

**INITIAL STATEMENT OF REASONS
FOR PROPOSED BUILDING STANDARDS OF THE
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REGARDING THE 2022 CALIFORNIA BUILDING CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2**

(HCD 05/21)

The Administrative Procedure Act (APA) requires that an Initial Statement of Reasons be available to the public upon request when rulemaking action is being undertaken. The following information required by the APA pertains to this particular rulemaking action:

STATEMENT OF SPECIFIC PURPOSE, PROBLEM, RATIONALE and BENEFITS

Government Code Section 11346.2(b)(1) requires a statement of specific purpose of each adoption, amendment, or repeal and the problem the agency intends to address and the rationale for the determination by the agency that each adoption, amendment, or repeal is reasonably necessary to carry out the purpose and address the problem for which it is proposed. The statement shall enumerate the benefits anticipated from the regulatory action, including the benefits or goals provided in the authorizing statute.

Specific Purpose

The California Building Standards Commission (CBSC) selected the 2021 International Building Code (IBC), published by the International Code Council (ICC), as the model code to be referenced in the California Code of Regulations (CCR), Title 24, Part 2, for the 2021 Triennial Code Adoption Cycle.

The specific purpose of these regulations is to adopt by reference the 2021 IBC, with California amendments, into the 2022 California Building Code (CBC), CCR, Title 24, Part 2, for the following programs:

- a) State Housing Law:** relative to residential occupancies, buildings or structures accessory thereto.
- b) Employee Housing Act:** relative to the use of plumbing equipment and systems in or on any building or structure or outdoors on premises or property in accordance with Health and Safety Code (HSC) Section 17040.
- c) Mobilehome Parks and Special Occupancy Parks:** relative to the use of plumbing equipment and systems in or on any permanent buildings, accessory buildings, and structures under the ownership and control of the park operator, within the park, in accordance with HSC Section 18300 for mobilehome parks, and HSC Section 18865 for special occupancy parks.
- d) Factory-Built Housing Law:** relative to residential buildings, dwellings or portions thereof, or building components, or manufactured assemblies in accordance with HSC Section 19990.

The Public Problem, Administrative Requirement, or Other Circumstance Addressed

Administrative Requirement: HSC Sections 17922 and 19990 direct the Department of Housing and Community Development (HCD) to adopt the most recent edition of the model code, which, in this case, is the 2021 IBC published by ICC as selected by CBSC, into the 2022 CBC, Title 24, Part 2.

Rationale for Necessity

The 2021 IBC was published by ICC and will automatically become adopted in its entirety, pursuant to HSC Section 17922(b), one year from its date of publication if not amended and proposed by HCD to CBSC for adoption.

If the 2021 IBC becomes adopted in its entirety without being proposed for adoption with amendments by HCD to CBSC, such automatic adoption would cause considerable confusion because California amendments, also known as State amendments, are necessary modifications to the model code language to ensure that the 2022 CBC is consistent with state law and unique California conditions.

It is necessary to propose the adoption of some sections of the 2021 IBC, with amendments to the model code language, to incorporate state and federal laws and regulations, and to benefit the health, safety, and general welfare of California residents.

It is necessary to not propose the adoption of some sections of the 2021 IBC, as they would conflict with certain existing state and federal laws, and would not benefit the health, safety, and general welfare of California residents.

It is necessary to propose the removal of some California amendments previously proposed and adopted in the 2019 CBC that are duplicated or replaced by similar new model code language, or incorporated state and federal laws, and are no longer necessary.

It is necessary to propose to bring forward previously existing California amendments. Some existing amendments will be brought forward without any changes and will represent no change in their effect from the 2019 CBC. Other previously existing California amendments will be changed as explained below.

SPECIFIC PROPOSED REGULATORY ACTIONS

HCD proposes to adopt by reference the 2021 edition of the IBC with amendments as the 2022 CBC. These proposed amendments are intended to provide clarity, specificity and direction to the code user and to implement and make specific existing state laws. Many of the proposed amendments are a result of recommendations developed during the public participation period prior to submittal to CBSC to be included in the 2021 Triennial Code Adoption Cycle. The rationale for each amendment is listed in the following pages.

2019 and 2022 Tall Wood Provisions

The Governor's Executive Order B-52-18 directed HCD, the CBSC, the Division of the State Architect (DSA), Office of Statewide Health Planning and Development and the Office of the State Fire Marshal (SFM) to review and consider adoption of code change

proposals developed by ICC’s Ad Hoc Committee on Tall Wood Buildings and consider adoption of these proposals in the subsequent Intervening Code Adoption Cycle (2019 Intervening Code Adoption Cycle). The Committee studied building science for tall wood buildings and proposed revisions for the 2021 edition of the IBC to address building construction and inspections using mass timber, including Cross Laminated Timber (CLT). HCD’s proposals for the 2019 Intervening Code Adoption Cycle were co-adoptions, with other state agencies, of selected provisions related to construction using mass timber and construction of tall wood buildings. A large number of “early adoption” amendments were also proposed solely by SFM but are also applicable to residential buildings. HCD’s California amendments adopted during the 2019 Intervening Code Adoption Cycle are now subject to repeal when the published 2021 IBC is adopted with the duplicative ICC - approved code proposals. Some of these California amendments may consist of entire sections or subsections of code text or may be amendments within model code sections or subsections.

CBC code sections adopted during the 2019 Intervening Code Adoption Cycle included sections co-adopted with SFM for tall wood buildings: 2019 CBC Section 110.3.12; Section 202 (mass timber, wall, loading); Section 1705; Table 1705.5.7; Sections 1705.11.1, 1705.11.2, 1705.12.2, 1705.12.3, 1705.20; Sections 2304.10.1.2, 2304.11.3, 2304.11.4; Section 3102.3; and Chapter 35 (ASTM D3498-03(2011)).

Acronyms:

CBC	California Building Code
CBSC	California Building Standards Commission
CEC	California Electrical Code
CEBC	California Existing Building Code
CMC	California Mechanical Code
CPC	California Plumbing Code
CRC	California Residential Code
CALGreen	California Green Building Standards Code
HCD	Department of Housing and Community Development
IBC	International Building Code
IRC	International Residential Code

Item 1 CHAPTER 1 SCOPE AND ADMINISTRATION DIVISION I CALIFORNIA ADMINISTRATION

HCD proposes to bring forward existing California amendments in Chapter 1, Division I, from the 2019 CBC for adoption into the 2021 CBC with modifications as follows:

SECTION 1.1 – GENERAL

Section: 1.1.1 Title.

Rationale: HCD proposes continued adoption of the above referenced section with modification. The proposed modification updates the reference to the International Building

Code from the 2018 IBC to the 2021 IBC.

- Sections:**
- 1.1.2 Purpose.**
 - 1.1.3 Scope.**
 - 1.1.3.1 Nonstate-regulated buildings, structures, and applications.**
 - 1.1.3.2 State-regulated buildings, structures, and applications.**
 - 1.1.4 Appendices.**
 - 1.1.5 Referenced codes.**
 - 1.1.6 Nonbuilding standards, orders and regulations.**
 - 1.1.7 Order of precedence and use.**
 - 1.1.7.1 Differences.**
 - 1.1.7.2 Specific provisions.**
 - 1.1.7.3 Conflicts**
 - 1.1.7.3.1 Detached one-and two-family dwellings.**

Rationale: HCD proposes continued adoption of the above referenced sections without modifications. Chapter 1, Division I, contains general requirements specific to the needs of California and each state agency. Section 1.1 is similar to Section 1.1 in Chapter 1, Division I, in the California Residential Code (CRC), California Existing Building Code (CEBC), California Mechanical Code (CMC), and California Plumbing Code (CPC); and Article 89 in the California Electrical Code (CEC). There is no intended change in regulatory effect.

Item 7 in Section 1.1.3.2 was previously modified to replace the term “apartment houses” with “apartments,” as used in other chapters of the CBC. The term “apartment house” was defined and used last in the 2001 CBC, when the Uniform Building Code (UBC) was the model code in California. The term “apartment house” has not been used (except in Chapter 1) in the CBC since 2007, when the IBC became the model code. The term currently used in the CBC is “apartment.” Item 8 was previously modified for consistency with Chapter 11A during the 2013 Intervening Code Adoption Cycle. Changes for both items were for purposes of clarity and consistency for the code user.

Section 1.1.7.3.1 clarifies that structures meeting the scope of the CRC may be designed and constructed in accordance with the CRC or the CBC, but not both, unless specifically directed by the CRC to use the CBC for structures exceeding the design limitations established in the CRC. This section is intended to clarify that structures meeting the scope of the CRC are not required to comply with the more restrictive requirements of the CRC, if designed and constructed in accordance with the CBC. HCD proposes to delete “efficiency dwelling units” from the list. During the 2016 intervening code adoption cycle, “efficiency dwelling units” was removed from the list of what can be built to the CRC. This amendment was for consistency between the CRC and the CBC.

Section: 1.1.8 City, county or city and county amendments, additions or deletions.

Rationale: HCD proposes continued adoption of the above referenced section without modification. Chapter 1, Division I, contains general requirements specific to the needs of California and each state agency. Section 1.1 is similar to Section 1.1 in Chapter 1, Division I, in the CRC, CEBC, CMC, and CPC; and Article 89 in the CEC. There is no intended change in regulatory effect.

Sections: 1.1.8.1 Findings and filings.

Rationale: HCD proposes continued adoption of the above referenced section with a nonsubstantive editorial modification to Item 3 to reference to public access counter location for HCD. The proposed modification aligns the language in this section with the language in other parts of Title 24. There is no intended change in regulatory effect.

1.1.8.2 Locally adopted energy standards—California Energy Code, Part 6

Sections: **1.1.9 Effective date of this code.**
 1.1.10 Availability of codes.
 1.1.11 Format.
 1.1.12 Validity.

Rationale: HCD proposes continued adoption of the above referenced sections without modification. Chapter 1, Division I, contains general requirements specific to the needs of California and each state agency. Section 1.1 is similar to Section 1.1 in Chapter 1, Division I, in the CRC, CEBC, CMC, and CPC; and Article 89 in the CEC. There is no intended change in regulatory effect.

HCD previously proposed to adopt a new exception to Section 1.1.9 providing clarification of effective dates for HCD-approved plans for factory-built housing (FBH). Pursuant to the California Code of Regulations, Title 25, Section 3048, implementing the Factory-Built Housing Law (HSC Section 19960 *et seq.*), FBH plans are valid for a period of 36 months from the date of approval. This allowed approved plans to be valid during a period overlapping two triennial codes. The proposed exception had no change in regulatory effect but provided a clear reference for code users that FBH plans approved and in compliance with a prior code may still be valid for building permits submitted during the effective period of the subsequent code.

SECTION 1.8 – DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

Section: **1.8.1 Purpose.**

Rationale: HCD proposes continued adoption of the above referenced section without modification. Chapter 1, Division I, contains general requirements specific to California, and authorizes different state agencies to promulgate building standards and regulations. Section 1.8 *et seq.*, provides specific requirements and the authority vested to HCD by statute, promotes uniform enforcement throughout the state, and ensures local enforcement agencies are provided with accurate statutory information regarding the enforcement of building standards in California. There is no intended change in regulatory effect.

SECTION 1.8.2 – AUTHORITY AND ABBREVIATIONS

Section: **1.8.2.1 General.**

Rationale: HCD proposes continued adoption of the above referenced section without modification. Chapter 1, Division I, contains general requirements specific to California, and authorizes different state agencies to promulgate building standards and regulations. Section 1.8 *et seq.*, provides specific requirements and the authority vested to HCD by statute, promotes uniform enforcement throughout the state, and ensures local

enforcement agencies are provided with accurate statutory information regarding the enforcement of building standards in California. There is no intended change in regulatory effect.

Sections:

- 1.8.2.1.1 Housing construction.**
- 1.8.2.1.2 Housing accessibility.**
- 1.8.2.1.3 Permanent buildings in mobilehome parks and special occupancy parks.**

Rationale: HCD proposes continued adoption of the above referenced sections with new modifications. The proposed modifications provide clarity and consistency with all parts of Title 24 and update authority and references used for HCD 1, HCD 2, and HCD 1-AC. There is no intended change in regulatory effect. This change is in compliance with Nine - Point Criteria #2 to identify statutory authority for HCD to adopt regulations.

HCD had previously replaced the term “apartment houses” with “apartments,” as used in other chapters of the CBC. The term “apartment house” was defined and used last in the 2001 CBC, when the UBC was the model code in California. The term “apartment house” has not been used (except in Chapter 1) in the CBC since 2007, when the IBC became the model code. The term currently used in the CBC is “apartment.”

SECTION 1.8.3 – LOCAL ENFORCING AGENCY

Sections:

- 1.8.3.1 Duties and powers.**
- 1.8.3.2 Laws, rules and regulations.**
 - 1.8.3.2.1 State Housing Law.**
 - 1.8.3.2.2 Mobilehome Parks Act.**
 - 1.8.3.2.3 Special Occupancy Parks Act.**
 - 1.8.3.2.4 Employee Housing Act.**
 - 1.8.3.2.5 Factory-Built Housing Law.**

Rationale: HCD proposes continued adoption of the above referenced sections without modification. A previous modification to Section 1.8.3.1 directed the code user to additional requirements for existing residential buildings and appurtenant structures in the CEBC. The CEBC now includes provisions formerly in Chapter 34 of the 2013 CBC and applies to additions, alterations and repairs of existing buildings. There is no intended change in regulatory effect.

HCD had previously replaced the term “apartment houses” in Section 1.8.3.2.1 with “apartments,” and added the term “condominiums,” as used in other chapters of the CBC. The term “apartment house” was defined and used last in the 2001 CBC, when the UBC was the model code in California. The term “apartment house” has not been used (except in Chapter 1) in the CBC since 2007, when the IBC became the model code. The terms currently used in the CBC are “apartments” and “condominiums.”

