn lumber. Sawn lumber shall be identified by a grade mark of an accredited lumber grading or inspection agency and have design values certified by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted.

Note: See Section R301.1.1.1 for limited-density owner-built rural dwellings.

R502.11.1 Design. Wood trusses shall be designed in accordance with approved engineering practice. The design and manufacture of metal plate connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared by a registered *design* professional where required by the statutes of the jurisdiction in which the project is to be constructed in accordance with Section R406.4.

SECTION R506 CONCRETE FLOORS (ON GROUND)

R506.2.3.1 Capillary break. When a vapor retarder is required, a capillary break shall be installed in accordance with the California Green Building Standards Code, Chapter 4, Division 4.5.

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

9. HCD proposes to adopt Chapter 6 from the 2015 International Residential Code into the 2016 California Residential Code with amendments as follows:

**CHAPTER 6
WALL CONSTRUCTION**

**SECTION R602
WOOD WALL FRAMING**

R602.1.1 Sawn lumber. Sawn lumber shall be identified by a grade mark of an accredited lumber grading or inspection agency and have design values certified by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certification of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted.

Note: See Section R301.1.1.1 for limited-density owner-built rural dwellings.

R602.3.4.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in bottom/sole plates at exterior walls shall be protected against the passage of rodents by closing such openings in accordance with the California Green Building Standards Code, Chapter 4, Division 4.4.

**TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY**

.... (No Changes to Table)

- a. Linear interpolation shall be permitted.
- b. Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_{ds} values associated with the Seismic Design Categories shall be permitted when a site-specific S_{ds} value is determined in accordance with Section 1613.3 of the ~~International~~ California Building Code.
- c. ... (No change to text)
- d. ... (No change to text)
- e. ... (No change to text)

**SECTION R606
GENERAL MASONRY CONSTRUCTION**

R606.1.1 Professional registration not required. ~~When the~~ Empirical design provisions of Appendix A of TMS 402/ACI 530/ASCE 5, the provisions of TMS 403, or the provisions of this section are used to design masonry, project drawings, typical details and specifications ~~are not required to bear the seal of the architect or engineer responsible for design, unless otherwise required by the state law of the jurisdiction having authority. shall not exempt construction documents from the requirement to be stamped by a California licensed architect or engineer.~~ Notwithstanding other sections of law, the law establishing these provisions is found in Business and Professions Code Sections 5537.1 and 6737.1.

**TABLE R606.12.2.1
MINIMUM SOLID WALL LENGTH ALONG EXTERIOR WALL LINES**

.... (No Changes to Table)

NP = Not permitted, except with design in accordance with the ~~International~~ California Building Code.

- a. For all walls, the minimum required length of solid walls shall be based on the table percent multiplied by the dimension, parallel to the wall direction under consideration, of a rectangle inscribing the overall building plan.

**SECTION R608
EXTERIOR CONCRETE WALL CONSTRUCTION**

R608.1 General.(formerly R611.1) Exterior concrete walls shall be designed and constructed in accordance with the provisions of this section or in accordance with the provisions of PCA 100 or ACI 318. Where PCA 100, ACI 318 or the provisions of this section are used to design concrete walls, project drawings, typical details and specifications ~~are not required to bear the seal of the architect or engineer responsible for design, unless otherwise required by the state law of the jurisdiction having authority.~~ *shall not exempt construction documents from the requirement to be stamped by a California licensed architect or engineer. Notwithstanding other sections of law, the law establishing these provisions is found in Business and Professions Code Sections 5537.1 and 6737.1.*

**SECTION R610
STRUCTURAL INSULATED PANEL WALL CONSTRUCTION**

R610.1 (formerly R613.1) General. Structural insulated panel (SIP) walls shall be designed in accordance with the provisions of this section. Where the provisions of this section are used to design structural insulated panel walls, project drawings, typical details and specifications ~~are not required to bear the seal of the architect or engineer responsible for design, unless otherwise required by the state law of the jurisdiction having authority.~~ *shall not exempt construction documents from the requirement to be stamped by a California licensed architect or engineer. Notwithstanding other sections of law, the law establishing these provisions is found in Business and Professions Code Sections 5537.1 and 6737.1.*

