

**California Department of Housing and Community Development
State Housing Law
Focus Group Meeting
March 29, 2021
California Building Code (CBC) Discussion Points
Excludes Chapter 11A, Housing Accessibility**

1. The California Department of Housing and Community Development (HCD) proposes to adopt the 2021 International Building Code (IBC; model code) with existing, revised, or new California amendments.
2. HCD proposes to repeal amendments related to tall wood buildings and materials adopted in the 2019 Intervening Code Adoption Cycle. These provisions are now in the 2021 IBC and the California amendments will be duplicative and unnecessary.
3. The following summary indicates the adoption of the specified chapters from the IBC:

CHAPTERS

Chapter 1 Scope and Administration

Division I California Administration

Proposal:

- *Continued adoption with minor amendments.*

Division II Administration

Proposal:

- *Continued adoption of selected portions of 2021 IBC with minor amendments to references for authority cited/references.*
- *2021 IBC section 107.2.5 Exterior balconies and elevated walking surfaces modified to delete specific reference to irrigation and refers to “weather-exposed surfaces.” Subject to further discussion with the Division of the State Architect (DSA) and the California Building Standards Commission (CBSC).*
- *Repeal of 2019 CBC section 110.3.12 related to tall wood connection protection inspection; adoption of similar model code section 110.3.5.*

Chapter 2 Definitions

Proposal:

- *Continued adoption of existing California amendments.*
- *New 2021 IBC definition for “efficiency dwelling unit;” HCD definition needs new reference to section 1208.4.*

- *Repeal of 2019 tall wood amendments to “mass timber” and “wall, load bearing;” 2021 IBC incorporates California amendments.*
- *Continued non-adoption of selected definitions as in the 2019 CBC.*

Chapter 3 Use and Occupancy Classification

Proposal:

- *Continued adoption with existing California amendments.*
- *Several existing California amendments have been renumbered due to reformatting of the 2021 IBC.*
- *Note: 2019 CBC section 419 Live/Work Units has been relocated to section 508.5.*

Chapter 4 Special Detailed Requirements Based on Use and Occupancy

Proposal:

- *Continued adoption with existing California amendments.*

Chapter 5 General Building Heights and Areas

Proposal:

- *Continued adoption of existing California amendments with nonsubstantive amendments.*

Chapter 6 Types of Construction

Proposal:

- *Continued adoption with existing California amendments.*

Chapter 7 Fire and Smoke Protection Features

Proposal:

- *Continued adoption with existing California amendments.*

Chapter 8 Interior Finishes

Proposal:

- *Continued adoption without amendment.*

Chapter 9 Fire Protection Systems

Proposal:

- *Continued adoption with existing California amendments.*

- *Section 915 Carbon Monoxide Detection has been modified to reference the National Fire Protections Association (NFPA) 72 National Fire Alarm and Signaling Code. The carbon monoxide device provisions in the NFPA 720 document referenced in the 2019 CBC have moved to NFPA 72. The Office of the State Fire Marshal (SFM) is adopting the 2022 version. HCD will similarly adopt the 2022 version.*

Chapter 10 Means of Egress

Proposal:

- *Continued adoption with existing California amendments.*
- *Section 1009.6.3 for area of refuge size now references wheelchair space of 30 x 52 inches. HCD amendment which references 30 x 48-inch space being coordinated with DSA.*
- *Section 1023.11 Tactile floor level signs amendments being coordinated with DSA.*

Chapter 11 Accessibility

Proposal:

- *Continued non-adoption.*

Chapter 11A Housing Accessibility (adopted by HCD)

Proposal:

- *Continued adoption with editorial amendments.*
- *Separate rulemaking package.*

Chapter 12 Interior Environment

Proposal:

- *Continued adoption of existing California amendments.*
- *Needs Energy Commission verification of referenced Climate Zones.*
- *Energy Commission is proposing table 1202.3.1 which is an International Energy Conservation Code (IECC) vs. California Energy Code (CEC) Climate Zone Comparison.*
- *2019 CBC section 1210 Garage Door Springs has been renumbered to 1211 due to reformatting of the 2021 IBC.*
- *2019 CBC section 1211 Pollutant Control has been renumbered to 1212.*

