

**INITIAL STATEMENT OF REASONS
FOR
PROPOSED BUILDING STANDARDS
OF THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REGARDING THE CALIFORNIA BUILDING CODE,
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2
(HCD 03/18)**

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 the agency intends to address 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.)

1) The Public Problem, Administrative Requirement, or Other Circumstance Addressed.

Administrative Requirement: Health and Safety Code 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 International Building Code published by the International Code Council (ICC) as selected by the California Building Standards Commission (CBSC), into Part 2 of Title 24 of the California Code of Regulations.

2) Specific Purpose

The CBSC selected the 2018 International Building Code (IBC), published by the International Code Council, as the model code to be referenced in Title 24, Part 2 for the 2018 Triennial Code Adoption Cycle.

The specific purpose of these regulations is to adopt by reference the 2018 edition of the IBC, with California Amendments, into the 2019 California Building Code (CBC), (California Code of Regulations (CCR), Title 24, Part 2), for the following programs:

- a) **State Housing Law Program:** relative to residential occupancies, buildings or structures accessory thereto and as provided in Health and Safety Code Section 17921.2.
- b) **Employee Housing Program:** relative to any building or structure or outdoors on premises or property in accordance with Health and Safety Code Section 17040.
- c) **Mobilehome Parks or Special Occupancy Parks Programs:** relative to the use of building 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 Health and Safety Code Section 18300 for mobilehome parks, and Health and Safety Code Section 18865 for special occupancy parks.
- d) **Factory-Built Housing Law Program:** relative to residential buildings, dwellings or portions thereof, or building components, or manufactured assemblies in accordance with Health and Safety Code Section 19990.

3) Rationale for Necessity

The 2018 IBC was published by the ICC and will automatically become adopted in its entirety, pursuant to Health and Safety Code Section 17922 (b), one year from its date of publication if not amended and proposed by HCD to the CBSC for adoption.

If the 2018 IBC becomes adopted in its entirety without being proposed for adoption with amendments by HCD to the CBSC, such automatic adoption would cause considerable confusion because California Amendments are

necessary modifications to the model code language to ensure that the 2019 CBC is consistent with state law and unique California conditions.

It is necessary to propose the adoption of some sections of the 2018 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 2018 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 2016 California Building Code 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 2016 California Building Code. Other previously existing California Amendments will be changed as explained below.

Specific Proposed Regulatory Actions:

HCD proposes to adopt by reference the 2018 edition of the IBC with amendments into the 2019 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 the CBSC to be included in the 2018 Triennial Code Adoption Cycle. The rationale for each amendment is listed below.

Acronyms:

CBC	California Building Code
CBSC	California Building Standards Commission
CEC	California Electrical Code
CEBC	California Existing Building Code
CFC	California Fire 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
IEBC	International Existing Building Code

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 2016 CBC for adoption into the 2019 CBC with modifications as follows:

SECTION 1.1 – GENERAL

Section: 1.1.1 Title.

Rationale: HCD proposes to continue adoption of the above referenced section with modification. The proposed modification updates the reference to the International Building Code from the 2015 IBC to the 2018 IBC.

Sections: 1.1.2 Purpose.

1.1.3 Scope.

1.1.3.1 Nonstate-regulated buildings, structures, and applications.

Rationale: HCD proposes to continue 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).

Section: 1.1.3.2 State-regulated buildings, structures, and applications.

Rationale: HCD proposes to continue adoption of the above referenced section without modifications. Item 7 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 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 and with no intended change in regulatory effect.

Sections:

- 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**

Rationale: HCD proposes to continue 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 California Residential Code (CRC), California Existing Building Code (CEBC), California Mechanical Code (CMC) and California Plumbing Code (CPC).

Section: 1.1.7.3.1 Detached one-and two-family dwellings.

Rationale: HCD proposes to continue adoption of the above referenced section with new modification. 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 is 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 to continue 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.

Sections: 1.1.8.1 Findings and filings.

Rationale: HCD proposes to continue 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.

Section: 1.1.9 Effective date of this code.

Rationale: HCD proposes to continue adoption of the above referenced section with 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.

HCD proposes to adopt a new exception 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 (Health and Safety Code Section 19960 *et seq.*), FBH plans are valid for a period of 36 months from the date of approval. This allows approved plans to be valid during a period overlapping two triennial codes. The proposed exception has no change in regulatory effect, but provides 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.

Sections:

- 1.1.10 Availability of codes.**
- 1.1.11 Format.**
- 1.1.12 Validity.**

Rationale: HCD proposes to continue 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 CRC, CEBC, CMC and CPC.

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

Section: 1.8.1 Purpose.

Rationale: HCD proposes to continue 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.

SECTION 1.8.2 – AUTHORITY AND ABBREVIATIONS

Section: 1.8.2.1 General.

Rationale: HCD proposes to continue 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.

Section: 1.8.2.1.1 Housing construction.

Section: 1.8.2.1.2 Housing accessibility.

Rationale: HCD proposes to continue adoption of the above referenced section without modification. 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 Uniform Building Code 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: 1.8.2.1.3 Permanent buildings in mobilehome parks and special occupancy parks.

Rationale: HCD proposes to continue 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.

SECTION 1.8.3 – LOCAL ENFORCING AGENCY

Section: 1.8.3.1 Duties and powers.

Rationale: HCD proposes to continue adoption of the above referenced section with modification. The proposed modification directs 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. This amendment has no change in regulatory effect.

Section: 1.8.3.2 Laws, rules and regulations.

Rationale: HCD proposes to continue 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.

Section: 1.8.3.2.1 State Housing Law.

Rationale: HCD proposes to continue adoption of the above referenced section without modification. HCD had previously replaced the term “apartment houses” 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 Uniform Building Code 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”.

- Sections:**
- 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 to continue 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.

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.**

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

- Section:**
- 1.8.4.4 Inspections.**

Rationale: HCD proposes to continue adoption of the above referenced section with nonsubstantive editorial 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. The proposed modification provides a complete listing of the required inspections, which accommodate 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). There is no intended change in regulatory effect.

SECTION 1.8.5 – RIGHT OF ENTRY FOR ENFORCEMENT

- Section:**
- 1.8.5.1 General.**

Rationale: HCD proposes to continue 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.

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 to continue 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.

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

- Section:**
- 1.8.7.1 General.**

Rationale: HCD proposes to continue 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.

Section: 1.8.7.2 Local building departments.

Rationale: HCD proposes to continue adoption of the above referenced section without modification. HCD had previously replaced the term “apartment houses” 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 Uniform Building Code 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: 1.8.7.2.1 Approval of alternates.

Rationale: HCD proposes to continue adoption of the above referenced section without modification. HCD had previously proposed modifications 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.

Section: 1.8.7.3 Department of Housing and Community Development.

Rationale: HCD proposes to continue adoption of the above referenced section with modification. HCD had previously replaced the term “apartment houses” 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 Uniform Building Code 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

Section: 1.8.8.1 General.

Rationale: HCD proposes to continue adoption of the above referenced section without modification. HCD previously proposed to add the term “construction” to the text addressing the authority of local jurisdictions to hear appeals. The proposed modification provides clarity to the code user and consistency with the Health and Safety Code and Section 1.8.8.2 of this code.

Sections: 1.8.8.2 Definitions.

1.8.8.3 Appeals.

Rationale: HCD proposes to continue 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.

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 to continue 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.

SECTION 1.8.10 - OTHER BUILDING REGULATIONS

Section: 1.8.10.1 Existing structures.

Rationale: HCD proposes to continue adoption of the above referenced section without modification. HCD previously proposed modification to recognize and incorporate reference to the CEBC for existing structures, corrects statutory references, and provides consistency with other California codes.

Section: 1.8.10.2 Moved structures.

Rationale: HCD proposes to continue adoption of the above referenced section without modification. HCD previously proposed modification to remove reference to CBC, Chapter 34, correct statutory references, and provide consistency with other California codes.

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 (formerly 107.2.5), 107.2.6.1 (formerly 107.2.5.1), 107.2.7 (formerly 107.2.6), 110.3.1, 110.3.2, 110.3.3, 110.3.4, 110.3.4.1, 110.3.5, 110.3.6, 110.3.7 (formerly 110.3.6), 110.3.9 (formerly 110.3.8), 110.3.10 (formerly 110.3.9), 110.3.11 (formerly 110.3.10) and 110.3.11.1 (formerly 110.3.10.1) and 110.3.11.2 from the 2018 IBC into the 2019 CBC with new and existing amendments as follows:

SECTION 105 – PERMITS

Section: 105.2 Work exempt from permit. (Building only)

Rationale: HCD proposes to adopt the above referenced section, Building: Items 1-13 only, from the 2018 IBC into the 2019 CBC without amendment.

SECTION 107 – SUBMITTAL DOCUMENTS

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 to adopt the above referenced sections from the 2018 IBC into the 2019 CBC without amendments. 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.