R610.4.1 Labeling. Panels shall be identified by grade mark or certificate of inspection issued by an approved agency. Each (SIP) shall bear a stamp or label with the following minimum information:

1. Manufacturer name/logo.
2. Identification of the assembly.
3. Quality assurance agency.

(HCD 1 and HCD 2) Note: *See the California Factory-Built Housing Law, Health and Safety Code Section 19960 et seq.; and the California Code of Regulations, Title 25, Division 1, Chapter 3; which require building components as addressed in the definition of "factory-built housing" to bear insignia of approval issued by the Department of Housing and Community Development, as specified.*

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

10. HCD proposes to adopt Chapter 7 from the 2015 International Residential Code into the 2016 California Residential Code with amendments as follows:

**CHAPTER 7
WALL COVERING**

**SECTION R702
INTERIOR COVERING**

R702.7 Vapor retarders. Class I or II vapor retarders are required on the interior side of frame walls in Climate Zones 5, 6, 7, 8 and Marine-4 14 and 16. See ~~Title 24, Part 6~~ *the California Energy Code, FIGURE 100.1-A — California Climate Zones.*

Exceptions:

1. Basement walls.
2. Below-grade portion of any wall.
3. Construction where moisture or its freezing will not damage the materials.

R702.7.1 Class III vapor retarders. Class III vapor retarders shall be permitted where any one of the conditions in ~~Table R702.7.1 is met.~~ *the following materials are used. The material options include vented cladding over fiberboard, vented cladding over gypsum, or insulated sheathing with an R value equal to or greater than R-4. If insulated sheathing is used the R-value shall be included as part of the compliance toward Title 24, Part 6 Building Energy Efficiency Standards the California Energy Code.*

Spray foam with a minimum density of 2 lb/ft³ applied to the interior cavity side of OSB, plywood, fiberboard, insulated sheathing or gypsum is deemed to meet the insulated sheathing requirement where the spray foam R-value meets or exceeds the specified insulated sheathing R-value.

**TABLE R702.7.1
CLASS III VAPOR RETARDERS**

| CLIMATE ZONE | CLASS III VAPOR RETARDERS PERMITTED FOR:^a |
|---------------------|--|
| Marine-4 | Vented cladding over wood structural panels. Vented cladding over fiberboard. Vented cladding over gypsum. Continuous insulation with R-value ≥ 2.5 over 2 x 4 wall. Continuous insulation with R-value ≥ 3.75 over 2 x 6 wall. |
| 5 | Vented cladding over wood structural panels. Vented cladding over fiberboard. Vented cladding over gypsum. Continuous insulation with R-value ≥ 5 over 2 x 4 wall. Continuous insulation with R-value ≥ 7.5 over 2 x 6 wall. |
| 6 | Vented cladding over fiberboard Vented cladding over gypsum Continuous insulation with R-value ≥ 7.5 over 2 x 4 wall Continuous insulation with R-value ≥ 11.25 over 2 x 6 wall |
| 7 and 8 | Continuous insulation with R-value ≥ 10 over 2 x 4 wall Continuous insulation with R-value ≥ 15 over 2 x 6 wall |

For SI: 1 pound per cubic foot = 16 kg/m³

- a. ~~Spray foam with a maximum permeance of 1.5 perms at the installed thickness, applied to the interior cavity side of wood structural panels, fiberboard, insulating sheathing or gypsum is deemed to meet the continuous insulation requirement where the spray foam R-value meets or exceeds the specified continuous insulation R-value.~~

**SECTION R703
EXTERIOR COVERING**

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior veneer as required by Section R703.2 and a means of draining to the exterior water that enters the assembly. Protection against condensation in the exterior wall assembly shall be provided in accordance with ~~Section R702.7 of this code~~ *the California Energy Code.*

Exceptions: ... (No change to text)

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

11. HCD proposes to adopt Chapter 8 from the 2015 International Residential Code into the 2016 California Residential Code with amendments as follows:

**CHAPTER 8
ROOF-CEILING CONSTRUCTION**

**SECTION R802
WOOD ROOF FRAMING**

R802.1.1 (formerly R802.1) Sawn lumber. Sawn lumber shall be identified by a grade mark of an accredited lumber grading or inspection agency and have design values certified by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted.