SECTION 1.8.4 – PERMITS, FEES, APPLICATIONS AND INSPECTIONS

- Sections:**
- 1.8.4.1 Permits.**
 - 1.8.4.2 Fees.**
 - 1.8.4.3 Plan review and time limitations.**
 - 1.8.4.3.1 Retention of plans.**
 - 1.8.4.4 Inspections.**

Rationale: HCD proposes continued adoption of the above referenced sections without modification. Chapter 1, Division I, contains general requirements specific to California, and authorizes different state agencies to promulgate building standards and regulations. Section 1.8 *et seq.*, provides specific requirements and the authority vested to HCD by statute, promotes uniform enforcement throughout the state, and ensures local enforcement agencies are provided with accurate statutory information regarding the enforcement of building standards in California. There is no intended change in regulatory effect.

Section 1.8.4.3.1 was modified for the 2016 CBC to provide a correct reference to the definition of “Common Interest Development” in the Civil Code.

Section 1.8.4.4 was modified to provide a complete listing of the required inspections, which accommodated renumbering in the 2018 IBC as well as adoption of a new model code inspection requirement (Section 110.3.6 formerly adopted through emergency regulations for the 2016 CBC as Section 110.3.8.1). HCD also added a new field inspection requirement (Section 110.3.12) for mass timber connections during the 2019 Intervening Code Adoption Cycle. This inspection recognizes the building official’s ability to inspect the protection of connections as part of the normal permit inspection process. This was not proposed as a special inspection since no special expertise or special tools for inspections outside the capability of building officials were required. This proposal was from ICC’s Ad Hoc Committee on Tall Wood Buildings. The tall wood connection inspection is now Section 110.3.5 in the 2021 CBC. See history of tall wood provisions in the [Specific Proposed Regulatory Actions](#) section.

SECTION 1.8.5 – RIGHT OF ENTRY FOR ENFORCEMENT

Section: 1.8.5.1 General.

Rationale: HCD proposes continued adoption of the above referenced section without modification. Chapter 1, Division I, contains general requirements specific to California, and authorizes different state agencies to promulgate building standards and regulations. Section 1.8 *et seq.*, provides specific requirements and the authority vested to HCD by statute, promotes uniform enforcement throughout the state, and ensures local enforcement agencies are provided with accurate statutory information regarding the enforcement of building standards in California. There is no intended change in regulatory effect.

SECTION 1.8.6 – LOCAL MODIFICATION BY ORDINANCE OR REGULATION

- Sections:**
- 1.8.6.1 General.**
 - 1.8.6.2 Findings, filings, and rejections of local modifications.**

Rationale: HCD proposes continued adoption of the above referenced sections without modification. Chapter 1, Division I, contains general requirements specific to California, and authorizes different state agencies to promulgate building standards and regulations. Section 1.8 *et seq.*, provides specific requirements and the authority vested to HCD by statute, promotes uniform enforcement throughout the state, and ensures local enforcement agencies are provided with accurate statutory information regarding the enforcement of building standards in California. There is no intended change in regulatory effect.

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

Sections:

- 1.8.7.1 General.**
- 1.8.7.2 Local building departments.**
 - 1.8.7.2.1 Approval of alternates.**
 - 1.8.7.3 Department of Housing and Community Development.**

Rationale: HCD proposes continued adoption of the above referenced section without modification. Chapter 1, Division I, contains general requirements specific to California, and authorizes different state agencies to promulgate building standards and regulations. Section 1.8 *et seq.*, provides specific requirements and the authority vested to HCD by statute, promotes uniform enforcement throughout the state, and ensures local enforcement agencies are provided with accurate statutory information regarding the enforcement of building standards in California. There is no intended change in regulatory effect.

HCD had previously replaced the term “apartment houses” in Section 1.8.7.2 with “apartments,” and added the term “condominiums,” as used in other chapters of the CBC. The term “apartment house” was defined and used last in the 2001 CBC, when the UBC was the model code in California. The term “apartment house” has not been used (except in Chapter 1) in the CBC since 2007, when the IBC became the model code. The terms currently used in the CBC are “apartments” and “condominiums.”

HCD had previously proposed modifications in Section 1.8.7.2.1 to provide clarity and consistency with the language in Chapter 11A, modified during the 2013 Intervening Code Adoption Cycle, relocating definitions for terms used in Chapter 11A to Chapter 2.

HCD had previously replaced the term “apartment houses” in Section 1.8.7.3 with “apartments,” and added the term “condominiums,” as used in other chapters of the CBC. The term “apartment house” was defined and used last in the 2001 CBC, when the UBC was the model code in California. The term “apartment house” has not been used (except in Chapter 1) in the CBC since 2007, when the IBC became the model code. The terms currently used in the CBC are “apartments” and “condominiums.”

SECTION 1.8.8 – APPEALS BOARD

Sections:

- 1.8.8.1 General.**
- 1.8.8.2 Definitions.**
- 1.8.8.3 Appeals.**

Rationale: HCD proposes continued adoption of the above referenced sections without modification. HCD previously proposed to add the term “construction” to the text in Section 1.8.8.1 addressing the authority of local jurisdictions to hear appeals. The proposed modification provides clarity to the code user and consistency with the HSC and Section 1.8.8.2 of this code. There is no intended change in regulatory effect.

SECTION 1.8.9 - UNSAFE BUILDINGS OR STRUCTURES

Sections: **1.8.9.1 Authority to enforce.**
 1.8.9.2 Actions and proceedings.

Rationale: HCD proposes continued adoption of the above referenced sections without modification. Chapter 1, Division I, contains general requirements specific to California, and authorizes different state agencies to promulgate building standards and regulations. Section 1.8 *et seq.*, provides specific requirements and the authority vested to HCD by statute, promotes uniform enforcement throughout the state, and ensures local enforcement agencies are provided with accurate statutory information regarding the enforcement of building standards in California. There is no intended change in regulatory effect.

SECTION 1.8.10 - OTHER BUILDING REGULATIONS

Sections: **1.8.10.1 Existing structures.**
 1.8.10.2 Moved structures.

Rationale: HCD proposes continued adoption of the above referenced sections without modification. There is no intended change in regulatory effect.

HCD previously proposed modification to Section 1.8.10.1 to recognize and incorporate reference to the CEBC for existing structures, corrects statutory references, and provides consistency with other California codes.

HCD previously proposed modification to Section 1.8.10.2 to remove reference to CBC, Chapter 34, correct statutory references, and provide consistency with other California codes.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 2

CHAPTER 1

DIVISION II

SCOPE AND ADMINISTRATION

HCD proposes to adopt Chapter 1, Division II, Sections 105.2 (Building: 1 – 13 only), 107.1, 107.2.1, 107.2.3, 107.2.4, 107.2.5, 107.2.6, 107.2.6.1, 107.2.7, 110.3.1, 110.3.2, 110.3.3, 110.3.4, 110.3.4.1, 110.3.5 (NEW), 110.3.6 (formerly 110.3.5), 110.3.7 (formerly 110.3.6), 110.3.8 (formerly 110.3.7), 110.3.10 (formerly 110.3.9), 110.3.11 (formerly 110.3.10), 110.3.11.1 (formerly 110.3.10.1), 110.3.12 (formerly 110.3.11), 110.3.12.1

(formerly 110.3.11.1), and 110.3.12.2 (formerly California amendment 110.3.11.2) from the 2021 IBC into the 2022 CBC with new and existing amendments as follows. HCD proposes to not carry forward existing California amendment Section 110.3.12 from the 2019 CBC to the 2022 CBC. HCD proposes to repeal 2019 CBC Section 110.3.12 and adopt 2021 IBC Section 110.3.5.

Section: 105.2 Work exempt from permit. Building Items 1-13 only.

Rationale: HCD proposes continued adoption of the above referenced section from the 2021 IBC into the 2022 CBC without amendments. There is no intended change in regulatory effect.

Sections: **107.1 General.**
 107.2.1 Information on construction documents.
 107.2.3 Means of egress.
 107.2.4 Exterior wall envelope.

Rationale: HCD proposes continued adoption of the above referenced sections from the 2019 IBC into the 2022 CBC without modification. These sections are referenced in other parts of this code adopted by HCD and used as part of the local agency permitting and inspection process. HCD's adoption of these sections gives local enforcing agencies clear guidance on the type of information required on submitted documents. There is no intended change in regulatory effect.

Sections: **107.2.6 Site plan.**
 107.2.6.1 Design flood elevations.
 107.2.7 Structural information.

Rationale: HCD proposes continued adoption of the above referenced sections from the 2019 IBC into the 2022 CBC without modification. These sections are referenced in other parts of this code adopted by HCD and used as part of the local agency permitting and inspection process. HCD's adoption of these sections gives local enforcing agencies clear guidance on the type of information required on submitted documents. There is no intended change in regulatory effect.

SECTION 110 – INSPECTIONS

Sections: **110.3.1 Footing and foundation inspection.**
 110.3.2 Concrete slab and under-floor inspection.
 110.3.3 Lowest floor elevation.
 110.3.4 Frame inspection.

Rationale: HCD proposes continued adoption of the above referenced sections from the 2021 IBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 110.3.4.1 [HCD 1] Moisture content verification.

Rationale: HCD proposes continued adoption of the above referenced California amendment from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 110.3.5 Types IV-A, IV-B and IV-C connection protection inspection.

Rationale: HCD proposes to adopt the above referenced section from the 2021 IBC into the 2022 CBC without modification. This model code section is proposed for adoption instead of 2019 CBC Section 110.3.12 which is repealed. There is no intended change in regulatory effect.

Associated sections (2019 CBC/2021 IBC): 110.3.12/110.3.5; Mass timber; Wall, load bearing; (1705.5.7/1705.5.3), (Table 1705.5.7/Table 1705.5.3), 1705.11.1/1705.12.1), (1705.11.2/1705.12.2, 1705.12.2/1705.13.2), (1705.12.3/1705.13.3), 1705.20, 2304.10.1.2; 2304.11.3; 2304.11.4; 3102.3; 3102.6.1.1 and ASTM D3498.

Sections: **110.3.6 (Formerly 110.3.5) Lath, gypsum board and gypsum panel product inspection.**
 110.3.7 (Formerly 110.3.6) Weather-exposed balcony and walking surface water proofing.
 110.3.8 (Formerly 110.3.7) Fire- and smoke-resistant penetrations.
 110.3.9 (Formerly 110.3.8) Energy efficiency inspections.
 110.3.10 (Formerly 110.3.9) Other inspections.
 110.3.11 (Formerly 110.3.10) Special inspections.
 110.3.12 (Formerly 110.3.11) Final inspection.
 110.3.12.1 (Formerly 110.11.1) Flood hazard documentation.

Rationale: HCD proposes continued adoption of the above referenced sections, except section 110.3.9, from the 2021 IBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section:110.3.12.2 (formerly 110.3.11.2) [HCD 1] Operation and maintenance manual.

Rationale: HCD proposes continued adoption of the above referenced existing California amendment from the 2019 CBC into the 2022 CBC without modification. There is no change to the existing California amendment except for renumbering. There is no intended change in regulatory effect.

Section: 110.3.12 (2019 CBC) Type IV-A, IV-B and IV-C connection protection inspection.

Rationale: HCD proposes to repeal the existing California amendment and adopting 2021 IBC section 110.3.5 which includes the same provisions. Repeal avoids duplication in the code (Nine Point Criteria #1).

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 3 CHAPTER 2 DEFINITIONS

HCD proposes to adopt Chapter 2 from the 2021 IBC into the 2022 CBC with new and existing amendments as follows: HCD proposes to repeal 2019 CBC Chapter 2

Section 202 definition for “Mass Timber” and adopt 2021 IBC Section 202 model code definition for “Mass Timber.”

**SECTION 202 – DEFINITIONS
ACCESSIBILITY.**

Rationale: HCD proposes continued adoption of the above referenced California amendment (definition) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

**ACCESSIBLE.
ACCESSIBLE ROUTE.**

Rationale: HCD proposes continued non-adoption of the above referenced definitions from the 2021 IBC. HCD proposes to continue adoption of replacement California amendments (definitions) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

**ACCESSIBLE SPACE.
ACCESSORY DWELLING UNIT.
ADAPTABLE DWELLING UNIT.**

Rationale: HCD proposes continued adoption of the above referenced California amendments (definitions) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

**APPROVED.
APPROVED AGENCY.**

Rationale: HCD proposes to adopt the above referenced definitions from the 2021 IBC and the California amendments (definitions) for adoption into the 2022 CBC without modification. There is no intended change in regulatory effect.

**APPROVED LISTING AGENCY.
APPROVED TESTING AGENCY.
ASSISTIVE DEVICE.
AUTOMATIC DOOR.
BATHROOM.**

Rationale: HCD proposes continued adoption of the above referenced California amendments (definitions) from the 2019 CBC into the 2022 CBC without modification. The term “Bathroom” was adopted for purposes of Chapter 11A. There is no intended change in regulatory effect.

BUILDING.

Rationale: HCD proposes continued adoption of the above referenced definition from the 2021 IBC and existing California amendment with editorial modification. The modification has no intended change in regulatory effect.

**BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.
BUILDING, EXISTING.
CARRIAGE UNIT.**

Rationale: HCD proposes continued adoption of the above referenced California amendments (definitions) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

CELLULAR CONCRETE.

Rationale: HCD proposes continued adoption of the above referenced definition from the 2021 IBC and existing California amendment with modification. The modification has no intended change in regulatory effect.

CHARACTERS.

CLEAR FLOOR SPACE.

COMMON USE AREAS.

Rationale: HCD proposes continued adoption of the above referenced California amendments (definitions) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

CONCRETE, Cellular

Rationale: HCD proposes continued adoption of the above referenced definition from the 2021 IBC and existing California amendment without modification. The existing amendment directs the code user to “Cellular Concrete.” There is no intended change in regulatory effect.

CONGREGATE RESIDENCE.

COVERED MULTIFAMILY DWELLINGS.

Rationale: HCD proposes continued adoption of the above referenced California amendments (definitions) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

HCD previously repealed an existing definition of “covered multifamily dwellings,” and adopted a new definition into the 2016 CBC. The newer definition is a result of comments received from stakeholders, code users and enforcing agencies.

CROSS SLOPE.

CURB CUT.

CURB RAMP.

DEPARTMENT.

DETACHED SINGLE-FAMILY DWELLING.