Section: 107.2.5 Exterior elevated elements. (Adopted as Section 107.2.7 for 2016 CBC)

Rationale: HCD proposes to adopt the above referenced section with new amendment. HCD proposes to change the section title to refer to "Exterior elevated elements" and incorporate the same term in the text (instead of exterior balconies, and elevated walking surfaces). The term is defined in Chapter 2 (See rationale for the definition of "Exterior elevated elements"). HCD also proposes to modify the language; the modification is intended to remove limitations to sources of water. The proposed amendments are coordinated with the CBSC and DSA.

Sections: 107.2.6 (Formerly 107.2.5) Site plan.
107.2.6.1 (Formerly 107.2.5.1) Design flood elevations.
107.2.7 (Formerly 107.2.6) Structural information.

Rationale: HCD proposes to adopt the above referenced sections from the 2018 IBC into the 2019 CBC without amendments. 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.

Section: 107.2.7 Exterior balconies and elevated walking surfaces. (California amendment in 2016 CBC)

Rationale: HCD proposes to repeal the above referenced existing California amendment, which was an "early adoption" of Section 107.2.5 from the 2018 IBC. Since California is adopting the 2018 IBC, a separate California amendment is no longer necessary.

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.
110.3.5 Lath, gypsum board, and gypsum panel product inspection.

Rationale: HCD proposes to adopt the above referenced sections from the 2018 IBC into the 2019 CBC without amendments.

Section: **110.3.6 Weather-exposed exterior elevated element waterproofing** (Weather-exposed balcony and walking surface waterproofing in 2018 IBC)

Rationale: HCD proposes to adopt the above referenced section with new amendment. HCD proposes to change the section title to refer to "Exterior elevated elements" and incorporate the same term in the text (instead of exterior balconies, and elevated walking surfaces). The term is defined in Chapter 2 (See rationale for the definition of "Exterior elevated elements"). HCD also proposes to modify the language; the modification is intended to remove limitations to sources of water. The proposed amendments are coordinated with the CBSC and DSA.

Sections: **110.3.7 (Formerly 110.3.6) Fire- and smoke-resistant penetrations.**
110.3.9 (Formerly 110.3.8) Other inspections.
110.3.10 (Formerly 110.3.9) Special inspections.
110.3.11 (Formerly 110.3.10) Final inspection.
110.3.11.1 (Formerly 110.10.1) Flood hazard documentation.

Rationale: HCD proposes to adopt the above referenced sections from the 2018 IBC into the 2019 CBC without amendments.

Sections: **110.3.4.1 Moisture content verification.**
110.3.11.2 (Formerly 110.3.10.2) Operation and maintenance manual.

Rationale: HCD proposes to continue adoption of the above referenced sections. These existing California amendments provide the code user with the correct references to the California Green Building Standards Code (CALGreen). The existing amendments have been brought forward from the 2016 CBC for adoption into the 2019 CBC. Section 110.3.11.2 was renumbered to align with the model code renumbering.

Section: **110.3.8.1 Weather-exposed balcony and walking surface waterproofing** (California amendment in 2016 CBC)

Rationale: HCD proposes to repeal this existing California amendment, which was an "early adoption" of Section 110.3.6 from the 2018 IBC. Since California is adopting the 2018 IBC, a separate California amendment is no longer necessary.

3. CHAPTER 2 DEFINITIONS

HCD proposes to adopt Chapter 2 from the 2018 IBC into the 2019 CBC with new and existing amendments as follows:

SECTION 201 – GENERAL

Section: **201.3 Terms defined in other codes.**

Rationale: HCD proposes to adopt the above referenced section with existing California amendments. The existing amendments eliminate references to the International Fuel Gas Code and International Energy Conservation Code, and changes references from the International Fire Code, International Mechanical Code and International Plumbing Code to the California Fire Code (CFC), CMC and CPC, respectively. The amendments also add references to the CRC, CEBC, and California Green Building Standards Code (CALGreen).

SECTION 202 – DEFINITIONS

ACCESSIBILITY.

Rationale: HCD proposes to bring forward the above referenced California definition from the 2016 CBC for adoption into the 2019 CBC without modification.

ACCESSIBLE.

Rationale: HCD proposes to not adopt the above referenced definition from the 2018 IBC. HCD proposes to bring forward the California definition of "Accessible" from the 2016 CBC for adoption into the 2019 CBC without modification.

ACCESSIBLE ROUTE.

Rationale: HCD proposes to not adopt the above referenced definition from the 2018 IBC. HCD proposes to bring forward the California definition of "Accessible Route" from the 2016 CBC for adoption into the 2019 CBC without modification.

ACCESSIBLE SPACE.

Rationale: HCD proposes to bring forward the above referenced California definition from the 2016 CBC for adoption into the 2019 CBC without modification.

ADAPTABLE DWELLING UNIT.

Rationale: HCD proposes to bring forward the above referenced California definition from the 2016 CBC for adoption into the 2019 CBC without modification.

APPROVED.**APPROVED AGENCY.**

Rationale: HCD proposes to adopt the above referenced definitions with existing California amendments. The existing amendments have been brought forward from the 2016 CBC for adoption into the 2019 CBC without modification.

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

Rationale: HCD proposes to bring forward the above referenced California definitions from the 2016 CBC for adoption into the 2019 CBC without modification.

BATHROOM.

Rationale: HCD proposes to bring forward the above referenced California definition from the 2016 CBC for adoption into the 2019 CBC without modification. This term was adopted for purposes of Chapter 11A.

BUILDING.

Rationale: HCD proposes to adopt the above referenced definition with existing California amendment. The existing amendment adds exceptions and clarifies the language in the 2018 IBC definition, providing consistency with applicable state law to direct the code user to applications under the authority of HCD. The existing amendment has been brought forward from the 2016 CBC for adoption into the 2019 CBC with editorial modification. There is no intended change in regulatory effect.

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

Rationale: HCD proposes to bring forward the above referenced California definitions from the 2016 CBC for adoption into the 2019 CBC without modification.

CARRIAGE UNIT.

Rationale: HCD proposes to bring forward the above referenced California definition from the 2016 CBC for adoption into the 2019 CBC without modification.

CELLULAR CONCRETE.**CHARACTERS.**

Rationale: HCD proposes to bring forward the above referenced California definitions from the 2016 CBC for adoption into the 2019 CBC without modification.

CLEAR FLOOR SPACE.

Rationale: HCD proposes to bring forward the above referenced California definitions from the 2016 CBC for adoption into the 2019 CBC without modification.

COMMON USE AREAS.

Rationale: HCD proposes to bring forward the above referenced California definition from the 2016 CBC for adoption into the 2019 CBC without modification.

CONCRETE, Cellular

Rationale: HCD proposes to adopt the above referenced definition with existing California amendment. The existing amendment has been brought forward from the 2016 CBC for adoption into the 2019 CBC without modification.

CONGREGATE RESIDENCE.

Rationale: HCD proposes to bring forward the above referenced California definition from the 2016 CBC for adoption into the 2019 CBC without modification.

COVERED MULTIFAMILY DWELLINGS.

Rationale: Rationale: HCD proposes to bring forward the above referenced California definition from the 2016 CBC for adoption into the 2019 CBC without modification. 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.

Some stakeholders expressed a concern that the older definition did not provide enough clarity for the subject it covers. Others were concerned that the definition may be interpreted by code users and enforcing agencies in an incorrect way. The new 2016 definition, based on the Government Code Section 12955.1.1(a), was also consistent with the Fair Housing Amendment Act Guidelines.

CROSS SLOPE.**CURB CUT.****CURB RAMP.****DEPARTMENT.****DETACHED SINGLE-FAMILY DWELLING.****DETECTABLE WARNING.**

HCD proposes to not adopt the above referenced definition from the 2018 IBC. HCD proposes to bring forward the California definition of “detectable warning” from the 2016 CBC for adoption into the 2019 CBC without modification.

DIRECTIONAL SIGN.

Rationale: HCD proposes to bring forward the above referenced California definitions from the 2016 CBC for adoption into the 2019 CBC without modification.

DWELLING UNIT.

Rationale: HCD proposes to adopt the above referenced definition with an existing California amendment. The existing amendment has been brought forward from the 2016 CBC for adoption into the 2019 CBC without modification.

EFFICIENCY DWELLING UNIT.

Rationale: HCD proposes to bring forward the above referenced California definition from the 2016 CBC for adoption into the 2019 CBC with modification. The existing definition refers to the Health and Safety Code Section 17958.1 for the defined term; however, Health and Safety Code Section 17958.1 does not provide a definition. The proposed modification provides clarity and consistency to the code user. There is no intended change in regulatory effect.

ELEVATOR, PASSENGER.

Rationale: HCD proposes to continue adoption of the above referenced existing California definition, which refers the code user to the HCD definition located under “Passenger Elevator”.

ENFORCEMENT.**ENFORCING AGENCY.****ENTRANCE.****EQUIVALENT FACILITATION.**

Rationale: HCD proposes to bring forward the above referenced California definitions from the 2016 CBC for adoption into the 2019 CBC without modification.