Note: See Section R301.1.1.1 for limited-density owner-built rural dwellings.

R802.1.5.4 (formerly R802.1.3.4) Labeling. Fire-retardant-treated lumber and wood structural panels shall be labeled. The label shall contain:

1. The identification mark of an approved agency in accordance with Section 1703.5 of the ~~International~~-California Building Code.
2. – 8. (No change to text)

R802.10.2 Design. Wood trusses shall be designed in accordance with accepted engineering practice. The design and manufacture of metal-plate-connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared by a registered *design* professional ~~where required by the statutes of the jurisdiction in which the project is to be constructed in accordance with Section R106.1.~~

**SECTION R806
ROOF VENTILATION**

R806.2 Minimum vent area. The minimum net free ventilation area shall be 1/150 of the area of the vented space.

Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:

1. In Climate Zones ~~6, 7 and 8~~ 14 and 16, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
2. (No change to text)

R806.5 Unvented attic and unvented enclosed rafter assemblies. Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are met:

1. The unvented attic space is completely within the building thermal envelope.
2. No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.

3. Where wood shingles or shakes are used, a minimum 1/4-inch (6.4 mm) vented airspace separates the shingles or shakes and the roofing underlayment above the structural sheathing.

4. In Climate Zones ~~5, 6, 7 and 8, 14 and 16~~, any air-impermeable insulation shall be a Class II vapor retarder, or shall have a Class II vapor retarder coating or covering in direct contact with the underside of the insulation.

4.1 A Class I or Class II vapor retarder shall be installed on the indirectly conditioned space side of all insulation in an unvented attic with air-permeable insulation, for condensation control.

See ~~Title 24, Part 6~~ the California Energy Code, FIGURE 100.1-A —California Climate Zones.

5. Insulation shall be located in accordance with the following:

5.1. Item 5.1.1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing. *No insulation shall be required when roof tiles, wood shingles or wood shakes, or any other roofing system using battens and no continuous underlayment is installed. A continuous layer underlayment shall be considered to exist if sheathing, roofing paper or any continuous layer ~~which has~~ having a perm rate of no more than one perm under the dry cup method is present.*

5.1.1. Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.

5.1.2. Where air-permeable insulation is provided inside the building thermal envelope, it shall be installed in accordance with Section 5.1. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation ~~with an R value of R-4~~ shall be installed directly above the structural roof sheathing in accordance with the R-values in Table R806.5 for condensation control.

5.1.3. Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing ~~in accordance with Item 5.1.4~~ and shall be in accordance with the R-values in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.

5.1.4. Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.

5.2. Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

**TABLE R806.5
INSULATION FOR CONDENSATION CONTROL**

| CLIMATE ZONE | MINIMUM RIGID BOARD OR AIR-IMPERMEABLE INSULATION R-VALUE ^{a, b} |
|---|---|
| 2B and 3B <u>6-15</u> tile roof only | 0 (none required) |
| 1, 2A, 2B, 3A, 3B, 3C <u>3-15</u> | R-5 |
| 4C <u>1&2</u> | R-10 |
| 4A, 4B <u>16</u> | R-15 |
| 5 | R-20 |
| 6 | R-25 |
| 7 | R-30 |
| 8 | R-35 |

a. —Contributes to but does not supersede the requirements in Section N1103.2.1.

b. —Alternatively, sufficient continuous insulation shall be installed directly above the structural roof sheathing to

maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.

SECTION R807 ATTIC ACCESS

R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m²). The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high). Where the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See ~~Section M1305.1.3~~ *the California Mechanical Code* for access requirements where mechanical equipment is located in attics.