DETECTABLE WARNING.

DIRECTIONAL SIGN.

DWELLING UNIT

Rationale: HCD proposes continued adoption of the above referenced California amendments (definitions) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

EFFICIENCY DWELLING UNIT.

Rationale: HCD proposes continued adoption of the above referenced California amendment (definition) from the 2019 CBC into the 2022 CBC with modification to

accommodate renumbering in the model code. The modification has no intended change in regulatory effect.

ELEVATOR, PASSENGER.

Rationale: HCD proposes continued adoption of the above referenced existing California amendment (definition) without modification. The definition refers the code user to the HCD definition located under “Passenger Elevator” in the 2022 CBC. There is no intended change in regulatory effect.

ENFORCEMENT.

ENFORCING AGENCY.

ENTRANCE.

EQUIVALENT FACILITATION.

FAMILY.

GRAB BAR.

GRADE.

GROUND FLOOR.

Rationale: HCD proposes continued adoption of the above referenced California amendments (definitions) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

GUARD OR GUARDRAIL.

Rationale: HCD proposes continued adoption of the above referenced definition with an existing California amendment (definition). The existing amendment informs the code user that the term “guardrail” is synonymous with the 2021 IBC definition of guard. There is no intended change in regulatory effect.

HOTEL OR MOTEL.

HOUSING AT A PLACE OF EDUCATION.

INTERNATIONAL SYMBOL OF ACCESSIBILITY.

KICK PLATE.

Rationale: HCD proposes continued adoption of the above referenced California amendments (definitions) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

LABELED.

Rationale: HCD proposes continued adoption of the above referenced definition with an existing California amendment from the 2019 CBC into the 2022 CBC without modification. The existing amendment provides clarity and consistency with the definition in the HSC Section 17920(g). There is no intended change in regulatory effect.

LAVATORY.

LEVEL AREA.

LIFT, PLATFORM (WHEELCHAIR).

Rationale: HCD proposes continued adoption of the above referenced California amendments (definitions) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

LISTED.

Rationale: HCD proposes continued adoption of the above referenced definition with an existing California amendment (definition) from the 2019 CBC into the 2022 CBC without modification. The amendment provides consistency with language in the HSC Section 17920 (h). There is no intended change in regulatory effect.

LISTING AGENCY.

Rationale: HCD proposes continued adoption of the above referenced California amendment (definition) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

LIVE/WORK UNIT

Rationale: HCD proposes continued adoption of the above referenced definition with a California amendment from the 2019 CBC into the 2022 CBC without modification. The amendment clarifies that a building owner may also reside in the live/work unit and operate the activities in the nonresidential portion of the unit. The term “tenant” is usually used for a person(s) renting or leasing the unit. There is no intended change in regulatory effect.

LOBBY.

LODGING HOUSE.

Rationale: HCD proposes continued adoption of the above referenced California amendment (definition) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

MARKED CROSSING.

Rationale: HCD proposes continued adoption of the above referenced California amendment (definition) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

MASS TIMBER.

Rationale: HCD proposes to adopt the above referenced definition from the 2021 IBC and repeal the above referenced California amendment (definition) in the 2019 CBC. There is no intended change in regulatory effect.

Associated sections (2019 CBC/2021 IBC): (110.3.12/110.3.5); Mass timber; Wall, load bearing; (1705.5.7/1705.5.3), (Table 1705.5.7/Table 1705.5.3), (1705.11.1/1705.12.1), (1705.11.2/1705.12.2), (1705.12.2/1705.13.2), (1705.12.3/1705.13.3), 1705.20, 2304.10.1.2; 2304.11.3; 2304.11.4; 3102.3; 3102.6.1.1 and ASTM D3498.

MOTEL.

MULTISTORY DWELLING UNIT.

NEWLY CONSTRUCTED.

NORMAL.

OPEN RISER.

OPERABLE PART.

PASSAGE DOOR.

Rationale: HCD proposes continued adoption of the above referenced California amendments (definitions) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

PASSENGER ELEVATOR.
PASSIVE SOLAR ENERGY COLLECTOR.
PEDESTRIAN.
PEDESTRIAN WAY.
PERSONS WITH DISABILITIES.
PICTOGRAM.
PLACE OF PUBLIC ACCOMMODATION.
PLATFORM (WHEELCHAIR) LIFT.
POWDER ROOM.
PRIMARY ENTRY.
PRIMARY ENTRY LEVEL.
PUBLIC ENTITY.
PUBLIC HOUSING.
PUBLIC USE AREAS.
RECOMMEND.
RISER.
RUNNING SLOPE.
SANITARY FACILITY.
SHOULD.
SIDEWALK.

Rationale: HCD proposes continued adoption of the above referenced California amendments (definitions) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SIGN.

Rationale: HCD proposes continued adoption of the above referenced California amendment (definition) from the 2019 CBC into the 2022 CBC without modification. HCD proposes to continue to co-adopt the definition with DSA-AC for clarity and consistency. There is no intended change in regulatory effect.

SINGLE-ACCOMMODATION SANITARY FACILITY.
SINK.
SITE DEVELOPMENT.
SLEEPING ACCOMMODATIONS.
SLOPE.
SPACE.
TACTILE.
TACTILE SIGN.
TESTING AGENCY.
TEXT TELEPHONE.
TRANSIENT LODGING.
TREAD.
TTY.

**UNREASONABLE HARDSHIP.
VEHICULAR OR PEDESTRIAN ARRIVAL POINTS.
VEHICULAR WAY.
WALK.**

Rationale: HCD proposes continued adoption of the above referenced California amendments (definitions) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

WALL, LOAD-BEARING.

Rationale: HCD proposes to adopt the above referenced definition from the 2021 IBC without modification into the 2022 CBC. HCD proposes to not bring forward the above referenced definition from the 2019 CBC adoption of the model code with HCD amendment.

Associated sections (2019 CBC/2021 IBC): (110.3.12/110.3.5); Mass timber; Wall, load bearing; (1705.5.7/1705.5.3), (Table 1705.5.7/Table 1705.5.3), (1705.11.1/1705.12.1), (1705.11.2/1705.12.2), (1705.12.2/1705.13.2), (1705.12.3/1705.13.3), 1705.20, 2304.10.1.2; 2304.11.3; 2304.11.4; 3102.3; 3102.6.1.1 and ASTM D3498.

WHEELCHAIR.

Rationale: HCD proposes continued adoption of the above referenced California amendment (definition) from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

**Item 4
CHAPTER 2
DEFINITIONS**

HCD proposes to not adopt the following Chapter 2 definitions from the 2021 IBC:

ACCESSIBLE UNIT.

Rationale: HCD proposes to not adopt the above referenced definition from the 2021 IBC. The term “accessible unit” is not used in HCD’s accessibility standards. There is no need for an unused term to be defined.

COMMON USE.

Rationale: HCD proposes to not adopt the above referenced definition from the 2021 IBC. The term “common use” is not used in HCD’s proposed accessibility standards. HCD proposes to bring forward the definition of “common use areas” from the 2019 CBC (see rationale in Item 3).

DWELLING UNIT, EFFICIENCY.

Rationale: HCD proposes to not adopt of the above referenced definition from the 2021 IBC into the 2022 CBC. HCD has adopted its own definition for “efficiency dwelling unit.”

INTENDED TO BE OCCUPIED AS A RESIDENCE

Rationale: HCD proposes to not adopt the above referenced definition from the 2021 IBC. The term is used only in Chapter 11, which is not adopted in California and not printed in the CBC. There is no need for unused terms to be defined.

LODGING HOUSE.

Rationale: HCD proposes to not adopt the definition of lodging house from the 2021 IBC. HCD proposes to continue adoption of the California amendment (definition) from the 2019 CBC into the 2022 CBC without modification. The last modifications included changes to provide clarity and consistency with the definition of transient lodging and addition of the (HCD 1-AC) banner, clarifying that the term is used in Chapter 11A.

MULTILEVEL ASSEMBLY SEATING. MULTISTORY UNIT

Rationale: HCD proposes to not adopt the above referenced definitions from the 2021 IBC. The terms are used only in IBC Chapter 11, which is not adopted in California and is not printed in the CBC. There is no need for unused terms to be defined.

PUBLIC-USE AREAS.

Rationale: HCD proposes to not adopt the above referenced definition from the 2021 IBC. HCD proposes to bring forward the California definition of “public use areas” from the 2019 CBC for adoption into the 2022 CBC without modification.

HCD previously added the phrase “or facility” in order to clarify that public use areas are not limited to rooms or spaces of a building only, but may include rooms or spaces at a facility (such as swimming pools, tennis courts, playgrounds, etc.).

SELF-SERVICE STORAGE FACILITY. TYPE A UNIT. TYPE B UNIT.

Rationale: HCD proposes to not adopt the above referenced definitions from the 2021 IBC. The terms are used only in IBC Chapter 11, which is not adopted in California and is not printed in the CBC. There is no need for unused terms to be defined.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 5

CHAPTER 3

OCCUPANCY CLASSIFICATION AND USE

HCD proposes to adopt Chapter 3, except Section 308.3, from the 2021 IBC into the 2022 CBC, with new and existing amendments as follows:

SECTION 302 – OCCUPANCY CLASSIFICATION AND USE DESIGNATION

Section: **302.1 Occupancy classification. (Item 11)**

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The existing amendment adds Group R-2.1 and Group R - 3.1 occupancy classifications to correlate with SFM’s existing amendment in Section 310. The existing amendment has been brought forward from the 2019 CBC into the 2022 CBC. There is no intended change in regulatory effect.

SECTION 310 – RESIDENTIAL GROUP R

Sections: **310.2 Residential Group R-1.**
 310.3 Residential Group R-2.

Rationale: HCD proposes continued adoption of the above referenced sections with existing California amendments. These amendments add text to include efficiency dwelling units. The existing amendments have been brought forward from the 2019 CBC into the 2022 CBC. There is no intended change in regulatory effect.

Section: **310.4 Residential Group R-3.**

Rationale: HCD proposes to continue adoption of the above referenced section with existing California amendments. These amendments add Group R-2.1 and Group R-3.1 occupancy classifications to correlate with SFM’s existing amendment in Section 310; and add text to include efficiency dwelling units. The existing amendments have been brought forward without modification from the 2019 CBC into the 2022 CBC. There is no intended change in regulatory effect.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 6

CHAPTER 4

SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

HCD proposes to adopt Chapter 4 from the 2021 IBC into the 2022 CBC with new and existing amendments as follows:

SECTION 406 – MOTOR-VEHICLE RELATED OCCUPANCIES

Section: **406.2.1 Automatic garage door openers and vehicular gates.**

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment, which provides reference to statutory requirements for garage door openers. The existing amendment has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 406.2.2 Clear height.

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The model code's exception for a parking tier in mechanical-access open parking garages would not be a parking space with needed access by the general public. Therefore, the existing amendment still provides a correct reference to Chapter 11A for vehicle and traffic areas accessed by the public. The existing amendment has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 406.2.3 Accessible parking spaces.

Rationale: HCD proposes continued adoption the above referenced section with an existing California amendment. The amendment provides a correct reference to Chapters 11A for accessibility requirements related to parking spaces. The existing amendment has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 406.2.7 Electric vehicle charging stations and systems.

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment with modification. The modification is editorial (italicizing) and has no intended change in regulatory effect. The existing amendment provides correct references to the CEC and CALGreen; and to Chapters 11A and 11B for accessibility requirements related to electric vehicle charging stations. There is no intended change in regulatory effect.

Section: 406.2.9 Equipment and appliances.

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The existing amendment provides correct references to the CMC, CPC, and CEC. This section is a generalized section for design of all equipment and appliances. The existing amendment has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 419 LIVE/WORK UNITS (2019 CBC)

This section has been relocated to section 508.5 in the 2021 IBC. Associated California amendments are proposed for relocation in Section 508.5.

SECTION 420 – GROUPS I-1, R-1, R-2, R-2.1, R-3, R-3.1 AND R-4

Section: 420.1 General.

Rationale: HCD proposes continued adoption the above referenced section with existing California amendments, including title for Section 420. The existing amendments add Group R-2.1 and Group R-3.1 occupancy classifications to correlate with SFM's existing

amendment in Section 310. The existing amendments have been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 420.11.1 (Formerly 420.10.1) Cooking appliances.

Rationale: HCD proposes continued adoption the above referenced section with existing California amendments. The amendments reference the CMC for cooking hood installations and repeals the reference to the energy code and provides a correct reference to the CMC and CEC, which includes sound rating and field verification requirements for range hoods. There is no intended change in regulatory effect.

Section: 420.12 (Formerly 420.11) Construction waste management.

Rationale: HCD proposes continued adoption of the above referenced existing California amendment with new modification (renumbering). During the 2012 Triennial Code Adoption Cycle, pointers to mandatory provisions in CALGreen were adopted to enhance user convenience and familiarity. The existing amendment provides a reference to the construction waste reduction requirements in CALGreen and has been renumbered to accommodate renumbering in the 2021 IBC. There is no change in regulatory effect.

**Sections: 420.13 (Formerly 420.12) Special provisions for residential hotels.
420.13.1 (Formerly 420.12.1) Locking mail receptacles.**

Rationale: HCD proposes continued adoption of the above referenced existing California amendments with modifications (renumbering). The existing amendments are necessary for implementation of a statutory requirement for locking mail receptacles for each residential unit in residential hotels. The amendments also serve as pointers to HSC Section 17958.3 for further reference and detail. The amendments have been renumbered to accommodate renumbering in the 2021 IBC. There is no intended change in regulatory effect.

Section: 420.14 (Formerly 420.13) Electric vehicle (EV) charging for new construction.