EXTERIOR ELEVATED ELEMENTS

Rationale: HCD proposes to adopt a new definition for “exterior elevated elements.” This definition was derived from a proposed definition in Senate Bill 721 of 2017 with the following revisions. HCD proposes adding the terms “landings” and reference to extension beyond the exterior walls of a building or structure. HCD excluded the height application (above six feet) since SB 721 is intended to address inspection mandates, and not construction requirements. HCD proposes deleting references to “entry structures” and reliance on wood or wood-based products for support. The language for the proposed definition has been coordinated with DSA and BSC. This proposal addresses Recommendation 4 in the SB 465 Exterior Elevated Elements Working Group Report to the Legislature to define a new term – “exterior elevated elements” which would include elevated balconies, decks, walkways, stairs and landings.

FAMILY.**GRAB BAR.****GRADE.**

GROUND FLOOR.

Rationale: HCD proposes to bring forward the above referenced California definitions from the 2016 CBC for adoption into the 2019 CBC without modification.

GUARD OR GUARDRAIL.

Rationale: HCD proposes to adopt the above referenced definition with existing California amendment. The existing amendment informs the code user that the term “guardrail” is synonymous with the 2018 IBC definition of guard.

HOTEL OR MOTEL.**HOUSING AT A PLACE OF EDUCATION.****INTERNATIONAL SYMBOL OF ACCESSIBILITY.****KICK PLATE.**

Rationale: HCD proposes to bring forward the above referenced definitions from the 2016 CBC for adoption into the 2019 CBC without modification.

LABELED.

Rationale: HCD proposes to adopt the above referenced definition with an existing California amendment. The existing amendment provides clarity and consistency with the definition in the Health and Safety Code Section 17920(g). HCD proposes to bring forward the existing definition as amended from the 2016 CBC for adoption into the 2019 CBC.

LAVATORY.**LEVEL AREA.****LIFT, PLATFORM (WHEELCHAIR).**

Rationale: HCD proposes to bring forward the above referenced California definitions from the 2016 CBC for adoption into the 2019 CBC without modification.

LISTED.

Rationale: HCD proposes to adopt the above referenced definition with an existing California amendment, which provides consistency with language in the Health and Safety Code Section 17920 (h). HCD proposes to bring forward the existing definition as amended from the 2016 CBC for adoption into the 2019 CBC.

LISTING AGENCY.**LOBBY.**

Rationale: HCD proposes to bring forward the above referenced California definitions from the 2016 CBC for adoption into the 2019 CBC without modification.

LODGING HOUSE.

Rationale: HCD proposes to not adopt the definition of lodging house from the 2018 IBC. HCD proposes to bring forward the California definition of lodging house from the 2016 CBC for adoption into the 2019 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.

MARKED CROSSING.**MOTEL.****MULTISTORY DWELLING UNIT.****NEWLY CONSTRUCTED.****NORMAL.****OPEN RISER.****OPERABLE PART.****PASSAGE DOOR.**

Rationale: HCD proposes to bring forward the above referenced California definitions from the 2016 CBC for adoption into the 2019 CBC without modification.

PASSENGER ELEVATOR.

Rationale: HCD proposes to bring forward the above referenced existing California definition from the 2016 CBC for adoption into the 2019 CBC without modification. HCD previously incorporated language from the definition adopted by the Division of the State Architect.

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.**

Rationale: HCD proposes to bring forward the above referenced California definitions from the 2016 CBC for adoption into the 2019 CBC without modification.

PUBLIC HOUSING.

HCD Note: The definition of “Public housing” was developed by DSA, and co-adopted by HCD. Currently DSA is working on modifying the definition; HCD attends all working group meetings and public hearings. Therefore, there may be a new proposal for the 45-day public comment period.

PUBLIC-USE AREAS.

Rationale: HCD proposes to not adopt the above referenced definition from the 2018 IBC. HCD proposes to bring forward the California definition of “public use areas” from the 2016 CBC for adoption into the 2019 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.).

RECOMMEND.**RISER.****RUNNING SLOPE.****SANITARY FACILITY.****SHOULD.****SIDEWALK.**

Rationale: HCD proposes to bring forward the above referenced California definitions from the 2016 CBC for adoption into the 2019 CBC without modification.

SIGN.

Rationale: HCD proposes to adopt the above referenced definition. The term sign is used throughout the code, but the definition is currently adopted by DSA only. HCD proposes to co-adopt the definition for clarity and consistency.

SINGLE-ACCOMMODATION SANITARY FACILITY.**SINK.****SITE DEVELOPMENT.****SLEEPING ACCOMMODATIONS.****SLOPE.****SPACE.****TACTILE.****TACTILE SIGN.**

Rationale: HCD proposes to bring forward the above referenced California definitions from the 2016 CBC for adoption into the 2019 CBC without modification.

TESTING AGENCY.

Rationale: HCD proposes to continue adoption of the above referenced California amendment with modification. The modification updates a code section number and has no intended change in regulatory effect.

TEXT TELEPHONE.**TRANSIENT LODGING.****TREAD.****TTY.****UNREASONABLE HARDSHIP.****VEHICULAR OR PEDESTRIAN ARRIVAL POINTS.****VEHICULAR WAY.****WALK.****WHEELCHAIR.**

Rationale: HCD proposes to bring forward the above referenced California definitions from the 2016 CBC for adoption into the 2019 CBC without modification.

4. CHAPTER 2 DEFINITIONS

HCD proposes to not adopt the following Chapter 2 definitions from the 2018 IBC:

ACCESSIBLE UNIT.

Rationale: HCD proposes to not adopt the above referenced definition from the 2018 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 2018 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 2016 CBC (see rationale in Item 3).

INTENDED TO BE OCCUPIED AS A RESIDENCE.

Rationale: HCD proposes to not adopt the above referenced definition from the 2018 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.

MULTILEVEL ASSEMBLY SEATING.

MULTISTORY UNIT.

Rationale: HCD proposes to not adopt the above referenced definitions from the 2018 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.

SELF-SERVICE STORAGE FACILITY.

TYPE A UNIT.

TYPE B UNIT.

Rationale: HCD proposes to not adopt the above referenced definitions from the 2018 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.

5. CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE

HCD proposes to adopt Chapter 3, except Section 308.3, from the 2018 IBC into the 2019 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 to continue adoption of the above referenced section with existing California amendments. The existing amendments add Group R-2.1 and Group R-3.1 occupancy classifications to correlate with the Office of the State Fire Marshal's (SFM) existing amendment in Section 310.1.

SECTION 308 – INSTITUTIONAL GROUP I

Section: 308.3 Group I-2.

Rationale: HCD proposes to not adopt the above referenced section from the 2018 IBC because Group I-2 is not used in California. Instead, Group R-2.1 and Group R-3.1 are added to the occupancy groups in Section 310 to correlate with the Office of the State Fire Marshal's amendments.

SECTION 310 – RESIDENTIAL GROUP R

Sections: 310.2 (Formerly 310.3) Residential Group R-1.

310.3 (Formerly 310.4) Residential Group R-2.

Rationale: HCD proposes to continue adoption of the above referenced sections with existing California amendments, which add text to include efficiency dwelling units. The existing amendments have been brought forward from the 2016 CBC into the 2019 CBC.

Section: 310.4 (Formerly 310.5) Residential Group R-3.

Rationale: HCD proposes to continue adoption of the above referenced section with existing California amendment. These existing amendments add Group R-2.1 and Group R-3.1 occupancy classifications to correlate with the Office of the State Fire Marshal's existing amendment in Section 310.1; and add text to include efficiency dwelling units. The existing amendments have been brought forward from the 2016 CBC into the 2019 CBC.

6. CHAPTER 4

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

HCD proposes to adopt Chapter 4 from the 2018 IBC into the 2019 CBC with new and existing amendments as follows:

SECTION 406 – MOTOR-VEHICLE RELATED OCCUPANCIES

Section: 406.2.1 (Formerly 406.3.6) Automatic garage door openers and vehicular gates

Rationale: HCD proposes to continue adoption of the above referenced section with existing California amendment, which provides reference to statutory requirements for garage door openers. The existing amendment has been brought forward from the 2016 CBC into the 2019 CBC.

Section: 406.2.2 (Formerly 406.3.2) Clear height.

Rationale: HCD proposes to continue adoption of the above referenced section with existing California amendment. The model code's new 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.

Section: 406.2.3 Accessible parking spaces.

Rationale: HCD proposes to adopt the above referenced section with new California amendment. The new amendment provides a correct reference to Chapters 11A for accessibility requirements related to parking spaces.

Section: 406.2.7 Electric vehicle charging stations.

Rationale: HCD proposes to adopt the above referenced section with new California amendment. The new amendment provides correct references to the CEC and the CALGreen Code. The new amendment also provides correct references to Chapters 11A and 11B for accessibility requirements related to electric vehicle charging stations.

Section: 406.2.9 (Formerly 406.8.4) Equipment and appliances.

Rationale: HCD proposes to adopt the above referenced section with new California amendment. The new amendment provides correct references to the CMC, CPC and CEC. This section is a generalized section for design of all equipment and appliances, and incorporates former Section 406.8.4 which was specific to heating appliances.