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

12. HCD proposes to adopt Chapter 9 from the 2015 International Residential Code into the 2016 California Residential Code with amendments as follows:

CHAPTER 9 ROOF ASSEMBLIES

SECTION R903 WEATHER PROTECTION

R903.4.1 Secondary (emergency overflow) drains or scuppers. Where roof drains are required, secondary emergency overflow roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason. Overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches (51 mm) above the low point of the roof, or overflow scuppers having three times the size of the roof drains and having a minimum opening height of 4 inches (102 mm) shall be installed in the adjacent parapet walls with the inlet flow located 2 inches (51 mm) above the low point of the roof served. The installation and sizing of overflow drains, leaders and conductors shall comply with ~~Sections 1106 and 1108 of the International~~ *California Plumbing Code*, as applicable.

~~Overflow drains shall discharge to an approved location and shall not be connected to roof drain lines.~~

SECTION R905 REQUIREMENTS FOR ROOF COVERINGS

R905.10.3 Material standards. Metal-sheet roof covering systems that incorporate supporting structural members shall be designed in accordance with the ~~International~~ *California Building Code*. Metal-sheet roof coverings installed over structural decking shall comply with Table R905.10.3(1). The materials used for metal-sheet roof coverings shall be naturally corrosion resistant or provided with corrosion resistance in accordance with the standards and minimum thicknesses shown in Table R905.10.3(2).

R905.16 Photovoltaic shingles. The installation of photovoltaic shingles shall comply with the provisions of this section, Section R324 and ~~NEPA 70~~ the California Electrical Code.

**SECTION R907
ROOFTOP-MOUNTED PHOTOVOLTAIC SYSTEMS**

R907.1 Rooftop-mounted photovoltaic systems. Rooftop mounted photovoltaic panels or modules shall be installed in accordance with this section, Section R324 and ~~NEPA 70~~ the California Electrical Code.

**SECTION R909
ROOFTOP-MOUNTED
PHOTOVOLTAIC PANEL SYSTEMS**

R909.1 General. The installation of photovoltaic panel systems that are mounted on or above the roof covering shall comply with this section, Section R324 and ~~NEPA 70~~ the California Electrical Code.

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

13. HCD proposes to adopt Chapter 10 except Section 1004.4, from the 2015 International Residential Code into the 2016 California Residential Code with amendments as follows:

**CHAPTER 10
CHIMNEYS AND FIREPLACES**

**SECTION R1001
MASONRY FIREPLACES**

R1001.3 Seismic reinforcing. Masonry or concrete chimneys in *all structures regulated by this code assigned to Seismic Design Category C, D₀, D₁ or D₂* shall be reinforced. Reinforcing shall conform to the requirements set forth in Table R1001.1 and Section R606.

R1001.4 Seismic anchorage. Masonry or concrete chimneys in *all structures regulated by this code assigned to Seismic Design Categories C, D₀, D₁ or D₂* shall be anchored at each floor, ceiling or roof line more than 6 feet (1829 mm) above grade, except where constructed completely within the exterior walls. Anchorage shall conform to the requirements of Section R1001.4.1.

**TABLE R1001.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS**

.... (No Changes to Table)

Note: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure R1001.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.

- a. The letters refer to Figure R1001.1.
- b. Not required in Seismic Design Category A, ~~B or C~~ A or B.

SECTION R1003 MASONRY CHIMNEYS

R1003.3 Seismic reinforcing. Masonry or concrete chimneys shall be constructed, anchored, supported and reinforced as required in this chapter. In *all structures regulated by this code assigned to Seismic Design Category C, D₀, D₁ or D₂* masonry and concrete chimneys shall be reinforced and anchored as detailed in Section R1003.3.1, R1003.3.2 and R1003.4. In Seismic Design Category ~~A, B or C-A or B~~, reinforcement and seismic anchorage are not required.

R1003.4 Seismic anchorage. Masonry and concrete chimneys and foundations in *all structures regulated by this code assigned to Seismic Design Category C, D₀, D₁ or D₂* shall be anchored at each floor, ceiling or roof line more than 6 feet (1829 mm) above grade, except where constructed completely within the exterior walls. Anchorage shall conform to the requirements in Section R1003.4.1.

R1003.11.3 Gas appliances. Flue lining systems for gas appliances shall be in accordance with ~~Chapter 24~~ *the California Mechanical Code*.