Rationale: HCD proposes continued adoption of the above referenced California amendment with modification. The modification deletes the reference to infrastructure requirements for electric vehicle (EV) charging because the scope of the 2022 CALGreen Code is proposed to expand EV charging provisions to include low-power Level 2 receptacles as well as installation of EV chargers. The amendments in the CBC have no fiscal impact since they are only a reference to the 2022 CALGreen Code. The fiscal impacts of the 2022 CALGreen Code are discussed in a separate rulemaking.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 7

CHAPTER 5

GENERAL BUILDING HEIGHTS AND AREAS

HCD proposes to adopt Chapter 5 from the 2021 IBC into the 2022 CBC with new and existing amendments as follows:

SECTION 503 – GENERAL BUILDING HEIGHT AND AREA LIMITATIONS

Section: **503.1 General. Exception.**

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The existing amendment clarifies the exception for types of construction, which may be used for limited-density owner-built rural dwellings. The existing amendment has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 508 – MIXED USE AND OCCUPANCY

Section : **508.5 (Formerly 419.1) Live/work units.**

Rationale: HCD proposes continued adoption of the above referenced section as renumbered 419.1 to 508.5 with an existing amendment with modification. HCD's amendment (exception) clarifies that local building departments are required to permit live/work units to be constructed in accordance with the CRC. The same language is used in the Section 1.1.3, Exception 1, of the CRC. In response to concerns expressed at the CBSC's July 31, 2018, Code Advisory Committee (CAC), HCD coordinated with SFM on the existing amendment. HCD's current proposal is to provide a correct reference to Section 508.5 in Exception 2. There is no intended change in regulatory effect.

Sections: **508.5.1 (Formerly 419.1.1) Limitations.**
 508.5.2 (Formerly 419.2) Occupancies.

Rationale: HCD proposes continued adoption of the above referenced section as renumbered 419.1.1 to 508.5.1; and 419.2 to 508.5.2. HCD proposes to adopt the above referenced sections from the 2021 IBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: **508.5.3 (Formerly 419.3) Means of egress.**

Rationale: HCD proposes continued adoption of the above referenced section with an existing amendment. HCD's amendment (exception) clarifies that the residential area of a live/work unit is now required to comply with Chapter 10 if constructed in accordance with the CRC. Section R311 of the CRC provides measures for means of egress for one- and two-family dwellings and townhouses. In response to concerns expressed at the CBSC's July 31, 2018, CAC, HCD has coordinated with SFM on the existing amendment. The existing amendment has been brought forward from the 2021 IBC for adoption into the 2022 CBC. There is no intended change in regulatory effect.

Sections: **508.5.4 (Formerly 419.3.1) Egress capacity.**
 508.5.5 (Formerly 419.3.2) Spiral stairways.
 508.5.6 (Formerly 419.4) Vertical openings.
 508.5.7 (Formerly 419.5) Fire protection.

Rationale: HCD proposes continued adoption of the above referenced section as renumbered 419 to 508.5 Sections as shown above. HCD proposes to adopt the above referenced sections from the 2021 IBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 508.5.8 (Formerly 419.6) Structural

Rationale: HCD proposes continued adoption of the above referenced section with an existing amendment. HCD's amendment (exception) clarifies that the residential area of live/work unit is not required to comply with the live load requirements in the CBC if constructed in accordance with the CRC. In response to concerns expressed at the CBSC's July 31, 2018, CAC, HCD has coordinated with SFM on the existing amendment. The existing amendment has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 508.5.9 (Formerly 419.7) Accessibility.

Rationale: HCD proposes continued adoption of the above referenced section with an existing amendment with modification (punctuation). The existing amendment provides a correct reference to Chapter 11A for accessibility requirements and possible applicable accessibility provisions (depending on building design and use) in Chapter 11A, since Chapter 11 of the 2021 IBC is not proposed for adoption and will not be printed in the 2022 CBC. The existing amendment has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 508.5.10 (Formerly 419.8) Ventilation.

Section: 508.5.11 (Formerly 419.9) Plumbing facilities.

Rationale: HCD proposes continued adoption of the above referenced sections with existing California amendments. These amendments referencing the CMC for ventilation and the CPC for plumbing fixtures and accessibility. The existing amendment has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 8

CHAPTER 6

TYPES OF CONSTRUCTION

HCD proposes to adopt Chapter 6 from the 2021 IBC into the 2022 CBC with an existing amendment as follows:

SECTION 603 – COMBUSTIBLE MATERIAL IN TYPE I AND II CONSTRUCTION

Section: 603.1.3 Electrical.

Rationale: HCD proposes continued adoption of the above referenced section with an

existing California amendment. The existing amendment provides correct references to the CEC. The existing amendment has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 9

CHAPTER 7

FIRE AND SMOKE PROTECTION FEATURES

HCD proposes to adopt Chapter 7 from the 2021 IBC into the 2022 CBC with new and existing amendments as follows:

SECTION 703 – FIRE RESISTANCE RATINGS AND FIRE TESTS

Section: 703.4 Automatic sprinklers. (2019 CBC)

Rationale: HCD proposes to repeal the above referenced existing California amendment in the 2019 CBC. The new model code has been reorganized to no longer need the existing amendment. There is no need for the existing California amendment to be brought forward for adoption into the 2022 CBC.

SECTION 721 – PRESCRIPTIVE FIRE RESISTANCE

**Sections: 721.2 Cellular concrete.
721.2.1 Use and application.**

Rationale: HCD proposes continued adoption of the above referenced existing California amendments, which provide measures for the use of cellular concrete. The existing amendments have been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 10

CHAPTER 8

INTERIOR FINISHES

HCD proposes to adopt Chapter 8 from the 2021 IBC into the 2022 CBC without amendments.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 11

CHAPTER 9

FIRE PROTECTION AND LIFE SAFETY SYSTEMS

HCD proposes to adopt Chapter 9 from the 2021 IBC into the 2022 CBC with new and existing amendments as follows:

SECTION 904 – ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS

Section: 904.3 Installation.

Rationale: HCD proposes continued adoption the above referenced section from the 2021 IBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 904.3.1 Electrical wiring.

Rationale: HCD proposes continued adoption of the above referenced existing California amendment. The amendment has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 907 – FIRE ALARM AND DETECTION SYSTEMS

Section: 907.5.2.3.3 Group R-2.

Section: 907.6.1 Wiring.

Rationale: HCD proposes continued adoption of the above referenced sections with existing California amendments. The amendments have been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 915 – CARBON MONOXIDE DETECTION

Rationale: HCD adopted Section 915 for the 2016 CBC. This adoption incorporated provisions from the 2013 CBC, Section 420.6 (California amendment) containing the State requirements for carbon monoxide (CO) alarms in Group R new and existing occupancies. The amendments were consistent with NFPA 720 Standards for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, which provided clarity for implementation and enforcement.

Section: 915.1 General.

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The amendment has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

**Sections: 915.1.1 Where required.
915.1.2 Fuel-burning appliances and fuel-burning fireplaces.
915.1.3 Fuel burning, forced-air furnaces.**

915.1.4 Fuel-burning appliances outside of dwelling units, sleeping units and classrooms.

915.1.5 Private garages.

915.1.6 Exempt garages.

Rationale: HCD proposes continued adoption of the above referenced sections from 2021 IBC into the 2022 CBC without modification.

Sections: **915.2 Locations.**
 915.2.1 Dwelling units.

Rationale: HCD proposes continued adoption of the above referenced sections with existing California amendments. The amendments have been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Sections: **915.2.2 Sleeping units.**
 915.2.3 Group E occupancies.
 915.3 Carbon monoxide detection.

Rationale: HCD proposes continued adoption of the above referenced sections with existing California amendments. These sections have been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: **915.4 Carbon monoxide alarms.**

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: **915.4.1 Power source.**

Rationale: HCD proposes continued adoption of the above referenced section with California amendments with modification. The new amendment replaces the reference to NFPA 720 with NFPA 72. NFPA 720, Installation of Carbon Monoxide (CO) Detection and Warning Equipment, was retired in 2018, and the requirements from NFPA 720 have been integrated into NFPA 72. This change collects the requirements for smoke alarms, carbon monoxide alarms, smoke detectors, and carbon monoxide detectors in the same document. The modification has no intended change in regulatory effect.

Sections: **915.4.2 Listings.**

Rationale: HCD proposes continued adoption of the above referenced section with model code language and existing California amendment. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: **915.4.3 Locations.**

Rationale: HCD proposes continued adoption of the above referenced section from the 2021 IBC into the 2022 CBC without modification.

Section: **915.4.4 Combination alarms.**

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 915.4.5 Interconnection.

Rationale: HCD proposes continued adoption of the above referenced existing California amendment. The amendment has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 915.5.2 Locations.

Rationale: HCD proposes continued adoption of the above referenced section with a California amendment with modification. The existing amendment deleted model code provisions allowing Section 915 to supersede NFPA 720 for locating CO detectors, and provided an additional option for compliance with NFPA 720. NFPA 720 provided specific locations for installation of CO detectors, but also provided for a performance-based design, which may identify other locations. The new amendment replaces the reference to NFPA 720 with NFPA 72. See section 915.4.1. There is no intended change in regulatory effect.

Section: 915.5.3 Combination detectors.

Rationale: HCD proposes continued adoption of the above referenced section with existing California amendments. The existing amendments incorporate language from the 2013 CBC, Section 420.6, which contained the State requirements for CO alarms (including combination CO/smoke alarms) in Group R new and existing occupancies. This amendment implements the mandates contained in the HSC, Section 13263, and provides clarity and consistency for implementation and enforcement. The existing amendments have been brought forward from the 2019 CBC for adoption into the 2022 CBC. There is no intended change in regulatory effect.

Section: 915.6 Maintenance.

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment with modification. The existing amendment incorporated language from the International Fire Code, which was not proposed for adoption by HCD. The amendment provided clarity and consistency for implementation and enforcement. The new amendment replaces the reference to NFPA 720 with NFPA 72. See section 915.4.1.

Section: 915.7 Visible alarms.

Rationale: HCD proposes continued adoption of the above referenced existing California amendment with modification. Section 915.7 incorporates language from the 2013 CBC, Section 420.6, which contained the State requirements for CO alarms in Group R new and existing occupancies. The amendment provides clarity for implementation and enforcement. The new amendment replaces the reference to NFPA 720 with NFPA 72. See section 915.4.1.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 12
CHAPTER 10
MEANS OF EGRESS

HCD proposes to adopt Chapter 10 from the 2021 IBC into the 2022 CBC with new and existing amendments as follows:

SECTION 1003 – GENERAL MEANS OF EGRESS

Section: **1003.1 Applicability.**

Section: **1003.3 Protruding objects.**
1003.3.4 Clear width.

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification.

Section: **1003.5 Elevation change. Exceptions.**

Rationale: HCD proposes continued adoption of the above referenced section with existing California amendments. The existing amendments directs the code user to the accessibility provisions in Chapter 11A since Chapter 11 of the IBC is not proposed for adoption and will not be printed in the CBC. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 1009 – ACCESSIBLE MEANS OF EGRESS

Section: **1009.1 Accessible means of egress required.**

Rationale: HCD proposes continued adoption of the above referenced section with model code language and existing California amendment. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification.

Sections: **1009.2 Continuity and components. (Items 1- 6 and 8 amended).**
1009.3 Stairways.
1009.5 Platform lifts.

Rationale: HCD proposes continued adoption of the above referenced sections with existing California amendments. The existing amendments direct the code user to the accessibility provisions located in Chapter 11A. These sections have been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: **1009.6 Area of refuge.**

Rationale: HCD proposes continued adoption of the above referenced section without modification.

Section: **1009.6.3 Size.**

Rationale: HCD proposes to adopt the above referenced section with an existing California amendment with modification. The modification addresses an increase in size of wheelchair spaces in an area of refuge from 30 inches by 48 inches to 30 inches by 52 inches to accommodate changes in the model code. This amendment has been coordinated with the SFM.

Section: **1009.8 Two way communication.**
 1009.8.1 System requirements.
 1009.8.1.1. Visible communication method.

Rationale: HCD proposes continued adoption of the above referenced California amendment in section 1009.8.1.1 which directs the code user to the accessibility provisions located in Chapter 11A, Section 1138A.4. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect. Sections 1009.8 and 1009.8.1 are only shown for context; There are no proposed changes to model code in these two sections.

Section: **1009.8.2 Directions.**
 1009.9 Signage.
 1009.11 Instructions.

Rationale: HCD proposes continued adoption of the above referenced sections with existing California amendments. The existing amendments remove the reference to ICC A117.1 (which is not adopted in California) and directs the code user to the signage provisions located in Chapter 11A, Section 1143A. These sections have been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: **1009.12 Alarms/emergency warning systems/accessibility.**

Rationale: HCD proposes continued adoption of the above referenced California amendment, which includes provisions for emergency warning systems. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 1010 – DOORS, GATES AND TURNSTILES

Section: **1010.1.1 Size of doors. Exceptions.**

Rationale: HCD proposes continued adoption of the above referenced section with existing California amendments. The existing amendments direct the code user to the accessibility provisions in Chapter 11A, and removes IBC references to “Type A” and “Type B” units. California does not currently differentiate among types of dwelling units, although covered multifamily dwelling units are required to be adaptable and on an accessible route. The existing amendments have been brought forward from the 2019 CBC for adoption into the 2022 CBC. There is no intended change in regulatory effect.

In addition, HCD proposes continued non-adoption of the model code Exception 9, allowing minimum clear width of 31.75 inches for door openings required to be accessible within Type B units. This exception also conflicts with the California accessibility provisions in Chapter 11A, which mandate the minimum clear width of door openings in all covered

dwelling units to 32 inches. HCD also proposes to renumber Exceptions 9 and 10 and to amend exception 10 to reference nonadaptable or nonassessable areas.

Section: 1010.1.4 (formerly 1010.1.5) Floor elevation. (Exceptions: 2,3,5,6).

Rationale: HCD proposes continued adoption of the above referenced section with new and existing California amendments. HCD proposes amendments to reference adaptable or accessible units and include references to 11A.

**Section: 1010.1.6 (formerly 1010.1.7) Thresholds.
1010.1.7 (formerly 1010.1.8) Door arrangement.
1010.2.2 (formerly) 1010 1.9.1 Hardware.
1010.3.1 (formerly 1010.1.4.1) Revolving doors.**

Rationale: HCD proposes continued adoption of the above referenced sections with existing California amendments. HCD proposes to amend exceptions to reference adaptable or accessible dwelling units and include references to Chapter 11A. The revision provides clarity and consistency to the code user. These sections have been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 1012 – RAMPS

Section: 1012.1 Scope.