Section: 406.4.1 Clear height. (2016 CBC)

Rationale: HCD proposes to repeal the above referenced existing California amendment, currently in Section 406.4.1 (2016 CBC). In the 2018 IBC, clear height requirements have been consolidated into Section 406.2.2. This repeal has no change in regulatory effect.

SECTION 419 – LIVE/WORK UNITS

Section: 419.7 Accessibility.

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. 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 2018 IBC is not proposed for adoption and will not be printed in the CBC.

SECTION 420 – GROUPS I-1, R-1, R-2, R-3

Section: 420.1 General.

Rationale: HCD proposes to adopt 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 the Office of the State Fire Marshal's existing amendment in Section 310.1.

Section: 420.10.1 Cooking appliances.

Rationale: HCD proposes to adopt the above referenced section with new California amendment. The new amendment provides a correct reference to the CMC and to the California Energy Code which includes field verification requirements for range hoods if they are installed.

Section: 420.11 (Formerly 420.7) Construction waste management.

Rationale: HCD proposes to continue adoption of the above referenced California amendment with new modification. During the 2012 Triennial Code Adoption Cycle, pointers to mandatory provisions in the California Green Building Standards (CALGreen) Code 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 2018 IBC. There is no change in regulatory effect.

Sections: 420.12 (Formerly 420.8) Special provisions for residential hotels.

420.12.1 (Formerly 420.8.1) Locking mail receptacles.

Rationale: HCD proposes to continue adoption of the above referenced existing California amendments with modifications. 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 Health and Safety Code Section 17958.3 for further reference and detail. The amendments have been renumbered to accommodate renumbering in the 2018 IBC. There is no intended change in regulatory effect.

Section: 420.13 (Formerly 420.9) Electric vehicle (EV) charging for new construction.

Rationale: HCD proposes to continue adoption of the above referenced California amendment with modification. During the 2012 Triennial Code Adoption Cycle, pointers to mandatory provisions in CALGreen were adopted to enhance user convenience and familiarity. During the 2013 Intervening Code Adoption Cycle, HCD adopted mandatory measures for installation of infrastructure for future installation and use of electric vehicle chargers for one- and two-family homes, and townhouses with attached private garages, and for multifamily dwellings. During the 2016 Intervening Code Adoption Cycle, HCD adopted similar requirements for hotels and motels. The California amendment has been revised to incorporate reference to EV charging requirements for hotels and motels adopting during the 2016 CBC Intervening Code Adoption Cycle, renumbered to accommodate the format of the 2018 IBC and corrected grammatically.

7. CHAPTER 5

GENERAL BUILDING HEIGHTS AND AREAS

HCD proposes to adopt Chapter 5 from the 2018 IBC into the 2019 CBC with new and existing amendments as follows:

SECTION 503 – GENERAL BUILDING HEIGHT AND AREA LIMITATIONS

Section: **503.1 General. Exception.**

Rationale: HCD proposes to continue adoption of the above referenced section with existing California amendment. The existing amendment clarifies the exception for types of construction, which may be used for limited-density owner-built rural dwellings.

Table: **504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE, Footnote h.**

Rationale: HCD proposes to adopt the above referenced Table with new amendment in Footnote h. The new amendment provides additional information related to Accessory Dwelling Units (ADU). Section 65852.2(c) provides that ADUs are not required to have fire sprinklers if the primary residence is not required to have fire sprinklers. The California amendment provides clarity for the code user.

Table: **504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE, Footnote h.**

Rationale: HCD proposes to adopt the above referenced Table with new California amendment in Footnote h. The new amendment provides additional information related to Accessory Dwelling Units (ADU). Government Code Section 65852.2(c) provides that ADUs are not required to have fire sprinklers if the primary residence is not required to have fire sprinklers. The California amendment provides clarity for the code user.

Table: **506.2 ALLOWABLE AREA FACTOR, Footnote h.**

Rationale: HCD proposes to adopt the above referenced Table with new California amendment in Footnote h. The new amendment provides additional information related to Accessory Dwelling Units (ADU). Government Code Section 65852.2(c) provides that ADUs are not required to have fire sprinklers if the primary residence is not required to have fire sprinklers. The California amendment provides clarity for the code user.

8. CHAPTER 6

TYPES OF CONSTRUCTION

HCD proposes to adopt Chapter 6 from the 2018 IBC into the 2019 CBC with existing amendment as follows:

SECTION 603 – COMBUSTIBLE MATERIAL IN TYPE I AND II CONSTRUCTION

Section: **603.1.3 Electrical.**

Rationale: HCD proposes to continue adoption of the above referenced section with existing California amendment. The existing amendment provides correct references to the CEC.

9. CHAPTER 7

FIRE AND SMOKE PROTECTION FEATURES

HCD proposes to adopt Chapter 7 from the 2018 IBC into the 2019 CBC with new and existing amendments as follows:

SECTION 703 – FIRE RESISTANCE RATINGS AND FIRE TESTS

Section: **703.4 Automatic sprinklers.**

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment provides a reference to an HCD-adopted section authorizing building departments to approve alternates.

SECTION 721 – PRESCRIPTIVE FIRE RESISTANCE

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

Rationale: HCD proposes to continue adoption of the above referenced existing California amendments, which provide measures for the use of cellular concrete.

10. CHAPTER 8 INTERIOR FINISHES

HCD proposes to adopt Chapter 8 from the 2018 IBC into the 2019 CBC without amendments.

11. CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

HCD proposes to adopt Chapter 9 from the 2018 IBC into the 2019 CBC with new and existing amendments as follows:

SECTION 904 – ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS

Section: **904.3.1 Electrical wiring.**

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment provides a correct reference to the CEC.

SECTION 907 – FIRE ALARM AND DETECTION SYSTEMS

Section: **907.5.2.3.3 Group R-2.**

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment removes IBC reference to ICC A117.1, and provides a reference to the NFPA 72 standard for fire alarms. The model code references ICC A117.1 as the applicable standard. Although the Fair Housing Amendments Act references 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 ICC A117.1. Therefore, ICC A117.1 has not been adopted in California.

Section: **907.6.1 Wiring.**

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment provides a correct reference to the CEC.

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 was new in the 2015 IBC and mandated the installation of CO alarms in Group I, Group E, and Group R occupancies, and contained most of the measures currently in Section 420.6.

Section 420.6 was codified in the 2010 CBC during the 2010 Code Adoption Cycle, after the Carbon Monoxide Poisoning Prevention Act of 2010 (Senate Bill 183, Chapter 19, Statutes of 2010) was enacted. At that time, there were no CO detection requirements in the IBC. ICC included new mandates for installation of CO alarms in Group I and Group R occupancies in the 2012 IBC, Section 908.7. However, for the purposes of consistency with the state law, HCD did not adopt Section 908.7 during the 2012 Triennial Code Adoption Cycle, and this section was not printed in the 2013 CBC.

The proposal for CO alarms in the 2015 IBC, Section 915, was developed by the ICC Fire Code Action Committee (FCAC). This ICC committee was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. Since its inception in July 2011, the FCAC has held six open meetings and numerous Regional Work Group and Task Group meetings to discuss and debate the proposed changes. After detailed evaluation and comparison, HCD has determined that the measures for CO alarms in the

2015 IBC, Section 915, in most parts, match the existing CO alarm requirements in California amendment Section 420.6. Therefore, HCD proposed to repeal California Section 420.6 and adopt Section 915 with necessary California amendments, not included in the model code text. There was no intended change in regulatory effect in the 2016 IBC from the requirements in the 2013 CBC. The proposed 2019 CBC also proposes adoption of IBC Section 915 with amendments as discussed below.

Section: 915.1 General.

Rationale: HCD proposes to adopt the above referenced section with existing California amendments. The existing amendment implements the mandates contained in the Health and Safety Code, as referenced, which require the installation of CO detection in all existing Group R occupancies. The existing amendment clarifies that the CO detection in existing buildings be installed in accordance with Section 915, and not with the International Fire Code (IFC). The IFC provisions for CO detection in existing buildings are very limited, and the IFC is not proposed for adoption by HCD. The existing amendment also serves as a pointer for the code user to the Health and Safety Code, Section 17926, for further reference and details and has been revised to accommodate renumbering in the 2018 IBC.

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

Rationale: HCD proposes to adopt the above referenced sections with existing California amendments. The existing amendments incorporate language from the 2013 CBC, Section 420.6, containing California requirements for CO alarms in new and existing Group R occupancies. The amendments are consistent with the requirements in NFPA 720 *Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment* and provide clarity for implementation and enforcement.

Section: 915.4 Carbon monoxide alarms.

Rationale: HCD proposes to adopt the above referenced section with modified existing California amendment to accommodate renumbering for California amendments and renumbering in the 2018 IBC. There is no intended change in regulatory effect.

Section: 915.4.1 Power source.

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment incorporates language from the 2013 CBC, Section 420.6, which contained California requirements for CO alarms in Group R new and existing occupancies. The amendment is also consistent with the Office of the State Fire Marshal's requirements for smoke alarms in existing buildings, contained in the CFC. The amendments provide clarity and consistency for implementation and enforcement.