R1003.14 Flue area (appliance). Chimney flues shall not be smaller in area than that of the area of the connector from the appliance (see Tables R1003.14(1) and R1003.14(2)). The sizing of a chimney flue to which multiple appliance venting systems are connected shall be in accordance with ~~Section M1805.3~~ *the California Mechanical Code*.

SECTION R1004 FACTORY-BUILT FIREPLACES

R1004.1.1 Factory-built wood burning fireplaces. *Factory-built wood burning fireplaces shall be qualified at the U.S. EPA's Voluntary Fireplace Program Phase 2 emissions level and be in accordance with the California Green Building Standards Code, Chapter 4, Division 4.5.*

R1004.4 Unvented gas log heaters. An unvented gas log heater shall not be installed in a factory-built fireplace unless the fireplace system has been specifically tested, listed and labeled for such use in accordance with UL 127.

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

14. HCD proposes to NOT adopt Part IV, Energy Conservation, which includes Chapter 11, from the 2015 International Residential Code.

Part IV—Energy Conservation

(Note: Part IV is not adopted. See California Energy Code, Title 24, Part 6.)

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

15. HCD proposes to NOT adopt Part V, Mechanical, which includes Chapters 12 through 23, from the 2015 International Residential Code.

Part V—Mechanical

(Note: Part V is not adopted. See California Mechanical Code, Title 24, Part 4.)

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

16. HCD proposes to NOT adopt Part VI, Fuel Gas, which includes Chapter 24, from the 2015 International Residential Code.

Part VI—Fuel Gas

(Note: Part VI is not adopted. See California Mechanical Code and California Plumbing Code, Title 24, Parts 4 and 5.)

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

17. HCD proposes to NOT adopt Part VII, Plumbing, which includes Chapters 25 through 33, from the 2015 International Residential Code.

Part VII—Plumbing

(Note: Part VII is not adopted. See California Plumbing Code, Title 24, Part 5.)

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

18. HCD proposes to NOT adopt Part VIII, Electrical, which includes Chapters 34 through 43, from the 2015 International Residential Code.

Part VIII—Electrical

(Note: Part VIII is not adopted. See California Electrical Code, Title 24, Part 3.)

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

19. HCD proposes to adopt Part IX, Chapter 44, from the 2015 International Residential Code into the 2016 California Residential Code with amendments as follows:

Part IX—Referenced Standards

**CHAPTER 44
REFERENCED STANDARDS**

Notwithstanding California laws and regulations, these referenced standards shall be applicable only to those California Residential Code sections that are adopted.

Part IX—Referenced Standards

ICC International Code Council, Inc.
500 New Jersey Avenue, NW
6th Floor
Washington, DC 20001

| Standard reference number | Title | Referenced in code section number |
|--------------------------------------|-------|--|
| IBC—15 International Building Code®. | | R101.2, R110.2, R202, R301.1.1, R301.1.3, R301.2.2.1.1, R301.2.2.1.2, R301.2.2.4, R301.3, R308.5, R320.1, R320.1.1, R403.1.8, Table R602.10.3(3), Table R606.12.2.1, R609.2, R802.1.5.4, R905.10.3, N1107.4, G2402.3 |
| ... | | |

| Standard reference number | Title | Referenced in code section number |
|---|-------|---|
| IPC—15 International Plumbing Code® | | Table R301.2(1), R903.4.1, G2402.3, P2601.1, Table P2902.3, P2902.5.5 |
| | | |

| | | |
|--|--|----------|
| IPSDC—15 International Private Sewage Disposal Code® | | R322.1.7 |
| ISPSC—15 International Swimming Pool and Spa Code™ | | |
| . R326.1 | | |

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

20. HCD proposes to NOT adopt Appendix A from the 2015 International Residential Code.

APPENDIX A SIZING AND CAPACITIES OF GAS PIPING

(This appendix is informative and is not part of the *code*. This appendix is an excerpt from the 2015 *International Fuel Gas Code*, coordinated with the section numbering of the *International Residential Code*.)

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

21. HCD proposes to NOT adopt Appendix B from the 2015 International Residential Code.

APPENDIX B SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY I APPLIANCES, AND APPLIANCES LISTED FOR USE WITH TYPE B VENTS

(This appendix is informative and is not part of the *code*. This appendix is an excerpt from the 2015 *International Fuel Gas Code*, coordinated with the section numbering of the *International Residential Code*.)