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The existing amendment provides a reference to the accessibility provisions in Chapter 11A instead of ICC A117.1, which does not include the same curb ramp provisions. This section has been brought forward from the 2021 IBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

**Sections: 1012.6.3 Length. (Exception 1).
1012.6.4 Change in direction. (Exception).**

Rationale: HCD proposes continued adoption of the above referenced sections with existing California amendments which amend exceptions to reference accessible units and include references to Chapter 11A. These sections have been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 1012.6.5 Doorways.

Section: 1012.10 Edge protection. (Exception 1).

Rationale: HCD proposes to adopt the above referenced sections with existing California amendments. The existing amendment provides a reference to the accessibility provisions in Chapter 11A instead of ICC A117.1. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 1013 – EXIT SIGNS

Section: 1013.4 Raised character and braille exit signs.

Rationale: HCD proposes continued adoption of the above referenced section which is primarily a California amendment. This amendment was coordinated with SFM and DSA. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 1014 – HANDRAILS

Section: **1014.8 Projections.**

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The existing amendment provides reference to the accessibility provisions in Chapter 11A. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 1015 – GUARDS

Section: **1015.3 Height. Exceptions.**

Rationale: HCD proposes continued adoption of the above referenced section with existing California amendments. HCD proposes continued nonadoption of Exception 1 in Section 1015.3. This exception (adopted in the 2012 IBC) permits a 36-inch guard for occupancies in Group R-3 and individual dwelling units within Group R-2 occupancies not more than three stories above grade. HCD's existing amendment continues the 42-inch guard height requirement for all residential occupancy groups in California, which has been in effect since January 1, 2008, the effective date of the 2007 CBC. HCD also proposes to continue renumbering exceptions accordingly. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: **1015.8 Window openings.**

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The model code Section 1015.8 provides safety measures for windows located less than 36 inches above the finished floor and more than 72 inches above the finished grade or other surface below on the exterior of the building. However, these requirements apply to windows in Group R-2 and R-3 buildings only, and do not include Group R-1 occupancies (hotels and motels). The existing amendment adds Group R-1 to the text, mandating the same safety requirements for hotels and motels. The existing amendment was adopted during the 2015 Triennial Code Adoption Cycle as a result of stakeholders' comments, requesting HCD to develop safety measures for dangerous window openings in transient lodging facilities. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 1023 – INTERIOR EXIT STAIRWAYS AND RAMPS

Section: **1023.9 Stairway identification signs.**

Rationale: HCD proposes continued adoption of the above referenced model code section. The existing California amendment within the existing model text is no longer valid due to the reformatting of the 2021 IBC and should be repealed.

HCD's proposes to continue adoption of the second paragraph referencing Chapter 11A for identification signs. However, DSA and SFM also amend this section and further modifications to this section are possible.

Section: 1023.11 Tactile floor-level signs.

Rationale: HCD proposes to adopt the above referenced new section with a California amendment. The Fair Housing Amendments Act references several versions of ANSI (ICC) A117.1 as a safe harbor for the design and construction of accessible housing. In some areas, California has accessibility requirements that exceed those in ANSI (ICC) A117.1. The California amendment direct the code user to the appropriate chapter, which contains signage requirements for covered multifamily dwellings applicable in California.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

**Item 13
CHAPTER 11
ACCESSIBILITY**

HCD proposes to not adopt Chapter 11 from the 2021 IBC, and also proposes Chapter 11 not to be printed in the 2022 CBC. HCD adopts housing accessibility regulations in Chapter 11A.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

**Item 14
CHAPTER 11A
HOUSING ACCESSIBILITY**

HCD proposes to continue to adopt Chapter 11A from the 2019 CBC into the 2022 CBC with modifications. Chapter 11A is addressed by a separate rulemaking.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 15

CHAPTER 12

INTERIOR ENVIRONMENT

HCD proposes to adopt Chapter 12 from the 2021 IBC into the 2022 CBC with new and existing amendments as follows:

SECTION 1202 (Formerly 1203) – VENTILATION

Rationale: HCD recommends inclusion of a note related to California Climate Zones for the code user. The note should be proposed by the California Energy Commission to provide a reference to their proposed Table 1202.3.1.

Section: **1202.1 General.**

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment, which repeals the second paragraph addressing blower door tests. The existing amendment, which was adopted in the 2013 CBC, avoids conflicts between the CBC, CMC, and California Energy Code. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: **1202.2 Roof ventilation.**

Rationale: HCD proposes to adopt the above referenced section without modification.

Section: **1202.2.1 Ventilated attics and rafter spaces.**

Rationale: HCD proposes continued adoption of the above referenced section and repeal existing California amendments in Exception 1. The existing amendment referred the code user to the correct Climate Zones in California. The California Energy Commission is proposing new Table 1202.3.1 IECC vs. Energy Code Climate Zone Comparison. HCD's amendment is no longer needed. There is no intended change in regulatory effect.

Section: **1202.3 Unvented attic and unvented enclosed rafter assemblies.**

TABLE: **1202.3 Insulation for condensation control.**

Rationale: HCD proposes continued adoption of the above referenced section and table with existing California amendments. The existing amendment in Item 4 and Exception 2 referred the code user to the correct Climate Zones in California. HCD proposes to repeal California amendments related to International Climate Zones. The California Energy Commission is proposing new Table 1202.3.1 IECC vs. Energy Code Climate Zone Comparison. HCD's amendments are no longer needed. There is no intended change in regulatory effect.

HCD proposes to clarify Item 4.1 to apply to California Climate Zones; and to place an HCD 1 and HCD 2 banner on item 5.1.

HCD proposes to repeal California amendments related to International Climate Zones in Table 1202.3 and Footnote a.

Section: **1202.5 Natural ventilation.**

Rationale: HCD proposes continued adoption of the above referenced section and existing California amendments. The existing amendments clarify and implement compliance with the state laws and regulations related to employee housing, and with the HSC Section 17959.3, related to passive solar energy design. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 1202.5.2.1 Bathrooms.

Rationale: HCD proposes continued adoption of the above referenced section with existing California amendments. The existing amendments provide the code user with the correct references to the CMC and the CALGreen. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 1203– TEMPERATURE CONTROL

Section: 1203.1 Equipment and systems. Exceptions.

Rationale: HCD proposes continued adoption of the above referenced section with existing California amendments. Exception 2, a California amendment, clarifies the special exception for heating systems, which may be used in limited-density owner-built rural dwellings. Exception 4 provides compliance with HSC Section 17959.3, which requires HCD to prepare, adopt, and submit modifications to regulations concerning light and ventilation requirements. These requirements would also allow modifications to existing buildings for the installation of passive solar energy systems. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 1204 – LIGHTING

Section: 1204.1 General.

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The existing amendment provides compliance with HSC Section 17959.3, which requires HCD to prepare, adopt, and submit modifications to regulations concerning light and ventilation requirements. These requirements would also allow modifications to existing buildings for the installation of passive solar energy systems. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 1204.4 Stairway illumination.

Rationale: HCD proposes continued adoption of the above referenced section.

Section: 1204.4.1 Controls.

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The existing amendment provides the code user with the correct reference to the CEC, which adopts the National Electric Code (NFPA 70). This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 1206 – SOUND TRANSMISSION

Section: 1206.3 Structure-borne sound. (Exception).

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The existing amendment (exception), which was adopted during the 2013 Intervening Code Adoption Cycle, exempts floor-ceiling assemblies over nonhabitable rooms or spaces from compliance with the requirements for impact sound insulation. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 1206.4 Allowable interior noise levels.

Rationale: HCD proposes continued adoption of the above referenced California amendment. The existing amendment, which was adopted during the 2013 Intervening Code Adoption Cycle, requires interior noise levels attributable to exterior sources not to exceed 45 dB in any habitable room. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 1208 (Formerly 1207) – INTERIOR SPACE DIMENSIONS

Section: 1208.1 (Formerly 1207.1) Minimum room widths.

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The existing amendment clarifies an exception for room dimensions, which may be used in limited-density owner-built rural dwellings. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 1208.4 (Formerly 1207.4) Efficiency dwelling units.

Rationale: HCD proposes continued adoption of the above referenced section with existing and new California amendments. The existing amendment addresses requirements in HSC Section 17958.1, which allows local jurisdictions to modify minimum room dimensions for efficiency dwelling units specified in the IBC. The proposed amendment removes IBC references to “Type A” and “Type B” units. California does not currently differentiate among types of dwelling units, although covered multifamily dwelling units are required to be adaptable and on an accessible route.

SECTION 1211 – (Formerly 1210) GARAGE DOOR SPRINGS

- Section:**
- 1211.1 (Formerly 1210.1) General.**
 - 1211.1.1 (Formerly 1210.1.1) Garage door extension springs.**
 - 1211.2 (Formerly 1210.2) Design standards.**
 - 1211.3 (Formerly 1210.3) Certification.**
 - 1211.4 (Formerly 1210.4) Restraining devices.**
 - 1211.5 (Formerly 1210.5) Identification.**
 - 1211.6 (Formerly 1210.6) Installation.**

Rationale: HCD proposes continued adoption of the above referenced California amendments. These sections address requirements in HSC Section 17927, which directs HCD to adopt regulations for garage door springs used in garages accessory to hotels,

motels, apartment houses, and dwellings that are reasonably necessary to prevent death, injury, or property damage from breaking garage door springs. Section 1210 has been amended in response to a petition submitted by Joseph R. Hetzel, P.E., Doors & Access Systems Manufacturers Association International, to the California Building Standards Commission. This petition requests that the code include a safety standard to reduce incidents of flying springs hitting individuals and also to reduce incidents of garage door parts injuring individuals when tension is released from the garage door system. Further discussion is provided in the sections with amendments. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification except for renumbering. There is no intended change in regulatory effect.

SECTION 1212 (formerly 1211) [HCD 1] POLLUTANT CONTROL

Section: 1212.1 (Formerly 1211.1) Finish material pollutant control.

Rationale: HCD proposes continued adoption of the above referenced California amendment. The existing amendment provides a reference to the appropriate provisions in CALGreen. HCD proposes to renumber this section to align with the renumbering in the model code. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification except for renumbering. There is no intended change in regulatory effect.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 16

CHAPTER 13 ENERGY EFFICIENCY

HCD proposes to not adopt Chapter 13 from the 2021 IBC. HCD proposes Chapter 13 to be removed in its entirety and not printed in the 2022 CBC.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 17

CHAPTER 14 EXTERIOR WALLS

HCD proposes to adopt Chapter 14, except Table 1404.3(3) from the 2021 IBC into the 2022 CBC with existing amendments as follows:

SECTION 1404 – INSTALLATION OF WALL COVERINGS

Section: 1404.3.1 Class I and II vapor retarders.

Rationale: HCD proposes to adopt the above referenced section with an existing California amendment. The existing amendment provides consistency with the California Energy Code (CEC), Subchapter 7, Low-Rise Residential Buildings - Mandatory Features and Devices, Section 150.0(g). Section 150.0 (g) requires Class I or Class II vapor retarders to be installed in Climate Zones 14 and 16 (high desert and mountainous areas) on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation to prevent condensation. HCD proposes to clarify the California amendment to apply to California climate zones.

Section: 1404.3.2 Class III vapor retarders.

TABLE: 1404.3(3) (formerly Table 1404.3.2) CLASS III VAPOR

RETARDERS

Rationale: HCD proposes to adopt the above referenced section with existing California amendments. The existing amendments address Class III vapor retarder use provisions in this HCD-specific section, and is intended to reduce the model code R-value requirement for insulated sheathing to reflect California's climate.

HCD also proposes to continue to not adopt Table 1404.3(3). HCD proposes to not adopt Table 1404.3(3) since it references many Climate Zones outside of California Climate Zones 14 and 16 for purposes of vapor retarder use in low-rise residential buildings. California's Inland Climate Zone 4, under the IECC code, includes areas of California's High Desert and mountain regions. Both Climate Zones have very low humidity in comparison with IECC western Marine 4 of the North West, Climate Zone 4 locations, or the eastern United States as a whole. Because the amount of interior or exterior humidity is substantially lower, reducing the exterior impermeable insulation R-value is not required.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 18

CHAPTER 15

ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

HCD proposes to adopt Chapter 15 from the 2021 IBC into the 2022 CBC with new and existing amendments as follows:

SECTION 1502 – ROOF DRAINAGE

Sections: 1502.1 General.
1502.2 Secondary (emergency overflow) drains or scuppers.

Rationale: HCD proposes continued adoption of the above referenced sections with existing California amendments as relocated due to model code changes. The existing amendments provide the code user with the correct reference to Chapter 11 of the California Plumbing Code (CPC) since the International Plumbing Code is not proposed for adoption in California. The existing amendments have been brought forward from the

2019 CBC for adoption into the 2022 CBC. There is no intended change in regulatory effect.

SECTION 1511 (formerly 1510) – ROOFTOP STRUCTURES

Section: **1511.9 (Formerly 1510.7.2 in 2019 CBC) Photovoltaic (PV) panels and modules.**
 1511.9.1 (Formerly 1510.7.2.1) Installation.

Rationale: HCD proposes continued adoption of the above referenced sections from the 2019 CBC as renumbered. HCD’s proposals, in coordination with CBSC and the DSA are retentions of 2019 CBC section 1510.7.2 (renumbered to 1511.9) which has been removed from model code; and continued amendment of 1510.7.2.1 (renumbered to 1511.9.1). The only adjustments are to nomenclature and to updated UL standards to align with similar adjustments done in the 2021 IBC for building integrated photovoltaic (BIPV) roof panels (Section 1507.17.5) and PV shingles (Section 1507.16.6).

Associated section: 3111.1.1

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 19

CHAPTER 16

STRUCTURAL DESIGN

HCD proposes to adopt Chapter 16 from the 2021 IBC into the 2022 CBC with existing amendments as follows:

SECTION 1607 – LIVE LOADS

Sections: **1607.9 (Formerly 1607.8) Loads on handrails, guards, grab bars, shower seats, and dressing room bench seats.**

1607.9.2 (Formerly 1607.8.2) Grab bars, shower seats and dressing room bench seats.