**Sections: 915.4.2 Listings.
915.4.4 (Formerly 915.4.3) Combination alarms.**

Rationale: HCD proposes to adopt the above referenced sections 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. The amendments implement the mandates contained in the Health and Safety Code, Section 13263. The amendments also provide clarity and consistency for implementation and enforcement. There is no intended change in regulatory effect from the requirements in the 2016 CBC.

Section: 915.4.5 (Formerly 915.4.4) Interconnection.

Rationale: HCD proposes to adopt the above referenced existing California amendment to accommodate renumbering for California amendments and renumbering in the 2018 IBC.

Section: 915.5.2 Locations.

Rationale: HCD proposes to adopt the above referenced section with existing California amendments. The existing amendments delete model code provisions allowing Section 915 to supersede NFPA 720 for locating CO detectors, and provides an additional option for compliance with NFPA 720. NFPA 720 provides specific locations for installation of CO detectors, but also provides for a performance-based design, which may identify other locations.

Section: 915.5.3 Combination detectors.

Rationale: HCD proposes to adopt 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 Health and Safety Code, Section 13263. The amendment provides clarity and consistency for implementation and enforcement.

Section: 915.6 Maintenance.

Rationale: HCD proposes to adopt the above referenced section with existing California amendments. The existing amendments incorporate language from the International Fire Code, which is not proposed for adoption by HCD. The amendment provides clarity and consistency for implementation and enforcement.

Section: 915.7 Visible alarms.

Rationale: HCD proposes to continue adoption of the above referenced existing California amendment. 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.

**12. CHAPTER 10
MEANS OF EGRESS**

HCD proposes to adopt Chapter 10 from the 2018 IBC into the 2019 CBC with new and existing amendments as follows:

(Formerly) SECTION 1002 – DEFINITIONS

GUARD or GUARDRAIL.

Rationale: HCD proposes to repeal the above referenced existing California amendment, currently in Section 1002 (Definitions). The existing amendment informs the code user that the term “Guardrail” is synonymous with the 2015 IBC definition for “Guard”. However, in the 2018 IBC, ICC removed all terms located in specific chapters throughout the code (Including in Chapter 10). Therefore, there is no need for the existing amendment to remain in Chapter 10. The term “Guard (or Guardrail)” is defined in Chapter 2.

The proposed repeal provides consistency with the format of the model code. There is no intended change in regulatory effect.

SECTION 1003 – GENERAL MEANS OF EGRESS

Section: 1003.1 Applicability.

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment informs the code user of possible provisions in Chapter 11A, which may apply to persons with disabilities, and that these may differ from the provisions in Chapter 10. T

Section: 1003.3.4 Clear width.

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment refers the code user to Chapter 11A as the appropriate chapter containing the requirements for width of accessible routes in California. The same amendment referring to Chapter 11B is proposed by the Division of the State Architect (DSA).

Section: 1003.5 Elevation change. Exceptions.

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment 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. The same amendment referring to Chapter 11B is proposed by DSA.

SECTION 1009 – ACCESSIBLE MEANS OF EGRESS

Section: 1009.1 Accessible means of egress required.

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment directs the code user to the accessibility provisions located in Chapter 11A. Chapter 11 of the IBC is not proposed for adoption and will not be printed in the CBC.

Sections: **1009.2 Continuity and components. (Items 1, 2, 3, 4, 5, 6 and 8).**
 1009.3 Stairways.
 1009.5 Platform lifts.

Rationale: HCD proposes to adopt the above referenced sections with existing California amendments. The existing amendments direct the code user to the accessibility provisions located in Chapter 11A.

Sections: **1009.6 Area of refuge. (No change to text)**
 1009.6.3 Size.

Rationale: HCD proposes to adopt the above referenced sections with existing California amendments. The existing amendments address the size of the required area of refuge related to accessibility.

Section: **1009.8.1.1. Visible communication method.**

Rationale: HCD proposes to continue adoption of the above referenced section. Section 1009.8.1.1, which is an existing California amendment, directs the code user to the accessibility provisions located in Chapter 11A, Section 1138A.4.

Section: **1009.8.2 Directions.**

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment removes 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.

Sections: **1009.9 Signage.**
 1009.11 Instructions.

Rationale: HCD proposes to adopt 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.

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

Rationale: HCD proposes to continue adoption of the above referenced California amendment, which includes provisions for emergency warning systems.

SECTION 1010 – DOORS, GATES AND TURNSTILES

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

Rationale: HCD proposes to adopt the above referenced section with new and existing California amendments. The existing amendments in Exceptions 8 and 10 (Exceptions 7 and 9 in 2016 CBC) 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 dwelling units are required to be adaptable and on an accessible route. Due to the reformatted text in the 2018 IBC, HCD proposes the same amendment in Exceptions 1, 2, 7, and 11.

In addition, HCD proposes to continue not adopting the model code Exception 9 (Exception 8 in the 2015 IBC), allowing minimum clear width of 31.75 inches for door openings required to be accessible within Type B units. As stated above, California does not currently differentiate among types of dwelling 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 10 and 11 accordingly.

The existing California amendments have been brought forward from the 2016 CBC for adoption into the 2019 CBC. The new proposal in Exceptions 1, 2, 7, and 11 is necessary because of the new language in the model code.

Section: **1010.1.4.1 Revolving doors. (Item 7).**

Rationale: HCD proposes to adopt the above referenced section with existing California amendment, which directs the code user to the accessibility provisions in Chapter 11A. Chapter 11 of the IBC is not proposed for adoption and will not be printed in the CBC.

Section: **1010.1.5 Floor elevation. (Exceptions 3, 5, and 6).**

Rationale: HCD proposes to adopt the above referenced section with modified existing California amendments. The existing amendments in Exceptions 3 and 5 direct the code user to the accessibility provisions in Chapter 11A and removes IBC references to “Type A” and/or “Type B” units. California does not currently differentiate among types of dwelling units, although covered dwelling units are required to be adaptable and on an accessible route. HCD also provides a reference to Chapter 11A, Section 1132A.4, in Exception 5. Section 1132A.4 contains provisions for level floor or landings in accessible dwelling units.

In addition, HCD proposes to amend Exception 6, repealing the reference to Section 1103.2.9. HCD does not adopt Chapter 11 of the model code.

The existing California amendments have been brought forward from the 2016 CBC for adoption into the 2019 CBC. The newly proposed amendment correct an oversight from the previous code adoption cycle.

Section: 1010.1.7 Thresholds. (Exceptions).

Rationale: HCD proposes to adopt 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 dwelling units are required to be adaptable and on an accessible route.

Section: 1010.1.8 Door arrangement. (Exception 3).

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment removes IBC references to "Type A" dwelling units. California does not currently differentiate among types of dwelling units, although covered dwelling units are required to be adaptable and on an accessible route.

Section: 1010.1.9.1 Hardware.

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment 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.

SECTION 1012 – RAMPS

Section: 1012.1 Scope. (Exception 2).

Rationale: HCD proposes to adopt the above referenced section with 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.

**Sections: 1012.6.3 Length. (Exception 1).
1012.6 Change in direction. (Exception).**

Rationale: HCD proposes to adopt the above referenced sections with existing California amendments. The existing amendments remove IBC references to "Type A unit", "Type B unit" and Section 1107 of Chapter 11. California does not currently differentiate among types of dwelling units, although covered dwelling units are required to be adaptable/accessible and on an accessible route.

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 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 amendments direct the code user to the appropriate chapter, which contains the maneuvering and door overlap dimensions, as well as the edge protection requirements, applicable in California.

SECTION 1014 – HANDRAILS

Section: 1014.8 Projections.

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment provides a reference to the accessibility provisions in Chapter 11A.

SECTION 1015 – GUARDS

Section: 1015.3 Height.

Rationale: HCD proposes to adopt the above referenced section with modified existing California amendment. HCD proposes to continue repealing 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, including Exception 6, which is new in the model code. There is no intended change in regulatory effect.

Section: 1015.8 Window openings.

Rationale: HCD proposes to adopt the above referenced section with 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.

SECTION 1023 – INTERIOR EXIT STAIRWAYS AND RAMPS

Section: 1023.9 Stairway identification signs.

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment provides a reference to the accessibility provisions in Chapter 11A, and directs the code user to the appropriate section containing the signage requirements applicable in California.

HCD Note: HCD's proposal replaces ICC A117.1 with Chapter 11A. However, DSA and SFM also amend this section, and their amendment is currently published in 2016 CBC. HCD will coordinate with DSA and SFM; further modifications to this section are possible.

**13. CHAPTER 11
ACCESSIBILITY**

HCD proposes to not adopt Chapter 11 from the 2018 IBC, and also proposes Chapter 11 not to be printed in the 2019 CBC. HCD adopts housing accessibility regulations in Chapter 11A.

**14. CHAPTER 11A
HOUSING ACCESSIBILITY**

HCD proposes to continue to adopt Chapter 11A from the 2016 CBC into the 2016 CBC with no modifications.

**15. CHAPTER 12
INTERIOR ENVIRONMENT**

HCD proposes to adopt Chapter 12 from the 2018 IBC into the 2016 CBC with new and existing amendments as follows:

SECTION 1202 (Formerly 1203) – VENTILATION

Section: 1202.1 (Formerly 1203.1) General.

