

**INITIAL STATEMENT OF REASONS  
FOR PROPOSED BUILDING STANDARDS  
OF THE  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
REGARDING THE ADOPTION OF THE  
2019 CALIFORNIA RESIDENTIAL CODE (CRC)  
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2.5**

**(HCD 04/18)**

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 Section 17921 directs the Department of Housing and Community Development (HCD) to propose adoption, amendment or repeal of building standards for the protection of public health, safety and general welfare.

**2) Specific Purpose**

The California Building Standards Commission (CBSC) selected the 2018 International Residential Code (IRC) as the model code to be referenced in Title 24, Part 2.5 for the 2018 Triennial Code Adoption Cycle.

The specific purpose of these regulations is to adopt by reference the 2018 edition of the IRC, with California Amendments, into the 2019 California Residential Code (CRC), Title 24, Part 2.5, of the California Code of Regulations (CCR) 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 Section 18865 for special occupancy parks.
- d) Factory-Built Housing 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 IRC was published by 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 IRC 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 CRC is consistent with state law and unique California conditions.

**It is necessary to propose the adoption** of some sections of the 2018 IRC, 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 IRC 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 CRC 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 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 CRC. 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 IRC with amendments into the 2019 CRC. These proposed amendments are intended to provide clarity, specificity and direction to the code user and to implement and make specific existing state laws. These 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 by chapter and section 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

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## **1. CHAPTER 1**

### **SCOPE AND ADMINISTRATION**

#### ***DIVISION I***

#### ***CALIFORNIA ADMINISTRATION***

HCD proposes to bring forward Chapter 1, Division 1, Sections 1.1 and 1.8, from the 2016 CRC for adoption into the 2019 CRC 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 new modification. The proposed modification updates the reference of the International Residential Code (IRC) from the 2015 IRC to the 2018 IRC.

#### **Section: 1.1.2 Purpose.**

**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 CBC, CEBC, CMC and CPC.

#### **Section: 1.1.3 Scope.**

**Rationale:** HCD proposes to continue adoption of the above referenced section with new modification. HCD proposes to modify Exception 1 to provide more clarity and consistency with the model code. There is no intended change in regulatory effect.

**Section: 1.1.3.1 Classification.**

**Rationale:** HCD proposes to continue adoption of the above referenced section with modification. HCD proposes to refer to Chapter 3 of the California Building Code (instead of to Section 1.1.3.1.1) in regards to the occupancy classification since all occupancy groups are addressed in Chapter 3 of the CBC. Currently Section 1.1.3.1.1 contains information about residential occupancies; however, the information is misleading and creates confusion among code users because it refers to Group R-3 only. Group R-3 buildings are under the scope of the CRC; however, Group R-2 townhomes and live/work units classified as Group R-2 are also within the scope of the CRC and may also be built to the CRC. There is no need for Section 1.1.3.1.1 to remain in CRC, and there is no need for Section 1.1.3.1 to refer to Section 1.1.3.1.1.

HCD also proposes to add a note to clarify that live/work units complying with the requirements of Section 419 of the CBC are classified as a Group R-2 occupancy, but are permitted to be constructed in accordance with the CRC.

**Section: 1.1.3.1.1 Residential Group R.**

**Rationale:** HCD proposes to repeal the above referenced section. Currently Section 1.1.3.1.1 contains information about residential occupancies; however, the information is misleading and creates confusion among code users because it refers to Group R-3 only. Group R-3 buildings are under the scope of the CRC; however, Group R-2 townhomes and live/work units classified as Group R-2 are also within the scope of the CRC and may also be built to the CRC. There is no need for Section 1.1.3.1.1 to remain in CRC, and there is no need for Section 1.1.3.1 to refer to Section 1.1.3.1.1. This proposal was coordinated with the State Fire Marshal, and may be further amended after the 45-day public comment period.

**Section: 1.1.3.1.2 Utility and Miscellaneous Group U.**

**Rationale:** HCD proposes to continue adoption of the above referenced section without modification.

**Section: 1.1.3.2 Regulated buildings, structures and applications.**

**Rationale:** HCD proposes to continue adoption of the above referenced section with modification. HCD proposes to include lodging houses and live/work units in the list of regulated buildings. The modification provides consistency with the CBC.