Rationale: HCD proposes continued adoption of the above referenced sections with California amendments as remembered to align with changes made to the 2021 IBC. There is no intended change in regulatory effect.

The existing amendment in Section 1607.9 clarifies the title by including provisions for shower seats and dressing room bench seats and an editorial change due to change in the model code section title. The existing amendment in Section 1607.9.2 provides the code user with the correct reference to the accessibility provisions in Chapter 11A. The existing amendments have been brought forward from the 2019 CBC for adoption into the 2022 CBC without modification except for renumbering. There is no intended change in regulatory effect.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 20

CHAPTER 17

SPECIAL INSPECTIONS AND TESTS

HCD proposes to adopt Chapter 17 from the 2021 IBC into the 2022 CBC with existing amendments as follows. HCD proposes to repeal 2019 CBC California amendments in the following sections and adopt corresponding parenthetical sections in the 2021 IBC: 1705.5.7 (1705.5.3), Table 1705.5.7 (Table 1705.5.3), 1705.11.1 (1705.12.1), 1705.11.2 (1705.12.2), 1705.12.2 (1705.13.2), 1705.12.3 (1705.13.3), and 1705.20 (1705.20).

SECTION 1704 – SPECIAL INSPECTIONS AND TESTS, CONTRACTOR RESPONSIBILITY AND STRUCTURAL OBSERVATION

Section: 1704.2 Special inspections and tests.

Rationale: HCD proposes continued adoption of the above referenced section with existing California amendments. The existing amendment in the first paragraph provides the code user with the correct reference to Chapter 1, Division I, Section 1.8.4. Section 105, referenced in the model code, is not proposed for adoption in its entirety by HCD. Exception 5 (California amendment) provides clarity, specificity and direction to the code user regarding application of California laws in the construction of residential occupancies, accessory structures and permanent buildings and structures subject to the Factory-Built Housing Law. These amendments have been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 1705 -- REQUIRED SPECIAL INSPECTIONS AND TESTS

Section: 1705.5.7 Mass timber construction. (2019 CBC)

Rationale: HCD proposes to repeal the above referenced California amendment from the 2019 CBC. The mass timber construction inspection is now in section 1705.5.3 of the 2021 CBC. There is no intended change in regulatory effect. Continued adoption of provisions in section 1705.5.7 would result in duplication within the 2022 CBC (Nine Point Criteria #1). See history of tall wood provisions in the Specific Proposed Regulatory Actions section.

TABLE: 1705.5.7 REQUIRED SPECIAL INSPECTIONS OF MASS TIMBER CONSTRUCTION (2019 CBC)

Rationale: HCD proposes to repeal the above referenced California amendment table from the 2019 CBC. The table addressing special inspections for mass timber construction is now Table 1705.5.3 in the 2021 CBC. There is no intended change in regulatory effect. Continued adoption of provisions in table 1705.5.7 would result in duplication within the 2022 CBC (Nine Point Criteria #1). See history of tall wood provisions in the Specific Proposed Regulatory Actions section.

Section: 1705.11.1 Structural wood. (2019 CBC)

Rationale: HCD proposes to repeal the California amendment within section 1705.11.1 of the 2019 CBC. The California amendment is now incorporated in section 1705.12.1 of the 2021 IBC. There is no intended change in regulatory effect. Continued adoption of the 2019 California amendment would result in duplication within the 2022 CBC (Nine Point Criteria #1). See history of tall wood provisions in the Specific Proposed Regulatory Actions section.

Associated sections (2019 CBC/2021 IBC): 110.3.12/110.3.5; Mass timber; Wall, load bearing; (1705.5.7/1705.5.3), (Table 1705.5.7/Table 1705.5.3), (1705.11.1/1705.12.1), (1705.11.2/1705.12.2, 1705.12.2/1705.13.2), (1705.12.3/1705.13.3), 1705.20, 2304.10.1.2; 2304.11.3; 2304.11.4; 3102.3; 3102.6.1.1 and ASTM D3498.

Section: 1705.11.2 Cold-formed steel light-frame construction.

Rationale: HCD proposes to repeal the above referenced California amendments within section 1705.11.2 of the 2019 CBC. The California amendment is now incorporated in section 1705.12.2 of the 2021 IBC. There is no intended change in regulatory effect. Continued adoption of the 2019 California amendment would result in duplication within the 2022 CBC (Nine Point Criteria #1). See history of tall wood provisions in the Specific Proposed Regulatory Actions section.

Associated sections (2019 CBC/2021 IBC): 110.3.12/110.3.5; Mass timber; Wall, load bearing; (1705.5.7/1705.5.3), (Table 1705.5.7/Table 1705.5.3), (1705.11.1/1705.12.1), (1705.11.2/1705.12.2, 1705.12.2/1705.13.2), (1705.12.3/1705.13.3), 1705.20, 2304.10.1.2; 2304.11.3; 2304.11.4; 3102.3; 3102.6.1.1 and ASTM D3498.

Section: 1705.12.2 Structural wood.

Rationale: HCD proposes to repeal the above referenced California amendments within section 1705.12.2 of the 2019 CBC. The California amendment is now incorporated in section 1705.13.2 of the 2021 IBC. There is no intended change in regulatory effect. Continued adoption of the 2019 California amendment would result in duplication within the 2022 CBC (Nine Point Criteria #1). See history of tall wood provisions in the Specific Proposed Regulatory Actions section.

Associated sections (2019 CBC/2021 IBC): 110.3.12/110.3.5; Mass timber; Wall, load bearing; (1705.5.7/1705.5.3), (Table 1705.5.7/Table 1705.5.3), (1705.11.1/1705.12.1), (1705.11.2/1705.12.2, 1705.12.2/1705.13.2), (1705.12.3/1705.13.3), 1705.20, 2304.10.1.2; 2304.11.3; 2304.11.4; 3102.3; 3102.6.1.1 and ASTM D3498.

Section: 1705.12.3 Cold-formed steel light-frame construction.

Rationale: HCD proposes to repeal the above referenced California amendments within section 1705.12.3 of the 2019 CBC. The California amendment is now incorporated in section 1705.13.3 of the 2021 IBC. There is no intended change in regulatory effect. Continued adoption of the 2019 California amendment would result in duplication within the 2022 CBC (Nine Point Criteria #1). See history of tall wood provisions in the Specific Proposed Regulatory Actions section.

Associated sections: 110.3.5; Mass timber; Wall, load bearing; 1705.5.3; Table 1705.5.3;

1705.12.1; 1705.12.2; 1705.13.2; 1705.13.3; 1705.20; 2304.10.1; 2304.11.3; 2304.11.4; 3102.3; 3102.6.1.1; ASTM D3498.

Section: 1705.20 Sealing of mass timber.

Rationale: HCD proposes to repeal the above referenced California amendment from the 2019 CBC. Sealing of mass timber is now addressed in section 1705.20 (same section number) of the 2021 CBC. There is no intended change in regulatory effect. Continued adoption of California amendments would result in duplication within the 2022 CBC (Nine Point Criteria #1). See history of tall wood provisions in the Specific Proposed Regulatory Actions section.

Associated sections (2019 CBC/2021 IBC): 110.3.12/110.3.5; Mass timber; Wall, load bearing; (1705.5.7/1705.5.3), (Table 1705.5.7/Table 1705.5.3), (1705.11.1/1705.12.1), (1705.11.2/1705.12.2, 1705.12.2/1705.13.2), (1705.12.3/1705.13.3), 1705.20, 2304.10.1.2; 2304.11.3; 2304.11.4; 3102.3; 3102.6.1.1 and ASTM D3498.

SECTION 1707 – ALTERNATIVE TEST PROCEDURE

Section: 1707.1 General.

Rationale: HCD proposes continued adoption of the above referenced section with California amendment. The existing amendment provides the code user with the correct reference to Chapter 1, Division I, Section 1.8.7. Section 104.11, referenced in the model code, is not proposed for adoption by HCD. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 21

CHAPTER 18

SOILS AND FOUNDATIONS

HCD proposes to adopt Chapter 18 from the 2021 IBC into the 2022 CBC with existing amendments as follows:

SECTION 1802 – DESIGN BASIS

Section: 1802.1 General.

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The existing amendment clarifies the special exception for various foundation systems, which may be used in limited-density owner-built rural dwellings. This section has been brought forward from the 2019 CBC into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 1803 GEOTECHNICAL INVESTIGATIONS

Section: 1803.1 General.

Rationale: HCD proposes continued adoption of the above referenced section.

Sections: **1803.1.1 General and where required for applications listed in Section 1.8.2.1.1 regulated by the Department of Housing and Community Development. [HCD 1]**
1803.1.1.1 Preliminary soil report.
1803.1.1.2 Soil investigation by lot, necessity, preparation, and recommendations.
1803.1.1.3 Approval, building permit conditions, appeal.
1803.1.1.4 Liability.
1803.1.1.5 Alternate procedures.

Rationale: HCD proposes continued adoption of the above referenced existing California amendments from the 2019 CBC for adoption into the 2022 CBC. The existing California amendments (also reproduced in the CRC) implement the mandates contained in HSC Sections 17953 through 17957 which require soil investigations for subdivisions. The California amendments, which complete the soil report requirements as stated in existing statute, provide clarity and consistency to the code user. The existing amendments have been brought forward from the 2019 CBC for adoption into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 1804 – EXCAVATION, GRADING AND FILL

Section: 1804.4 Site grading.

Rationale: HCD proposes continued adoption of the above referenced section.

Section: 1804.4.1 Construction plans.

Rationale: HCD proposes continued adoption of the above referenced existing California amendment. During the 2012 Triennial Code Adoption Cycle, pointers to mandatory CALGreen requirements were adopted into this code to enhance user convenience and familiarity. These pointers are excerpts to code sections in CALGreen. The existing amendment has been brought forward from the 2019 CBC for adoption into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 1805 – DAMPPROOFING AND WATERPROOFING

Section: 1805.4 Subsoil drainage system.

Rationale: HCD proposes continued adoption of the above referenced section.

Section: 1805.4.1 Floor base course. (Exception 2)

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment (Exception 2) and numbering of exceptions. Exception 2 clarifies that when a capillary break is installed in accordance with the CALGreen, compliance with Section 1805.4.1 is not required. The existing amendments have been brought forward from the 2019 CBC for adoption into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 1810 – DEEP FOUNDATIONS

Section: 1810.3.10.4 Seismic reinforcement.

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The existing amendment provides the code user with the correct reference to Chapter 1, Division I, Section 1.8.7. Section 104.11, referenced in the model code, is not proposed for adoption by HCD. The existing amendment has been brought forward from the 2019 CBC for adoption into the 2022 CBC without modification.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 22
CHAPTER 19
CONCRETE

HCD proposes to adopt Chapter 19 from the 2021 IBC into the 2022 CBC with existing amendments as follows:

SECTION 1907 – MINIMUM SLAB PROVISIONS

Section: 1907.1.1 Capillary break.

Rationale: HCD proposes continued adoption of the above referenced existing California amendment. During the 2012 Triennial Code Adoption Cycle, pointers to mandatory CALGreen requirements were proposed for inclusion into this code to enhance user convenience and familiarity. These pointers are excerpts to code sections in CALGreen. The existing amendment has been brought forward from the 2019 CBC for adoption into the 2022 CBC without modification. There is no intended change in regulatory effect.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 23
CHAPTER 20
ALUMINUM

HCD proposes to adopt Chapter 20 from the 2021 IBC into the 2022 CBC without amendments.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 24
CHAPTER 21
MASONRY

HCD proposes to adopt Chapter 21 from the 2021 IBC into the 2022 CBC without amendments.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 25
CHAPTER 22
STEEL

HCD proposes to adopt Chapter 22 from the 2021 IBC into the 2022 CBC without amendments.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 26
CHAPTER 23
WOOD

HCD proposes to adopt Chapter 23 from the 2021 IBC into the 2022 CBC with existing amendments as follows. HCD proposes to repeal 2019 CBC Section 2304.10.1.2 and adopt Section 2304.10.1.2 of the 2021 IBC. HCD also proposes to repeal 2019 CBC amendments in Sections 2304.11.3 and 2304.11.4 which have been incorporated into the same sections in the 2021 IBC.

SECTION 2301 – GENERAL

Section: 2301.1 Scope.

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The existing amendment clarifies the special exception for materials allowed to be used in limited-density owner-built rural dwellings. The existing amendment has been brought forward from the 2019 CBC for adoption into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 2304 – GENERAL CONSTRUCTION REQUIREMENTS

Section: 2304.3.1 Bottom plates.

Rationale: HCD proposes continued adoption of the above referenced section.

Section: 2304.3.1.1 Rodent proofing.

Rationale: HCD proposes continued adoption of the above referenced California amendment. During the 2012 Triennial Code Adoption Cycle, pointers to mandatory CALGreen requirements were adopted into this code to enhance user convenience and familiarity. These pointers are excerpts to code sections in CALGreen. The existing amendment has been brought forward from the 2019 CBC for adoption into the 2022 CBC without modification. There is no intended change in regulatory effect.

Section: 2304.10.1.2 Connection fire resistance rating. (2019 CBC)

Rationale: HCD proposes to repeal the above referenced California amendment from the 2019 CBC. Connection fire resistance rating is now addressed in section 2304.10.1.2 of the 2021 IBC. There is no intended change in regulatory effect. Continued adoption of the California amendment would result in duplication within the 2022 CBC (Nine Point Criteria #1). See history of tall wood provisions in the Specific Proposed Regulatory Actions section.

Section: 2304.11.3 Floors. (2019 CBC)

Rationale: HCD proposes to repeal the above referenced California amendments within section 2304.11.3 of the 2019 CBC. The California amendment is now incorporated in section 2304.11.3 of the 2021 IBC. Continued adoption of the 2019 California amendment would result in duplication within the 2022 CBC (Nine Point Criteria #1). See history of tall wood provisions in the Specific Proposed Regulatory Actions section. There is no intended change in regulatory effect.

Section: 2304.11.3 Floors.