Rationale: HCD proposes to adopt the above referenced section with 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.

ICC included in the 2012 IBC new language, requiring mechanical ventilation (in accordance with the International Mechanical Code) in dwelling units if the air infiltration rate is less than 5 air changes per hour, when tested with a blower door in accordance with the International Energy Conservation Code. Neither the International Energy Conservation Code nor the International Mechanical Code is proposed for adoption in California. If the model code language is adopted, it will conflict with the requirements in the CMC and the California Energy Code. Both codes no longer allow the use of natural ventilation only (with some exceptions in the CMC regardless of the air infiltration rate or the area of openings).

Section: 1202.2.1 (Formerly 1203.2) Ventilated attics and rafter spaces.

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment refers the code user to the correct Climate Zones in California. The Climate Zones referenced in

Exception Item 1 are based on the National Climate Zones in the International Energy Conservation Code. The International Energy Conservation Code is not proposed for adoption in California; the Climate Zones applicable in California, pursuant to the California Energy Code, are Climate Zones 14 and 16.

Since HCD has no authority to propose standards related to energy conservation, HCD recommends the Building Standards Commission coordinate with the California Energy Commission to avoid potential conflicts.

Section: 1202.3 (Formerly 1203.3) Unvented attic and unvented enclosed rafter assemblies

Table: 1202.3 Insulation for condensation control

Rationale: HCD proposes to adopt the above referenced section and table with existing California amendments. The existing amendments are consistent with the amendments proposed in the 2019 CRC, Section R806.5.

Item 4: The existing amendment in Item 4 replaces the National Climate Zones 5, 6, 7, and 8 with the appropriate California Climate Zones 14 and 16, as recommended by the California Energy Commission staff. Additionally, Item 4.1 is added to align with the mandatory requirements in the California Energy Code.

Item 5.1: The existing amendment in Item 5.1 is consistent with the HCD's proposal in the 2016 CRC, Section R806.5, and addresses insulation requirements where roof tiles, wood shakes or shingles, or other roofing with no continuous underlayment is used. This amendment originates from the CRC, where it was adopted during the 2006 Triennial Code Adoption Cycle. The language is slightly modified to provide more clarity to code users, based on recommendations from the CEC staff.

Item 5.1.3: The existing amendment repeals unnecessary model code language. The repeal is necessary since the model code language may create confusion to the code users.

Exception 2: The existing amendment in exception 2 replaces National Climate Zones 5, 6, 7, and 8 with the appropriate California Climate Zones 14 and 16, as recommended by the California Energy Commission staff.

HCD proposes to continue adoption of the existing amendments in Table 1202.3 as follows:

- Replace the National Climate Zones in rows 1, 2, 3, and 4 with the appropriate California Climate Zones, as recommended by the California Energy Commission staff.
- Repeal rows 5, 6, 7, and 8, as recommended by the California Energy Commission staff.
- Amend the footnote by changing the reference from the International California Energy Conservation Code (not adopted in California) to the California Energy Code.

Section: 1202.5 (Formerly 1203.5) Natural ventilation.

Rationale: HCD proposes to adopt the above referenced section with modified existing California amendments. The existing amendments clarify and implement compliance with the state laws and regulations related to employee housing, and with the Health and Safety Code Section 17959.3, related to passive solar energy design. HCD proposes to modify the amendment addressing passive solar energy collectors by providing a correct reference to the requirements for emergency escape and rescue, contained in Section 1030. Currently the existing amendment refers to Section 1029, which is an oversight. The requirements for emergency escape and rescue were in Section 1029 until 2013 CBC, and renumbered to 1030 in the 2016 CBC.

The existing amendments and the new modification provide clarity and consistency to the code user. There is no intended change in regulatory effect.

Section: 1202.5.2.1 (Formerly 1202.5.2.1) Bathrooms.

Rationale: HCD proposes to adopt 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.

SECTION 1203 (Formerly 1204) – TEMPERATURE CONTROL

Section: 1203.1 (Formerly 1204.1) Equipment and systems. Exceptions.

Rationale: HCD proposes to adopt the above referenced section with existing California amendments. Exception 2 clarifies the special exception for heating systems, which may be used in limited-density owner-built rural dwellings. Exception 4 provides compliance with Health and Safety Code 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.

SECTION 1204 (Formerly 1205) – LIGHTING

Section: 1204.1 (Formerly 1205.1) General.

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment provides compliance with Health and Safety Code 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.

Section: 1204.4.1 (Formerly 1205.4.1) Controls.

Rationale: HCD proposes to adopt the above referenced section with 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).

SECTION 1206 (Formerly 1207) – SOUND TRANSMISSION

Section: 1206.3 (Formerly 1207.3) Structure-borne sound. (Exception).

Rationale: HCD proposes to adopt the above referenced section with 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.

Section: 1206.4 Allowable interior noise levels.

Rationale: HCD proposes to continue 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.

SECTION 1207 (Formerly 1208) – INTERIOR SPACE DIMENSIONS

Section: 1207.1 (Formerly 1208.1) Minimum room widths.

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment clarifies an exception for room dimensions, which may be used in limited-density owner-built rural dwellings.

Section: 1207.4 (Formerly 1208.4) Efficiency dwelling units.

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment addresses requirements in Health and Safety Code Section 17958.1, which allows local jurisdictions to modify minimum room dimensions for efficiency dwelling units specified in the IBC.

SECTION 1209 – TOILET AND BATHROOM REQUIREMENTS

Section: 1209.3.1.1 Water closet compartments in dwelling units.

Rationale: HCD proposes to adopt the above referenced section with new California amendment. The new amendment mandates doors for water closet compartments in dwelling unit bathrooms to be sliding, folding, or hung to swing in the direction of egress from the bathroom. The amendment also provides an exception for compartments allowing the door to swing in if at least 12 inches clearance is maintained between the door in open position and the side or front of the water closet, adjacent to the door.

The proposed amendment provides adequate clearance in small compartments during emergency, allowing access from outside when a person using the water closet needs help.

SECTION 1210 – (Formerly 1211) GARAGE DOOR SPRINGS

Rationale: HCD proposes to bring forward the above referenced California section from the 2016 CBC for adoption into the 2019 CBC with amendments. This section addresses requirements in Health and Safety Code 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.

Section: 1210.1 General.

Rationale: HCD proposes to continue adoption of the above referenced existing California amendment as renumbered to accommodate renumbering in the 2018 IBC.

Section: 1210.1.1 Garage door extension springs.

Rationale: HCD proposes to continue adoption of the above referenced existing California amendment as renumbered to accommodate renumbering in the 2018 IBC, to update referenced standards and to correct terminology. A proposal to refer to “equivalent” standards was added to allow use of a similar standard, if available. These changes were in response to the petition.

Section: 1210.2 Design standards

Rationale: HCD proposes to continue adoption of the above referenced existing California amendment as renumbered to accommodate renumbering in the 2018 IBC and to accommodate the definition of “cycle” from the DASMA TDS-160 (Sectional Garage Door Terminology Technical Data Sheet). These changes were in response to the petition.

Section: 1210.3 Certification.

Rationale: HCD proposes to continue adoption of the above referenced existing California amendment as renumbered to accommodate renumbering in the 2018 IBC and to specify that the spring manufacturer keep reports on file. These changes were in response to the petition.

Section: 1210.4 Restraining devices

Rationale: HCD proposes to continue adoption of the above referenced existing California amendment as renumbered to accommodate renumbering in the 2018 IBC and to retitle the section to reference “restraining devices” as used in the referenced standard. HCD also proposes to require testing using the Standard for Counterbalance Systems on Residential Sectional Garage Doors [(ANSI/DASMA 103-2001 (R2006)], a standard including testing standards for restraining devices, or an equivalent standard. The petition requested that a registered design professional also be acceptable for certifying tests. However, professional testing agencies would be easier for HCD or to approve than individuals so only approved testing agencies may certify tests.

Section: 1210.5 Identification.

Rationale: HCD proposes to continue adoption of the above referenced existing California amendment to accommodate renumbering due to renumbering in the 2018 IBC. HCD proposes modifications to also apply identification requirements to door systems with extension springs as requested by the petitioner since door manufacturers creating a door system with extension springs may identify the entire system under one manufacturer. Other modifications are for purposes of clarity and consistency in terminology.

Section: 1210.6 Installation

Rationale: HCD proposes to continue adoption of the above referenced existing California amendment to accommodate renumbering due to renumbering in the 2018 IBC. As proposed by the petitioner, HCD also proposes to clarify that the installation instructions are to be provided by the door manufacturer. These changes were in response to the petition.

SECTION 1211 (Formerly 1212) - POLLUTANT CONTROL

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

Rationale: HCD proposes to continue adoption of the above referenced existing California amendment with modification. 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.

16. CHAPTER 13

ENERGY EFFICIENCY

HCD proposes to not adopt Chapter 13 from the 2018 IBC. HCD proposes Chapter 13 to be removed in its entirety and not printed in the 2019 CBC.