**Section:** **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 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 CBC, CEBC, CMC and 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 modification. The modification includes lodging houses and live/work units in the list of what can be built to the CRC or the CBC. The modifications are for consistency with other parts of Title 24.

**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 CBC, CEBC, CMC and CPC.

**Section:** **1.1.8.1 Findings and filings.**

**Rationale:** HCD proposes to continue adoption of the above referenced section with modification. The modification is an editorial correction to HCD's address.

**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 CBC, 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.

**Section: 1.1.10 Availability of codes.**

**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 CBC, CEBC, CMC and CPC.

**Section: 1.1.11 Format.**

**Rationale:** HCD proposes to continue adoption of the above referenced section with editorial modification for consistency with the CBC.

**Section: 1.1.12 Validity.**

**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 CBC, 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.**

**1.8.2.1.1 Housing construction.**

**Rationale:** HCD proposes to continue adoption of the above referenced sections without modifications. 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: 1.8.2.1.2 Housing accessibility.**

**Rationale:** HCD proposes to continue adoption of the above referenced section with editorial modifications for consistency with other parts of Title 24.

**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.

## **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 new modification. The modification is a pointer to the CEBC for additional requirements for existing buildings.

**Section: 1.8.3.2 Laws, rules and regulations.**

**1.8.3.2.1 State Housing Law.**

**1.8.3.2.2 Mobilehome Parks Act.**

**1.8.3.2.3 Special Occupancy Parks Act.**

**1.8.3.2.4 Employee Housing Act.**

**1.8.3.2.5 Factory-Built Housing Law.**

**Rationale:** HCD proposes to continue adoption of the above referenced sections without modification.

## **SECTION 1.8.4—PERMITS, FEES, APPLICATIONS AND INSPECTIONS**

**Section: 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.

**Section: 1.8.4.4 Inspections.**

**Rationale:** HCD proposes to continue adoption of the above referenced section with new modification. The proposed modification provides consistency with other parts of Title 24, and adds Section R109.1.5.3 to the list of required inspections.

Section R109.1.5.3 is a new amendment being proposed for adoption this code cycle.

## **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.

## **SECTION 1.8.6 LOCAL MODIFICATION BY ORDINANCE OR REGULATION**

**Section:** **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.

## **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 with editorial correction for consistency with the CBC.

**Section:** **1.8.7.2 Local building departments.**

**1.8.7.2.1 Approval of alternates.**

**1.8.7.3 Department of Housing and Community Development.**

**Rationale:** HCD proposes to continue adoption of the above referenced sections without modification.

## **SECTION 1.8.8 APPEALS BORAD**

**Section:** **1.8.8.1 General.**

**1.8.8.2 Definitions.**

**1.8.8.3 Appeals.**

**Rationale:** HCD proposes to continue adoption of the above referenced sections without modification.

## **SECTION 1.8.9 UNSAFE BUILDING OR STRUCTURES**

**Section:** **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.

## **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 with new modification for consistency with the CBC. There is no intended change in regulatory effect.

**Section: 1.8.10.2 Moved structures.**

**Rationale:** HCD proposes to continue adoption of the above referenced section with new modification for consistency with other parts of Title 24. There is no intended change in regulatory effect.

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**2. CHAPTER 1**

***DIVISION II***  
***ADMINISTRATION***

HCD proposes to adopt Chapter 1, Division II, Sections R105.2 (Building: 1 – 10 only), R106.1, R106.1.1, R106.1.3, R106.1.4, R106.1.5, R106.2, R109.1, R109.1.1, R109.1.1.1, R109.1.3, R109.1.4, R109.1.4.1, R109.1.4.2, R109.1.5, R109.1.5.1, R109.1.5.2, R109.1.5.3, R109.1.6, R109.1.6.1 and R109.1.6.2 with new and existing amendments as follows:

**SECTION R105 PERMITS**

**Section: R105.2 Work exempt from permit.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The provision of Item 1, “Work exempt from permit,” under the 2018 IRC, allows one-story detached accessory structures to be exempt from a permit, provided the floor area does not exceed 200 square feet (18.58 m<sup>2</sup>). HCD proposes to continue adoption of the California amendment retaining the exemption at a maximum of 120 square feet of floor area. Allowing up to 80 additional square feet of floor area will significantly increase the amount of combustible building materials and equally as significant, the amount of stored chemicals and combustible or volatile compounds. HCD, in consultation with the Office of the State Fire Marshal, has determined this may adversely affect health and safety.