Rationale: HCD proposes to adopt the above referenced section of the 2021 IBC. The California amendment in 2019 CBC section 2304.11.3 is now incorporated in this model code section. HCD is proposing to repeal the California amendment in 2019 CBC section 2304.11.3 to avoid duplication of the amendments in the 2022 CBC. See history of tall wood provisions in the Specific Proposed Regulatory Actions section. There is no intended change in regulatory effect.

Associated sections (2019 CBC/2021 IBC): 110.3.12/110.3.5; Mass timber; Wall, load bearing; (1705.5.7/1705.5.3), (Table 1705.5.7/Table 1705.5.3), (1705.11.1/1705.12.1), (1705.11.2/1705.12.2, 1705.12.2/1705.13.2), (1705.12.3/1705.13.3), 1705.20, 2304.10.1.2; 2304.11.3; 2304.11.4; 3102.3; 3102.6.1.1 and ASTM D3498.

Section: 2304.11.4 Roof decks.(2019 CBC)

Rationale: HCD proposes to repeal the above referenced California amendments within section 2304.11.4 of the 2019 CBC. The California amendment is now incorporated in section 2304.11.4 of the 2021 IBC. Continued adoption of the 2019 California amendment would result in duplication within the 2022 CBC (Nine Point Criteria #1). See history of tall wood provisions in the Specific Proposed Regulatory Actions section. There is no intended change in regulatory effect.

Section: 2304.11.4 Roof decks.

Rationale: HCD proposes to adopt the above referenced section of the 2021 IBC. The California amendment in 2019 CBC section 2304.11.4 is now incorporated in this model

code section. HCD is proposing to repeal the California amendment in 2019 CBC section 2304.11.4 to avoid duplication of the amendments in the 2022 CBC. See history of tall wood provisions in the Specific Proposed Regulatory Actions section. There is no intended change in regulatory effect.

Associated sections (2019 CBC/2021 IBC): 110.3.12/110.3.5; Mass timber; Wall, load bearing; (1705.5.7/1705.5.3), (Table 1705.5.7/Table 1705.5.3), (1705.11.1/1705.12.1), (1705.11.2/1705.12.2, 1705.12.2/1705.13.2), (1705.12.3/1705.13.3), 1705.20, 2304.10.1.2; 2304.11.3; 2304.11.4; 3102.3; 3102.6.1.1 and ASTM D3498.

SECTION 2308 CONVENTIONAL LIGHT-FRAME CONSTRUCTION

Section: 2308.1 General.

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The existing amendment provides consistency with another HCD amendment in Section 1.1.7.3.1, allowing detached one- and two-family dwellings, and townhouses, to be designed and constructed in accordance with the CBC or CRC, but not both. The existing amendment has been brought forward from the 2019 CBC for adoption into the 2022 CBC without modification. There is no intended change in regulatory effect.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 27

CHAPTER 24

GLASS AND GLAZING

HCD proposes to adopt Chapter 24 from the 2021 IBC into the 2022 CBC without amendments.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 28

CHAPTER 25

GYPSON BOARD, GYPSON PANEL PRODUCTS AND PLASTER

HCD proposes to adopt Chapter 25 from the 2021 IBC into the 2022 CBC without amendments.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 29
CHAPTER 26
PLASTIC

HCD proposes to adopt Chapter 26 from the 2021 IBC into the 2022 CBC without amendments.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 30
CHAPTER 27
ELECTRICAL

HCD proposes to not adopt Chapter 27 from the 2021 IBC. HCD adopts the 2020 National Electrical Code by reference; therefore, adoption of the IBC standards would create duplicative requirements.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 31
CHAPTER 28
MECHANICAL SYSTEMS

HCD proposes to not adopt Chapter 28 from the 2021 IBC. HCD adopts the 2020 Uniform Mechanical Code by reference; therefore, adoption of the IBC standards would create duplicative requirements.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 32
CHAPTER 29
PLUMBING SYSTEMS

HCD proposes to not adopt Chapter 29 from the 2021 IBC. HCD adopts the 2021 Uniform

Plumbing Code by reference; therefore, adoption of the IBC standards would create duplicative requirements.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 33

CHAPTER 30

ELEVATORS AND CONVEYING SYSTEMS

HCD proposes to adopt Chapter 30, Section 3001.4 only, from the 2021 IBC into the 2022 CBC with existing amendment as follows:

SECTION 3001 – GENERAL

Section: 3001.4 (Formerly 3001.3) Accessibility.

Rationale: HCD proposes continued adoption of the above referenced California amendment. The existing amendment provides a reference to the accessibility provisions located in Chapter 11A and deletes the model code reference to Section 1109.7 since Chapter 11 of the IBC is not proposed for adoption and will not be printed in the CBC. The existing amendment has been brought forward from the 2019 CBC for adoption into the 2022 CBC. There is no intended change in regulatory effect.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 34

CHAPTER 31

SPECIAL CONSTRUCTION

HCD proposes to adopt Chapter 31, except Sections 3109 and 3113, from the 2021 IBC into the 2022 CBC with new and existing amendments as described below. HCD proposes to repeal existing amendments in the 2019 CBC Section 3111.3 which has been deleted in the 2021 IBC; and repeal 2019 CBC amendments in Sections 3102.3 and 3102.6.1.1 which are now incorporated in the same model code sections.

SECTION 3102- MEMBRANE STRUCTURES

Section: 3102.3 Type of construction. (2019 CBC)

Rationale: HCD proposes to repeal the above referenced California amendment within section 3102.3 of the 2019 CBC. The California amendment is now incorporated in section 3102.3 of the 2021 IBC. There is no intended change in regulatory effect. Continued adoption of the 2019 California amendment would result in duplication within

the 2022 CBC (Nine Point Criteria #1). See history of tall wood provisions in the Specific Proposed Regulatory Actions section. There is no intended change in regulatory effect.

Associated sections (2019 CBC/2021 IBC): 110.3.12/110.3.5; Mass timber; Wall, load bearing; (1705.5.7/1705.5.3), (Table 1705.5.7/Table 1705.5.3), (1705.11.1/1705.12.1), (1705.11.2/1705.12.2, 1705.12.2/1705.13.2), (1705.12.3/1705.13.3), 1705.20, 2304.10.1.2; 2304.11.3; 2304.11.4; 3102.3; 3102.6.1.1 and ASTM D3498.

Section: 3102.6.1.1 Membrane. (2019 CBC)

Rationale: HCD proposes to repeal the above referenced California amendment within section 3102.6.1.1 of the 2019 CBC. The California amendment is now incorporated in section 3102.6.1.1 of the 2021 IBC. There is no intended change in regulatory effect. Continued adoption of the 2019 California amendment would result in duplication within the 2022 CBC (Nine Point Criteria #1). See history of tall wood provisions in the Specific Proposed Regulatory Actions section.

Associated sections (2019 CBC/2021 IBC): 110.3.12/110.3.5; Mass timber; Wall, load bearing; (1705.5.7/1705.5.3), (Table 1705.5.7/Table 1705.5.3), (1705.11.1/1705.12.1), (1705.11.2/1705.12.2, 1705.12.2/1705.13.2), (1705.12.3/1705.13.3), 1705.20, 2304.10.1.2; 2304.11.3; 2304.11.4; 3102.3; 3102.6.1.1 and ASTM D3498.

SECTION 3104 – PEDESTRIAN WALKWAYS AND TUNNELS

Section: 3104.2 Separate structures. (Exception 2)

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The existing amendment directs the code user to the accessibility provisions in Chapter 11A, removes reference to “Type B” units, and clarifies the Fair Housing Amendments Act guidelines for connected structures. The existing amendment has been brought forward from the 2019 CBC for adoption into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 3109 – SWIMMING POOLS, SPAS AND HOT TUBS

Rationale: HCD proposes to not adopt the above referenced section. This section has been expanded in scope to also apply to spas and hot tubs; and significantly reduced in size by requiring compliance with the International Swimming Pool and Spa Code (ISPSC). HCD does not adopt the ISPSC or have legislative authority to adopt building standards for barriers relating to public or residential swimming pools. The Swimming Pool Safety Act (enacted by Assembly Bill 3305, Statutes of 1996) sets set minimum statewide standards for swimming pool safety, which gave authority for modification to local jurisdictions. These California-specific requirements were adopted as California amendments by the California Building Standards Commission in the 2016 CBC Section 3109.

SECTION 3111 – SOLAR ENERGY SYSTEMS

Section: 3111.1.1 Wind resistance. Exception

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment with modification. HCD’s proposals, in coordination with CBSC and DSA include an editorial change and updated pointer to a relocated existing California amendment since the numbering in the 2021 IBC Chapter 15 was changed from

the last model code version. There is no intended change in regulatory effect.

Section: 3111.3 Photovoltaic solar energy systems. (2019 CBC)

Rationale: HCD proposes to repeal the above referenced California amendments within section 3111.3 of the 2019 CBC. This section has been deleted from the 2021 IBC and the amendment is no longer valid.

SECTION 3112 -- GREENHOUSES

Section: 3112.2 Accessibility.

HCD proposes continued adoption of the above referenced section with an existing California amendment. The amendment clarifies that greenhouses accessory to covered multifamily dwellings and used as a common use facility shall be on an accessible route as required in Chapter 11A. This amendment also clarifies application to greenhouses as common use facilities for multifamily dwellings and not as a use for private non-multifamily dwelling units. The existing amendment has been brought forward from the 2019 CBC for adoption into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 3113 – RELOCATABLE BUILDINGS

Rationale: HCD proposes to not adopt the above referenced section. Section 3113, addressing relocatable buildings, was added to the 2018 IBC for purposes of including a codified set of standards for jurisdictions or states lacking specific building standards for relocatable buildings. In California, HCD has specific authority to implement and enforce installation/reinstallation of manufactured homes, mobilehomes, and commercial modular structures, as defined in the specified HSC sections. Requirements for identification of manufactured homes is located in the specified Federal regulations; and identification of commercial modulars and special purpose commercial modulars is specified in CCR 25, Sections 4032 and 4034 (c). Therefore, Section 3113 is not needed for California and shall not be adopted by HCD.

Section: 3113.1 General.

Rationale: HCD proposes continued publication of a paragraph clarifying that provisions of Section 3113 are not applicable to commercial modulars, manufactured homes, mobilehomes, multi-unit manufactured housing, and special purpose commercial modulars as specified. There is no intended change in regulatory effect.

SECTION 3115- INTERMODEL SHIPPING CONTAINERS

Section: 3115.1 General.

Rationale: Rationale: HCD proposes to adopt the above referenced new section with a new California amendment (Exception 5). The amendment clarifies that shipping containers constructed or converted off-site that qualify as Factory-built Housing pursuant to HSC Section 19971 or Commercial Modular(s) pursuant to HSC Section 18001.8 are required to be approved by HCD.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 35
CHAPTER 31 B
PUBLIC POOLS

HCD proposes to co-adopt Chapter 31B currently adopted by the Department of Public Health with amendment. Chapter 31B will be applicable to public pools in Mobilehome Parks and Special Occupancy Parks as defined in the HSC Sections 18214 and 18862.43, respectively.

Division I—GENERAL
SECTION 3101B
SCOPE

Rationale: HCD proposes to adopt Chapter 31B Public Swimming Pools as applicable to swimming pools which are permanent accessory structures in Mobilehome Parks (MHP) and Special Occupancy Parks (SOP) as respectively defined in HSC sections 18214 and 18862.43. The adoption of Chapter 31B for public pools in MHPs and SOPs, with appropriate amendments, provides consistent standards for the construction, installation, renovation, alteration, addition, relocation, replacement or use of any public pool and to its ancillary facilities, mechanical equipment and related piping. The adoption provides health and safety standards similar for public pools outside MHPs and SOPs.

SECTION 3102B
DEFINITIONS

Rationale: HCD proposes a new California amendment (definition) clarifying “enforcing agent or enforcing agency” when specified parties assume responsibility for enforcement in mobilehome parks and special occupancy parks.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 36
CHAPTER 32
ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY

HCD proposes to adopt Chapter 32 from the 2021 IBC into the 2022 CBC without amendments.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 37

CHAPTER 33

SAFEGUARDS DURING CONSTRUCTION

HCD proposes to adopt Chapter 33, Sections 3301, 3302, 3303, 3304, 3305, 3306, 3307, and 3308 from the 2021 IBC into the 2022 CBC with existing amendments as follows. HCD proposes to not adopt Sections 3309, 3310, 3311, 3312, 3313 and 3314.

SECTION 3304 – SITE WORK

Section: **3304.1.5 Storm water drainage and retention during construction.**

Rationale: HCD proposes continued adoption of the above referenced existing California amendment. During the 2012 Triennial Code Adoption Cycle, pointers to mandatory CALGreen requirements were adopted into this code to enhance user convenience and familiarity. These pointers are excerpts to code sections in CALGreen. The existing amendment has been brought forward from the 2019 CBC for adoption into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 3306 – PROTECTION OF PEDESTRIANS

Section: **3306.2 Walkways.**

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The existing amendment provides an accurate reference to the accessibility provisions located in Chapter 11A. The existing amendment has been brought forward from the 2019 CBC for adoption into the 2022 CBC without modification. There is no intended change in regulatory effect.

SECTION 3307 - PROTECTION OF ADJOINING PROPERTY

Section: **3307.1 Protection required. Note**

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment (Note). Civil Code section 832 requires owners of adjacent buildings to have at least 30 days to protect their buildings when proposed excavations are deeper than walls or foundations of adjoining buildings or close enough to endanger the buildings; and requires the owner of the land being excavated to provide protection to the impacted adjacent buildings under specified conditions. HCD's existing amendment provides a simple reference to the Civil Code section instead of trying to summarize the statute in the CBC. There is no intended change in regulatory effect.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 38
CHAPTER 34
RESERVED

HCD proposes NOT to adopt Chapter 34 from the 2021 IBC.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 39
CHAPTER 35
REFERENCED STANDARDS

HCD proposes to adopt Chapter 35 from the 2021 IBC into the 2022 CBC with new and existing amendments as follows.

HCD proposes to repeal 2019 CBC amendments addressing *APA ANSI/APA PRG 320-18, ASTM D3498-03(2011)* and adopt the model references for these standards

HCD proposes to continue adoption of the amendment to the “user notes” which specifies the application of referenced standards.