17. CHAPTER 14

EXTERIOR WALLS

HCD proposes to adopt Chapter 14, except Table 1405.3.2 (formerly Table 1405.3.2), from the 2018 IBC into the 2019 CBC with existing amendments as follows:

SECTION 1404 – INSTALLATION OF WALL COVERINGS

Section: **1404.3.1 (Formerly 1405.3.1) Class I and II vapor retarders.**

Rationale: HCD proposes to adopt the above referenced section with existing California amendments. The existing amendments provide 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. This amendment was originally proposed during the 2009 Triennial Code Adoption Cycle by HCD, in coordination with the California Energy Commission, to ensure the amendment was not in conflict with the 2010 California Energy Code requirements. The proposed modification provides consistency with the text in the 2019 California Energy Code and other sections in the 2019 CBC. The same amendment is proposed for adoption in the CRC for one- and two-family dwellings.

Section: **1404.3.2 (Formerly 1405.3.2) Class III vapor retarders.**

TABLE **1404.3.2 (Formerly 1405.3.2) CLASS III VAPOR RETARDERS**

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment addresses 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. The California amendment is consistent with the proposed amendment in the CRC for one- and two-family dwellings and with the California Energy Code.

HCD also proposes to continue to not adopt Table 1404.3.2. HCD proposes to not adopt Table 1404.3.2 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.

18. CHAPTER 15

ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

HCD proposes to adopt Chapter 15 from the 2018 IBC into the 2019 CBC with new and existing amendments as follows:

SECTION 1502 – ROOF DRAINAGE

Sections: **1502.1 (Formerly 1503.4) General.**

1502.2 (Formerly 1503.4) Secondary (emergency overflow) drains or scuppers.

Rationale: HCD proposes to continue adoption of the above referenced sections with existing California amendments. The existing amendments provide the code user with the correct reference to Chapter 11 of the CPC since the International Plumbing Code is not proposed for adoption in California. The existing amendments have been brought forward from the 2016 CBC for adoption into the 2019 CBC as renumbered. There is no intended change in regulatory effect.

SECTION 1510 – ROOFTOP STRUCTURES

Section: **1510.7.1 Wind resistance. Exception (2016 CBC)**

Rationale: HCD proposes to delete reference to the above existing California amendment in Section 1510.7.1 from the 2016 CBC. The model code has moved provisions from this section into Section 3111.1.1 and the California amendment is no longer valid for Section 1510.7.1 for the 2019 CBC. However, HCD will retain provisions from the amendment in a new proposed Section 1510.7.3.

Section: 1510.7.3 Wind resistance.

Rationale: HCD proposes adoption of the above referenced new California amendment, which includes provisions from a California amendment adopted as an exception to the 2016 CBC, Section 1510.7.1. This amendment is proposed in coordination with the Division of State Architect and essentially reestablishes the 2016 IBC text in Section 1510.7.1 and the 2016 California amendment. As such, there is no change in regulatory effect.

**19. CHAPTER 16
STRUCTURAL DESIGN**

HCD proposes to adopt Chapter 16 from the 2018 IBC into the 2019 CBC with existing amendments as follows:

SECTION 1607 – LIVE LOADS

**Sections: 1607.8 Loads on handrails, guards, grab bars, shower seats, and dressing room bench seats.
1607.8.2 Grab bars, shower seats and dressing room bench seats.**

Rationale: HCD proposes to adopt the above referenced sections with existing California amendments. The existing amendment in Section 1607.8 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 1607.8.2 provides the code user with the correct reference to the accessibility provisions in Chapter 11A.

**20. CHAPTER 17
SPECIAL INSPECTIONS AND TESTS**

HCD proposes to adopt Chapter 17 from the 2018 IBC into the 2019 CBC with existing amendments as follows:

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

Section: 1704.2 Special inspections and tests.

Rationale: HCD proposes to continue 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 1.8.7. Section 105, referenced in the model code, is not proposed for adoption in its entirety by HCD.

Exception 5 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.

SECTION 1707 – ALTERNATIVE TEST PROCEDURE

Section: 1707.1 General.

Rationale: HCD proposes to adopt the above referenced section with 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.

21. CHAPTER 18

SOILS AND FOUNDATIONS

HCD proposes to adopt Chapter 18 from the 2018 IBC into the 2019 CBC with existing amendments as follows:

SECTION 1802 – DESIGN BASIS

Section: 1802.1 General.

Rationale: HCD proposes to adopt the above referenced section with 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.

SECTION 1803 GEOTECHNICAL INVESTIGATIONS

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.
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 to continue adoption of the above referenced existing California amendments from the 2016 CBC for adoption into the 2019 CBC. The existing California amendments (also reproduced in the California Residential Code) implement the mandates contained in Health and Safety Code 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.

SECTION 1804 – EXCAVATION, GRADING AND FILL

Section: 1804.4.1 Construction plans.

Rationale: HCD proposes to continue 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.

SECTION 1805 – DAMPPROOFING AND WATERPROOFING

Section: 1805.4.1 Floor base course. (Exception 2)

Rationale: HCD proposes to adopt the above referenced section with existing California amendment (Exception 2). Exception 2 clarifies that when a capillary break is installed in accordance with the CALGreen, compliance with Section 1805.4.1 is not required.

SECTION 1810 – DEEP FOUNDATIONS

Section: 1810.3.10.4 Seismic reinforcement.

Rationale: HCD proposes to adopt the above referenced section with 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.

22. CHAPTER 19

CONCRETE

HCD proposes to adopt Chapter 19 from the 2018 IBC into the 2019 CBC with existing amendments as follows:

SECTION 1907 – MINIMUM SLAB PROVISIONS

Section: 1907.1.1 Capillary break.

Rationale: HCD proposes to continue 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.

23. CHAPTER 20

ALUMINUM

HCD proposes to adopt Chapter 20 from the 2018 IBC into the 2019 CBC without amendments.

24. CHAPTER 21

MASONRY

HCD proposes to adopt Chapter 21 from the 2018 IBC into the 2019 CBC without amendments.

25. CHAPTER 22

STEEL

HCD proposes to adopt Chapter 22 from the 2018 IBC into the 2019 CBC without amendments.

26. CHAPTER 23

WOOD

HCD proposes to adopt Chapter 23 from the 2018 IBC into the 2019 CBC with existing amendments as follows:

SECTION 2301 – GENERAL

Section: 2301.1 Scope.

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment clarifies the special exception for materials allowed to be used in limited-density owner-built rural dwellings.

SECTION 2304 – GENERAL CONSTRUCTION REQUIREMENTS

Section: 2304.3.1.1 Rodent proofing.

Rationale: HCD proposes to continue adoption of the above referenced existing California amendment into the 2019 CBC. 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.

Section: 2304.12.2.5 Supporting members for permeable floors and roofs. (2016 CBC)

Rationale: HCD proposes to not carry forward the existing California amendment (last sentence of Section 2304.12.2.5) from the 2016 CBC. The model code includes the language currently part of the California amendment; therefore, the California amendment is no longer necessary.

Section: 2304.12.2.6 Ventilation of exterior elevated elements (Ventilation beneath exterior elevated elements in 2018 IBC).

Rationale: HCD proposes to adopt the above referenced section with new amendment. HCD proposes to change the section title to refer to "Exterior elevated elements" and incorporate the same term in the text (instead exterior balconies and elevated walking surfaces). The term is defined in Chapter 2 (See rationale for the definition of "Exterior elevated elements"). HCD also proposes to modify the language; the modification is intended to remove limitations to sources of water. The proposed amendments are coordinated with the CBSC and DSA.

Section: 2304.12.2.6 Ventilation beneath balcony or elevated walking surfaces. (2016 CBC)

Rationale: HCD proposes to not carry forward the above referenced existing California amendment from the 2016 CBC. The model code includes the language currently part of the California amendment; therefore, the California amendment is no longer necessary.

SECTION 2308 CONVENTIONAL LIGHT-FRAME CONSTRUCTION

Section: 2308.1 General.

Rationale: HCD proposes to adopt the above referenced section with existing California amendment, which repeals the reference to the International (California) Residential Code for detached one- and two-family dwellings and townhouses not more than three stories above grade plane. 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.

**27. CHAPTER 24
GLASS AND GLAZING**

HCD proposes to adopt Chapter 24 from the 2018 IBC into the 2016 CBC without amendments.

**28. CHAPTER 25
GYPSUM BOARD AND PLASTER**

HCD proposes to adopt Chapter 25 from the 2018 IBC into the 2019 CBC without amendments.

**29. CHAPTER 26
PLASTIC**

HCD proposes to adopt Chapter 26 from the 2018 IBC into the 2019 CBC without amendments.

**30. CHAPTER 27
ELECTRICAL**

HCD proposes to not adopt Chapter 27 from the 2018 IBC. HCD adopts the National Electrical Code by reference; therefore, adoption of the IBC standards would create duplicative requirements.

**31. CHAPTER 28
MECHANICAL SYSTEMS**

HCD proposes to not adopt Chapter 28 from the 2018 IBC. HCD adopts the Uniform Mechanical Code by reference; therefore, adoption of the IBC standards would create duplicative requirements.