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

22. HCD proposes to NOT adopt Appendix C from the 2015 International Residential Code.

APPENDIX C EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS

(This appendix is informative and is not part of the code. This appendix is an excerpt from the 2015 *International Fuel Gas Code*, coordinated with the section numbering of the *International Residential Code*.)

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

23. HCD proposes to NOT adopt Appendix D from the 2015 International Residential Code.

APPENDIX D RECOMMENDED PROCEDURE FOR SAFETY INSPECTION OF AN EXISTING APPLIANCE INSTALLATION

(This appendix is informative and is not part of the code. This appendix is an excerpt from the 2015 *International Fuel Gas Code*, coordinated with the section numbering of the *International Residential Code*.)

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

24. HCD proposes to NOT adopt Appendix E from the 2015 International Residential Code.

APPENDIX E MANUFACTURED HOUSING USED AS DWELLINGS

(Note: This appendix is not adopted. See California Code of Regulations, Title 25, Chapters 2 and 3.)

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

25. HCD proposes to NOT adopt Appendix F from the 2015 International Residential Code.

APPENDIX F PASSIVE RADON GAS CONTROLS

(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.)

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

26. HCD proposes to NOT adopt Appendix G from the 2015 International Residential Code.

APPENDIX G PIPING STANDARDS FOR VARIOUS APPLICATIONS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

27. HCD proposes to adopt Appendix H from the 2015 International Residential Code into the 2016 California Residential Code without amendment.

APPENDIX H PATIO COVERS

(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.)

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

28. HCD proposes to NOT adopt Appendix I from the 2015 International Residential Code.

APPENDIX I PRIVATE SEWAGE DISPOSAL

(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.)

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

29. HCD proposes to NOT adopt Appendix J from the 2015 International Residential Code.

APPENDIX J EXISTING BUILDINGS AND STRUCTURES

(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.)

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

30. HCD proposes to NOT adopt Appendix K from the 2015 International Residential Code. *(See Informative Note Below)

Informative Note

HCD proposes to bring forward the note from the 2013 California Residential Code into the 2016 California Residential Code which references the California Building Code for requirements applicable to structures built to the California Residential Code.

**APPENDIX K
SOUND TRANSMISSION**

(Note: See Section 1207 “Sound Transmission” of the California Building Code, Title 24, Part 2, for requirements applicable to structures in this code.)

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

31. HCD proposes to NOT adopt Appendix L from the 2015 International Residential Code.

**APPENDIX L
PERMIT FEES**

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

32. HCD proposes to NOT adopt Appendix M from the 2015 International Residential Code.

**APPENDIX M
HOME DAY CARE— R-3 OCCUPANCY**

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

33.HCD proposes to NOT adopt Appendix N from the 2015 International Residential Code.

**APPENDIX N
VENTING METHODS**

(This appendix is informative and is not part of the code. This appendix provides examples of various of venting methods.)

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

34.HCD proposes to NOT adopt Appendix O from the 2015 International Residential Code.

**APPENDIX O
AUTOMATIC VEHICULAR GATES**

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

35.HCD proposes to NOT adopt Appendix P from the 2015 International Residential Code.

**APPENDIX P
SIZING OF WATER PIPING SYSTEM**

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

36. HCD proposes to NOT adopt Appendix Q from the 2015 International Residential Code.

APPENDIX Q RESERVED

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

37. HCD proposes to NOT adopt Appendix R from the 2015 International Residential Code.

APPENDIX R LIGHT STRAW-CLAY CONSTRUCTION

NOTE:

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

38. HCD proposes to adopt Appendix S from the 2015 International Residential Code into the 2016 California Residential Code with amendments as follows:

APPENDIX S STRAWBALE CONSTRUCTION

SECTION AS102 DEFINITIONS

AS102.1 Definitions. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of the ~~International~~ California Residential Code for general definitions.