HCD proposes to continue adoption of California amendments, removing references to codes that California does not adopt, such as the International Mechanical Code and the International Plumbing Code, and other codes published by the ICC.

HCD proposes to remove reference to ICC/ANSI A117.1. The 2022 CBC, Chapter 11A, includes accessibility provisions. In certain cases, California accessibility requirements exceed those in ICC/ANSI A117.1.

HCD proposes continued adoption of a standard referenced in a revised existing California amendment section addressing garage door spring restraining devices. HCD also proposes to update reference sections in ASTM standards related to mechanical springs.

HCD proposes to repeal California amendments referencing the NFPA 720 standard and instead adopt NFPA 72 2022 which supersedes NFPA 720.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 40
APPENDIX A
EMPLOYEE QUALIFICATIONS

HCD proposes to continue to not adopt Appendix A from the 2021 IBC.

Note for Appendix

Rationale: HCD proposes continued amendment of the note for this appendix to reflect the status of appendices pursuant to Section 1.1.4.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 41

APPENDIX B

BOARD OF APPEALS

HCD proposes to continue to not adopt Appendix B from the 2021 IBC.

Note for Appendix

Rationale: HCD proposes continued amendment of the note for this appendix to reflect the status of appendices pursuant to Section 1.1.4.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 42

APPENDIX C

GROUP U – AGRICULTURAL BUILDINGS

HCD proposes to continue to not adopt Appendix C from the 2021 IBC.

Note for Appendix

Rationale: HCD proposes continued amendment of the note for this appendix to reflect the status of appendices pursuant to Section 1.1.4.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 43

APPENDIX D

FIRE DISTRICTS

HCD proposes to continue to not adopt Appendix D from the 2021 IBC.

Note for Appendix

Rationale: HCD proposes continued amendment of the note for this appendix to reflect the status of appendices pursuant to Section 1.1.4.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 44

APPENDIX E

SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS

HCD proposes to continue to not adopt Appendix E from the 2021 IBC and also proposes Appendix E not to be printed in the 2022 CBC. HCD adopts housing accessibility regulations in Chapter 11A.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 45

APPENDIX F

RODENTPROOFING

HCD proposes to continue to not adopt Appendix F from the 2021 IBC.

Note for Appendix

Rationale: HCD proposes continued amendment of the note for this appendix to reflect the status of appendices pursuant to Section 1.1.4

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 46

APPENDIX G

FLOOD-RESISTANT CONSTRUCTION

HCD proposes to continue to not adopt Appendix G from the 2021 IBC.

Note for Appendix

Rationale: HCD proposes continued amendment of the note for this appendix to reflect the status of appendices pursuant to Section 1.1.4

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 47
APPENDIX H
SIGNS

HCD proposes to continue to not adopt Appendix H from the 2021 IBC.

Note for Appendix

Rationale: HCD proposes continued amendment of the note for this appendix to reflect the status of appendices pursuant to Section 1.1.4.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 48
APPENDIX I
PATIO COVERS

HCD proposes to adopt Appendix I from the 2021 IBC into the 2022 CBC without amendments.

Note for Appendix

Rationale: HCD proposes continued amendment of the note for this appendix to reflect the status of appendices pursuant to Section 1.1.4.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 49
APPENDIX J
GRADING

HCD proposes to adopt Appendix J from the 2021 IBC into the 2022 CBC with an existing amendment as follows:

Note for Appendix

Rationale: HCD proposes continued amendment of the note for this appendix to reflect the status of appendices pursuant to Section 1.1.4

SECTION J104 – PERMIT APPLICATION AND SUBMITTALS

Section: J104.1 Submittal requirements.

Rationale: HCD proposes continued adoption of the above referenced section with an existing California amendment. The existing amendment provides the code user with the correct reference to Chapter 1, Division I, Section 1.8.4. Section 105.3, referenced in the model code, is not proposed for adoption by HCD. The existing amendment has been brought forward from the 2019 CBC for adoption into the 2022 CBC. There is no intended change in regulatory effect.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 50

**APPENDIX K
ADMINISTRATIVE PROVISIONS**

HCD proposes to continue to not adopt Appendix K from the 2021 IBC. This appendix contains only administrative provisions that are intended to be used by jurisdictions to implement and enforce NFPA 70, the National Electrical Code.

Note for Appendix

Rationale: HCD proposes continued amendment of the note for this appendix to reflect the status of appendices pursuant to Section 1.1.4

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 51

**APPENDIX L
EARTHQUAKE RECORDING INSTRUMENTATION**

HCD proposes to continue to not adopt Appendix L from the 2021 IBC.

Note for Appendix

Rationale: HCD proposes continued amendment of the note for this appendix to reflect the status of appendices pursuant to Section 1.1.4

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 52

APPENDIX M

TSUNAMI-GENERATED FLOOD HAZARD

HCD proposes to continue to not adopt Appendix M from the 2021 IBC.

Note for Appendix

Rationale: HCD proposes continued amendment of the note for this appendix to reflect the status of appendices pursuant to Section 1.1.4

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 53

APPENDIX N

REPLICABLE BUILDINGS

HCD proposes not to adopt Appendix N from the 2021 IBC.

Note for Appendix

HCD proposes continued amendment of the note for this appendix to reflect the status of appendices pursuant to Section 1.1.4

Rationale: HCD proposes to continue non-adoption of Appendix N. Appendix N was adopted in the 2018 IBC to provide jurisdictions a tool for streamlining the plan review process for replicable buildings, and was intended to be available for adoption as a voluntary appendix. The appendix provides a definition for “replicable building” as a building utilizing a replicable design. This definition could be applied to conventional construction (single-family dwellings with the same or similar design in a subdivision), as well as to factory-built housing and commercial modulars.

The Factory-Built Housing Law (HSC Section 19960 et seq.) and the California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 1 adopted and implemented by HCD specify requirements for factory-built housing and plans, compliance with the CBSC, including the CBC, and local approval of installation plans and building sites. The Manufactured Housing Act of 1980 (HSC Section 18000 et seq.) and the California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 2 adopted and implemented by HCD specify requirements for commercial modular building plans, compliance with the CBSC, including the CBC, and local approval of installation plans and building sites. Since replicable buildings, such as factory-built housing and commercial modulars, have existing statutory and regulatory plan requirements, it is unnecessary for HCD to adopt Appendix N. However, HCD’s non-adoption retains the option, versus mandate, for local agencies to adopt the appendix as applicable to buildings other than commercial modulars and Factory-Built Housing.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 54

APPENDIX O

PERFORMANCE-BASED APPLICATION

HCD proposes not to adopt Appendix O from the 2021 IBC.

Note for Appendix

Rationale: HCD proposes amendment of the note for this appendix to reflect the status of appendices pursuant to Section 1.1.4

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

Item 55

APPENDIX P (formerly Appendix O)

EMERGENCY HOUSING

HCD proposes to continue adoption of an existing California amendment and rename it Appendix P to accommodate appendix labelling in the 2021 IBC. All sections in Appendix O will be renumbered to reflect redesignation as Appendix P.

HCD proposes to continue use of the note for this appendix to clarify that unlike most appendices, this appendix is not mandatory even though it is adopted by HCD. This appendix was adopted by HCD and made available for adoption by local agencies and for use by HCD in review and approval of local emergency housing ordinances.

Appendix P, in its earliest form, was proposed as emergency building standards for emergency housing which would be available for adoption by local agencies and HCD use for review and approval of local emergency housing ordinances upon request.

The proposed emergency regulations were intended to provide a consistent and available standard by which local agencies may develop emergency housing or shelter ordinances and provide a minimum set of building standards for compliance. The proposed emergency regulations also provided a consistent standard for HCD to review, provide recommendations, and approve local emergency housing or shelter ordinances submitted to HCD for review. The formal adoption of these standards into the CBC and CRC was also intended to protect HCD from use and enforcement of underground regulations not formally adopted in accordance with the Building Standards Law. As emergency regulations, these regulations completed a formal rulemaking process to become permanent regulations.

CAC Recommendation (if applicable):

TBD

Agency Response:

TBD

TECHNICAL, THEORETICAL, AND EMPIRICAL STUDY, REPORT, OR SIMILAR DOCUMENTS

Government Code Section 11346.2(b)(3) requires an identification of each technical, theoretical, and empirical study, report, or similar document, if any, upon which the agency relies in proposing the regulation(s).

- 2021 IBC

STATEMENT OF JUSTIFICATION FOR PRESCRIPTIVE STANDARDS

Government Code Section 11346.2(b)(1) requires a statement of the reasons why an agency believes any mandates for specific technologies or equipment or prescriptive standards are required.

HSC section 17922 requires HCD to adopt by reference model building codes, e.g., IBC, which contains prescriptive standards. Prescriptive standards provide the following: explicit guidance for certain mandated requirements; consistent application and enforcement of building standards while also establishing clear design parameters; and ensure compliance with minimum health, safety and welfare standards for owners, occupants and guests.

Performance standards are permitted by state law; however, they must be demonstrated to the satisfaction of the proper enforcing agency.

CONSIDERATION OF REASONABLE ALTERNATIVES

Government Code Section 11346.2(b)(4)(A) requires a description of reasonable alternatives to the regulation and the agency's reasons for rejecting those alternatives. In the case of a regulation that would mandate the use of specific technologies or equipment or prescribe specific action or procedures, the imposition of performance standards shall be considered as an alternate. It is not the intent of this paragraph to require the agency to artificially construct alternatives or describe unreasonable alternatives.

None. There were no alternatives available to HCD. HCD is required by statute to adopt this model code by reference. The proposed amendments are the only reasonable alternative for clarifying the 2022 CBC.

REASONABLE ALTERNATIVES THE AGENCY HAS IDENTIFIED THAT WOULD LESSEN ANY ADVERSE IMPACT ON SMALL BUSINESS

Government Code Section 11346.2(b)(4)(B) requires a description of any reasonable alternatives that have been identified or that have otherwise been identified and brought to the attention of the agency that would lessen any adverse impact on small business.

HCD is required by statute to adopt this model code by reference, however, HCD also has

authority to propose additions and deletions to the model code per HSC section 17922. HCD convened a pre-rulemaking stakeholder meeting on March 29, 2021, to solicit comment on new requirements in the 2021 IBC. No comments were received related to adverse impacts on small businesses.

FACTS, EVIDENCE, DOCUMENTS, TESTIMONY, OR OTHER EVIDENCE OF NO SIGNIFICANT ADVERSE IMPACT ON BUSINESS

Government Code Section 11346.2(b)(5)(A) requires the facts, evidence, documents, testimony, or other evidence on which the agency relies to support an initial determination that the action will not have a significant adverse economic impact on business.

HCD has determined that this regulatory action would have no significant adverse economic impact on California business enterprises and individuals, including the ability of California businesses to compete with businesses in other states. HCD convened a stakeholder meeting March 29, 2021, to provide an opportunity for stakeholders to comment on major issues of concern related to adoption of the 2021 IBC.

ASSESSMENT OF EFFECT OF REGULATIONS UPON JOBS AND BUSINESS EXPANSION, ELIMINATION OR CREATION

Government Code Sections 11346.3(b)(1) and 11346.5(a)(10)

HCD has assessed whether or not and to what extent this proposal will affect the following:

- A.** The creation or elimination of jobs within the State of California.
These regulations will not affect the creation, or cause the elimination, of jobs within the State of California.
- B.** The creation of new businesses or the elimination of existing businesses within the State of California.
These regulations will not affect the creation or the elimination of existing business within the State of California.
- C.** The expansion of businesses currently doing business within the State of California.
These regulations will not affect the expansion of businesses currently doing business within the State of California.
- D.** The benefits of the regulation to the health and welfare of California residents, worker safety, and the state's environment.
The adoption of the 2021 IBC through incorporation by reference with California amendments will provide stakeholders with a code establishing minimum requirements for building systems using prescriptive and performance-related provisions. It is founded on broad-based principles that make possible the use of new materials and new building designs due to California's adoption of the Uniform Plumbing Code, Uniform Mechanical Code, California Energy Code and National Electrical Code, chapters in the IRC addressing these subjects are not adopted. These regulations will also update and improve minimum existing building standards, which will provide increased protection of public health and safety, worker safety and the environment.

ESTIMATED COST OF COMPLIANCE, ESTIMATED POTENTIAL BENEFITS, AND RELATED ASSUMPTIONS USED FOR BUILDING STANDARDS

Government Code Section 11346.2(b)(5)(B)(i) states if a proposed regulation is a building standard, the initial statement of reasons shall include the estimated cost of compliance, the estimated potential benefits, and the related assumptions used to determine the estimates.

- No increased cost of compliance for those regulations that make only technical and nonsubstantive changes.
- Government Code section 11346.2(b)(5)(B)(ii) provides that the model codes adopted pursuant to HSC section 18928 shall be exempt from the requirements of section 11346.2(b)(5)(B) unless upon request as specified. The purpose of this rulemaking is to adopt the 2021 IBC which is a model code setting forth requirements for building systems in structures.
- The potential benefits provide recognition and appropriate use of new technologies and materials, clarity for the code users and local enforcement agencies, and may increase business due to the adoption of new building standards.
- As noted in section D (“benefits of the regulation”) benefits include protection of public health and safety, worker safety and the environment.

DUPLICATION OR CONFLICTS WITH FEDERAL REGULATIONS

Government Code Section 11346.2(b)(6) requires a department, board, or commission within the Environmental Protection Agency, the Resources Agency, or the SFM to describe its efforts, in connection with a proposed rulemaking action, to avoid unnecessary duplication or conflicts with federal regulations contained in the Code of Federal Regulations addressing the same issues. These agencies may adopt regulations different from these federal regulations upon a finding of one or more of the following justifications: (A) The differing state regulations are authorized by law and/or (B) The cost of differing state regulations is justified by the benefit to human health, public safety, public welfare, or the environment.

The regulations do not duplicate nor conflict with federal regulations. The State of California has preemptive authority to adopt more restrictive mandatory standards for the construction methods and materials addressed in these regulations.