Chapter 13 Energy Efficiency

Proposal:

- *Continued non-adoption.*

- *(CEC) prevails.*

Chapter 14 Exterior Walls

Proposal:

- *Continued adoption of existing California amendments.*
- *Needs Energy Commission verification of referenced Climate Zones in section 1404.3 Vapor Retarders which has been reformatted in the 2021 IBC, but not substantively changed.*

Chapter 15 Roof Assemblies and Rooftop Structures

Proposal:

- *Continued adoption of existing California amendments.*
- *2019 CBC sections 15107.2 and 1510.7.2.1 have been incorporated into a new amendment address listing, labelling, and installation for photovoltaic panels and modules. These amendments have been coordinated with DSA.*

Chapter 16 Structural Design

Proposal:

- *Continued adoption of existing California amendments.*

Chapter 17 Special Inspections and Tests

Proposal:

- *Continued adoption of existing California amendments.*
- *Repeal of 2019 CBC section 1705.57 related to mass timber construction; adoption of similar 2021 IBC section 1705.5.3.*
- *Repeal of 2019 CBC table 1705.57 Required Special Inspections of Mass Timber Construction; adoption of similar 2021 IBC table 1705.5.3.*
- *Repeal of 2019 CBC amendments within section 1705.11.1 Structural wood; adoption of 2021 IBC section 1705.12.1 which incorporates the California amendment.*
- *Repeal of 2019 CBC amendments within section 1705.11.2 Cold-formed steel light-frame construction; adoption of 2021 IBC section 1705.12.2 which incorporates the California amendment.*
- *Repeal of 2019 CBC amendments within section 1705.12.2 Structural wood; adoption of 2021 IBC section 1705.13.2 which incorporates the California amendment.*
- *Repeal of 2019 CBC amendments within section 1705.12.3 Cold-formed steel light-frame construction; adoption of 2021 IBC section 1705.13.3 which incorporates the California amendment.*

- *Repeal of 2019 CBC California amendment section 1705.20 Sealing of mass timber; adoption of 2021 IBC section 1705.20 (same section number) which incorporates the California amendment.*

Chapter 18 Soils and Foundations

Proposal:

- *Continued adoption of existing California amendments.*

Chapter 19 Concrete

Proposal:

- *Continued adoption of existing California amendments.*

Chapter 20 Aluminum

Proposal:

- *Continued adoption without amendment.*

Chapter 21 Masonry

Proposal:

- *Continued adoption*
- *Needs Energy Commission verification of referenced Climate Zones.*

Chapter 22 Steel

Proposal:

- *Continued adoption without amendment.*

Chapter 23 Wood

Proposal:

- *Continued adoption of existing California amendments.*
- *Repeal of 2019 CBC section 2310.1.2 related to connection fire resistance rating; adoption of similar 2021 IBC section 2304.10.1.*
- *Repeal of 2019 CBC amendments within section 2304.11.3 Floors; adoption of 2021 IBC section 2304.11.3 which incorporates the California amendment.*
- *Repeal of 2019 CBC amendments within section 2304.11.4 Roof decks; adoption of 2021 IBC section 2304.11.4 which incorporates the California amendment.*
- *2021 IBC section 2304.12.2.5 Ventilation beneath balcony or elevated walking surface modified to delete specific reference to irrigation and refers to “weather-exposed surfaces.” Subject to further discussion with DSA and CBSC.*

Chapter 24 Glass and Glazing

Proposal:

- *Continued adoption without amendment.*

Chapter 25 Gypsum Board, Gypsum Panel Products and Plaster

Proposal:

- *Continued adoption*
- *Needs Energy Commission verification of referenced Climate Zones.*

Chapter 26 Plastic

Proposal:

- *Continued adoption without amendment.*

Chapter 27 Electrical

Proposal:

- *Continued non-adoption. Available for adoption at local level.*

Chapter 28 Mechanical Systems

Proposal:

- *Continued non-adoption. Available for adoption at local level.*

Chapter 29 Plumbing Systems

Proposal:

- *Continued non-adoption. Available for adoption at local level.*

Chapter 30 Elevators and Conveying Systems

Proposal:

- *Continued adoption of existing California amendments.*

Chapter 31 Special Construction

Proposal:

- *Continued adoption of existing California amendments with some modification and repeal of specified sections adopted in the 2019 CBC.*
- *Repeal of 2019 CBC California amendment within section 3102.3 Type of Construction (membrane structures); adoption of 2021 IBC section 3102.3 (same section number) which incorporates the California amendment.*

- *Repeal of 2019 CBC California amendment within section 3102.6.1.1 Membrane (membrane structures); adoption of 2021 IBC section 3102.6.1.1 (same section number) which incorporates the California amendment.*
- *Amendment of section 3111.1.1 Wind Resistance (Exception) to provide reference to 2021 IBC new section 1511.9 which addresses rooftop photovoltaic panels and modules.*
- *Repeal of 2019 CBC section 3111.3 Photovoltaic Solar Energy Systems which is removed from the 2021 IBC.*
- *2021 IBC includes new section 3114 Public Use Restroom Buildings in Flood Hazard Areas. HCD is discussing this section to identify any needed amendments related to commercial modular statutes and regulations.*
- *2021 IBC includes new section 3115 Intermodal Shipping Containers. HCD is discussing this section to identify any needed amendments related to Factory-Built Housing Law and associated regulations.*
- *Continued non-adoption of section 3109 Swimming Pools, Spas and Hot Tubs and section 3113 Relocatable Buildings.*

Chapter 31B Public Pools
(adopted by the California Department of Public Health)

Proposal:

- *New adoption by HCD for purposes of public pools in Mobilehome Parks and Special Occupancy Parks.*
- *Amendments include definition for “Enforcing Agency” which specifies HCD for Mobilehome Parks and Special Occupancy Parks.*

Chapter 32 Encroachments into the Public Right-of-way

Proposal:

- *Continued adoption without amendment.*

Chapter 33 Safeguards During Construction

Proposal:

- *Continued adoption of existing California amendments.*

Chapter 34 Reserved

Proposal:

- *Continued non-adoption. Available for adoption at local level.*

Chapter 35 Referenced Standards

Proposal:

- *Continued adoption of existing California amendments with modifications for editions of standards and California amendments which are now included in the 2021 IBC (ANSI/APA PRG Standard for Performance Rated Cross-laminated Timber and ASTM D3498-03(2011) Standard Specification for Adhesives for Field-Gluing Plywood to Lumber Framing for Floor Systems)*

APPENDICES

Appendix A Employee Qualifications

Proposal:

- *Continued non-adoption. Available for adoption at local level.*

Appendix B Board of Appeals

Proposal:

- *Continued non-adoption. Available for adoption at local level.*

Appendix C Group U—Agricultural Buildings

Proposal:

- *Continued non-adoption. Available for adoption at local level.*

Appendix D Fire Districts

Proposal:

- *Continued non-adoption. Available for adoption at local level.*

Appendix E Supplementary Accessibility Requirements

Proposal:

- *Continued non-adoption. Available for adoption at local level.*

Appendix F Rodentproofing

Proposal:

- *Continued non-adoption. Available for adoption at local level.*

Appendix G Flood-resistant Construction

Proposal:

- *Continued non-adoption. Available for adoption at local level.*

Appendix H Signs

Proposal:

- *Continued non-adoption. Available for adoption at local level.*

Appendix I Patio Covers

Proposal:

- *Continued adoption without amendment.*

Appendix J Grading

Proposal:

- *Continued adoption with existing California amendment.*

Appendix K Administrative Provisions

Proposal:

- *Continued non-adoption. Available for adoption at local level.*

Appendix L Earthquake Recording Instrumentation

Proposal:

- *Continued non-adoption. Available for adoption at local level.*

Appendix M Tsunami-Generated Flood Hazard

Proposal:

- *Continued non-adoption. Available for adoption at local level.*

Appendix N Replicable Buildings

Proposal:

- *Continued non-adoption. Available for adoption at local level.*

Appendix O Performance-based Application

Proposal:

- *Non-adoption. Available for adoption at local level.*

Appendix P Emergency Housing adopted by HCD (renumbered from Appendix O)

Proposal:

- *Continued adoption with amendment. Renumbering to accommodate reformatting of the 2021 IBC.*