SECTION AS104 FINISHES

AS104.2 Purpose, and where required. Strawbale walls shall be finished so as to provide mechanical protection, fire resistance and protection from weather and to restrict the passage of air through the bales, in accordance with this appendix and this code. Vertical strawbale wall surfaces shall receive a coat of plaster not less than 3/8 inch (10 mm) thick, or greater where required elsewhere in this appendix, or shall fit tightly against a solid wall panel. The tops of strawbale walls shall receive a coat of plaster not less than 3/8 inch (10 mm) thick where straw would otherwise be exposed.

Exception: Truth windows shall be permitted where a fire-resistance rating is not required. Weather-exposed truth windows shall be fitted with a weather-tight cover. Interior truth windows in Climate Zones ~~5, 6, 7, 8 and Marine 4~~ 14 and 16 shall be fitted with an air-tight cover.

**SECTION AS105
STRAWBALE WALLS—GENERAL**

AS105.6.2 Vapor retarders. Wall finishes shall have an equivalent vapor permeance rating of a Class III vapor retarder on the interior side of exterior strawbale walls in Climate Zones ~~5, 6, 7, 8 and Marine 4~~ 14 and 16, as defined in ~~Chapter 14~~ as referenced in the California Energy Code. Bales in walls enclosing showers or steam rooms shall be protected on the interior side by a Class I or Class II vapor retarder.

AS105.6.3 Penetrations in exterior strawbale walls. Penetrations in exterior strawbale walls shall be sealed with an approved sealant or gasket on the exterior side of the wall in all climate zones, and on the interior side of the wall in Climate Zones ~~5, 6, 7, 8 and Marine 4~~ 14 and 16, as defined in ~~Chapter 14~~ as referenced in the California Energy Code.

**SECTION AS106
STRAWBALE WALLS—STRUCTURAL**

AS106.2 Loads and other limitations. Live and dead loads and other limitations shall be in accordance with Section R301 of the ~~International~~ California Residential Code. Strawbale wall dead loads shall not exceed 60 psf (2872 N/m²) per face area of wall.

AS106.13 Braced panels. Plastered strawbale walls shall be permitted to be used as braced wall panels for one-story buildings in accordance with Section R602.10 of the ~~International~~ California Residential Code, and with Tables AS106.13(1), AS106.13(2) and AS106.13(3). Wind design criteria shall be in accordance with Section R301.2.1. Seismic design criteria shall be in accordance with Section R301.2.2.

**TABLE AS106.13(1)
PLASTERED STRAWBALE BRACED WALL PANEL TYPES
(No change to table)**

- a. Plasters shall conform with Sections AS104.4.3 through AS104.4.8, AS106.7, AS106.8 and AS106.12.
- b. Sill plates shall be Douglas fir-larch or southern pine and shall be preservative treated where required by the ~~International~~ California Residential Code.
- c. Anchor bolts shall be in accordance with Section AS106.13.3 at the spacing shown in this table.
- d. Installed in accordance with Section AS106.9.
- e. Staples shall be in accordance with Section AS106.9.2 at the spacing shown in this table.

**SECTION AS107
FIRE RESISTANCE**

AS107.1 Fire-resistance rating. Strawbale walls shall be considered to be nonrated, except for walls constructed in accordance with Section AS107.1.1 or AS107.1.2. Alternately, fire-resistance ratings of strawbale walls shall be determined in accordance with Section R302 of the ~~International~~ California Residential Code.

AS107.2 Openings in rated walls. Openings and penetrations in bale walls required to have a fire-resistance rating shall satisfy the same requirements for openings and penetrations as prescribed in the ~~International~~ California Residential Code.

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

39. HCD proposes to NOT adopt Appendix T from the 2015 International Residential Code.

**APPENDIX T
RECOMMENDED PROCEDURE FOR WORST-CASE TESTING OF ATMOSPHERIC
VENTING SYSTEMS UNDER N1102.4 OR N1105 CONDITION $\leq 5ACH_{50}$**

NOTE: The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

40. HCD proposes to NOT adopt Appendix U from the 2015 International Residential Code.

**APPENDIX U
SOLAR-READY PROVISIONS-DETACHED ONE- AND TWO-FAMILY DWELLINGS,
MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES)**

NOTE: The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

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 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.