**32. CHAPTER 29
PLUMBING SYSTEMS**

HCD proposes to not adopt Chapter 29 from the 2018 IBC. HCD adopts the Uniform Plumbing Code by reference; therefore, adoption of the IBC standards would create duplicative requirements.

**33. CHAPTER 30
ELEVATORS AND CONVEYING SYSTEMS**

HCD proposes to adopt Chapter 30, Section 3001.4 only, from the 2018 IBC into the 2019 CBC with existing amendment as follows:

SECTION 3001 – GENERAL

Section: 3001.4 (Formerly 3001.3) Accessibility.

Rationale: HCD proposes to adopt the above referenced section with existing 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.

34. CHAPTER 31

SPECIAL CONSTRUCTION

HCD proposes to adopt Chapter 31 from the 2018 IBC into the 2019 CBC with new and existing amendments as follows. HCD proposes to not adopt Sections 3109 and 3113.

User notes

Rationale: HCD proposes to add language to the “user notes” at the beginning of Chapter 31 to clarify that the provisions of Chapter 31 are not applicable to commercial modular, manufactured homes, mobilehomes, multi-unit manufactured housing and special purpose commercial modulars.

SECTION 3104 – PEDESTRIAN WALKWAYS AND TUNNELS

Section: 3104.2 Separate structures. (Exception 2)

Rationale: HCD proposes to continue adoption of the above referenced section with 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.

SECTION 3109 – SWIMMING POOLS, SPAS AND HOT TUBS (Formerly SWIMMING POOL ENCLOSURES AND SAFETY DEVICES)

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 are 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 (1510.7.1 in 2016 CBC)

Rationale: HCD proposes to continue adoption of the above referenced section; and reconfigure and relocate an existing California amendment from Section 1510.7.1 of the 2016 CBC. The model code has moved provisions from Section 1510.7.1 into Section 3111.1.1. The existing amendment (exception) allows the effective wind area to be designed in accordance with ASCE 7. The proposed California amendment has been coordinated with the Division of State Architect (DSA).

The existing amendment was submitted by DSA during the 2012 Triennial Code Adoption Cycle. HCD received a comment during the Code Advisory Committee meeting (Building, Fire and Other) and was directed to review this proposal and include it in HCD’s rulemaking package, if needed. After an internal review, HCD decided to co-adopt the DSA proposal.

Section: 3111.3 Photovoltaic solar energy systems.

HCD proposes to adopt the above referenced section with new California amendments in coordination with DSA. The proposed new amendment provides a reference back to Section 1512 which addresses photovoltaic panels and modules installed on a roof or as an integral part of a roof assembly to comply with the California Fire Code. This amendment functions as a pointer for the code reader and has no change in regulatory effect.

SECTION 3112 -- GREENHOUSES

Section: 3112.2 Accessibility.

HCD proposes to adopt the above referenced new section with new California amendment. The proposed 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.

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 Health and Safety Code 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.

35. CHAPTER 32 ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY

HCD proposes to adopt Chapter 32 from the 2018 IBC into the 2019 CBC without amendments.

36. CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION

HCD proposes to adopt Chapter 33, Sections 3301, 3302, 3303, 3304, 3305, 3306, 3307, and 3308, from the 2018 IBC into the 2019 CBC with existing amendments as follows. HCD proposes to continue to not adopt Sections 3309, 3310, 3311, 3312, 3313. HCD proposes to not adopt the new Section 3314, which addresses fire watch during non-working hours for high-rise construction. These provisions are within the jurisdiction of the Office of the State Fire Marshal.

SECTION 3304 – SITE WORK

Section: 3304.1.5 Storm water drainage and retention during construction.

Rationale: HCD proposes to continue 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.

SECTION 3306 – PROTECTION OF PEDESTRIANS

Section: 3306.2 Walkways.

Rationale: HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment provides an accurate reference to the accessibility provisions located in Chapter 11A.

37. CHAPTER 34 RESERVED

HCD proposes to continue to not adopt Chapter 34, a reserved section, from the 2018 IBC into the 2019 CBC. In the 2013 CBC, the requirements for existing buildings in California were included in Chapter 34. Action taken during the International Code Council 2015 Code Development Process removed the provisions for existing buildings in Chapter 34 from the IBC and placed them in the 2015 International Existing Building Code (IEBC). To meet the 2015 model code format, HCD adopted Chapters 1, 2, 3 and 4 of the 2015 IEBC, and relocated the existing California amendments from Chapter 34 to the 2016 CEBC.

38. CHAPTER 35 REFERENCED STANDARDS

HCD proposes to adopt Chapter 35 from the 2018 IBC into the 2019 CBC with new and existing amendments as follows:

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 International Code Council.

HCD proposes to remove reference to ICC/ANSI A117.1. The 2019 CBC, Chapter 11A, includes accessibility provisions. In certain cases, California accessibility requirements exceed those in ICC/ANSI A117.1.

HCD proposes to add a standard referenced in a revised existing California amendment section addressing garage door spring restraining devices. HCD also proposes to update ASTM standards related to mechanical springs which were superseded by newer standards and update section number references.

HCD proposes to repeal California amendments referencing the NFPA 720 standard since the 2018 IBC already includes the same references.

HCD proposes to update the UL 2034 standard to the most current version.

**39. APPENDIX A
EMPLOYEE QUALIFICATIONS**

HCD proposes to continue to not adopt Appendix A from the 2018 IBC.

Note for Appendix

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

**40. APPENDIX B
BOARD OF APPEALS**

HCD proposes to continue to not adopt Appendix B from the 2018 IBC.

Note for Appendix

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

**41. APPENDIX C
GROUP U – AGRICULTURAL BUILDINGS**

HCD proposes to continue to not adopt Appendix C from the 2018 IBC.

Note for Appendix

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

**42. APPENDIX D
FIRE DISTRICTS**

HCD proposes to continue to not adopt Appendix D from the 2018 IBC.

Note for Appendix

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

**43. APPENDIX E
SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS**

HCD proposes to continue to not adopt Appendix E from the 2018 IBC.

44. APPENDIX F RODENTPROOFING

HCD proposes to continue to not adopt Appendix F from the 2018 IBC.

Note for Appendix

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

45. APPENDIX G FLOOD-RESISTANT CONSTRUCTION

HCD proposes to continue to not adopt Appendix G from the 2018 IBC.

Note for Appendix

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

46. APPENDIX H SIGNS

HCD proposes to continue to not adopt Appendix H from the 2018 IBC.

Note for Appendix

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

47. APPENDIX I PATIO COVERS

HCD proposes to adopt Appendix I from the 2018 IBC into the 2019 CBC without amendments.

Note for Appendix

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

48. APPENDIX J GRADING

Note for Appendix

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

HCD proposes to adopt Appendix J from the 2018 IBC into the 2019 CBC with existing amendment as follows:

SECTION J104 – PERMIT APPLICATION AND SUBMITTALS

Section: J104.1 Submittal requirements.

Rationale: HCD proposes to adopt the above referenced section with 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.

49. APPENDIX K ADMINISTRATIVE PROVISIONS

HCD proposes to continue to not adopt Appendix K from the 2018 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 to retain the note for this appendix to reflect the status of appendices pursuant to Section 1.1.4

**50. APPENDIX L
EARTHQUAKE RECORDING INSTRUMENTATION**

HCD proposes to continue to not adopt Appendix L from the 2018 IBC.

Note for Appendix

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

**51. APPENDIX M
TSUNAMI-GENERATED FLOOD HAZARD**

HCD proposes to continue to not adopt Appendix M from the 2018 IBC.

Note for Appendix

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

**52. APPENDIX N
REPLICABLE BUILDINGS**

HCD proposes not to adopt Appendix N from the 2018 IBC.

Note for Appendix

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

**53. APPENDIX O
EMERGENCY HOUSING**

HCD proposes to continue adoption of an existing California amendment and rename it Appendix O to accommodate appendix labelling in the 2018 IBC.

HCD proposes to modify 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 O, 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 would also protect HCD from use and enforcement of underground regulations not formally adopted in accordance with the Building Standards Law. As emergency

regulations, these regulations would need to complete a formal rulemaking process to become permanent regulations.

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).

None.

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.)

HCD is statutorily required to adopt by reference model building codes, which contain 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 the model code by reference. The proposed amendments are the only reasonable alternative for clarifying the 2019 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 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.

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)

None.

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:

- ☐ 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.

- ☐ 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.

- ☐ The expansion of businesses currently doing business with the State of California.

These regulations will not affect the expansion of businesses currently doing business within the State of California.

- ☐ The benefits of the regulation to the health and welfare of California residents, worker safety, and the state's environment.

These regulations will 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.)

- Pursuant to Government Code Section 11346.2(b)(5)(B)(ii) adoption of the model codes is exempt from identification of the estimated cost of compliance, the estimated potential benefits, and the related assumptions used to determine the estimates in the Initial Statement of Reasons.
- No increased cost of compliance for those regulations that make only technical and nonsubstantive changes.
- 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.
- 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 Office of the State Fire Marshal 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.)

These 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.