**SECTION R106 CONSTRUCTION DOCUMENTS**

**Section: R106.1 Submittal documents.**

**R106.1.1 Information on construction documents.**

**R106.1.3 Information on braced wall design.**

**R106.1.4 Information for construction in flood hazard areas.**

**Rationale:** HCD proposes to adopt the above referenced model code sections without modifications.

**Section: R106.1.5 Exterior balconies and elevated walking surfaces.**

**Rationale:** HCD proposes to adopt the above referenced new California amendment, which is model code language from the 2018 International Building Code (IBC). Similar language was adopted in the 2016 CBC and 2016 CEBC during the 2017 Emergency Rulemaking, and is currently part of the 2018 IBC and the 2018 International Existing Building Code (IEBC). However, it is not applicable to one- and two-family dwellings

built under the CRC. The CBSC's Exterior Elevated Elements Working Group Report to the Legislature made the recommendation that HCD add the exterior elevated elements amendments from the 2017 Emergency Rulemaking for the CBC into the 2019 CRC. HCD has followed that recommendation and is proposing to include the language from the 2018 IBC as amended into the 2019 CRC. This amendment will align with the requirements in the 2019 CBC.

The Building Fire Other (BFO) Code Advisory Committee (CAC) recommended short term further study for the similar sections in the 2019 CBC and 2019 CEBC. Their suggestions included looking at the inclusion of "vapor" and "moisture". The three coordinating agencies (HCD, CBSC and Division of the State Architect (DSA)) concluded that the use of "water" is fundamental to all other further-compartmenting terms. "Water", whether in a solid or gaseous state, will be at some point a liquid, which is the culprit in penetration of assemblies, and the target of these provisions. Additionally, since this is model language, the thinking is that use of only the term "water" has been thoroughly vetted. The conclusion of the agencies was to adopt the model code language without amendment.

**Section: R106.2 Site plan or plot plan.**

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

## **SECTION R109 INSPECTIONS**

**Section: R109.1 Types of inspections.**

**Rationale:** HCD proposes to adopt the above referenced section with new and existing California amendments. The existing amendment sets timeframes for inspections and references the inspections that are to be made. The "Note" following the section directing code users to not cover reinforcing steel or framework without approval. The new amendment adds Section R109.1.5.3 to the list of inspections to be made in a reasonable amount of time. Section R109.1.5.3 is a new section being proposed for adoption this code cycle.

**Section: R109.1.1 Foundation inspection.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment clarifies the inspection requirements for foundations and footings.

**Section: R109.1.1.1 Concrete slab and under-floor inspection.**

**Rationale:** HCD proposes to continue adoption of the above referenced section. The existing California amendment clarifies the inspection requirements for concrete slabs.

**Section: R109.1.4 Frame and masonry inspection.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment clarifies when the frame inspection shall be made.

**Section: R109.1.4.1 Moisture content verification.**

**R109.1.4.2 Lath and gypsum board inspection.**

**Rationale:** HCD proposes to continue adoption of the above referenced sections. The first California amendment is a pointer to CALGreen for the requirements of moisture content verification. The second amendment specifies when the lath and gypsum board inspections shall be made.

**Section: R109.1.5 Other inspections.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment changes the referenced section “R109.1.4” to “R109.1.4.2”. The amendment is necessary due to the proposed continued adoption of California amendments in Section R109.1.4.1 and R109.1.4.2.

**Section: R109.1.5.1 Fire-resistance-rated construction inspection.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment specifies additional requirements for fire-resistance-rated assemblies to not be concealed until inspected.

**Section: R109.1.5.2 Special Inspections.**

**Rationale:** HCD proposes to continue adoption of the above referenced section. The existing California amendment is a pointer to the CBC, Chapter 17 for special inspections.

**Section: R109.1.5.3 Weather exposed balcony and walking surface waterproofing.**

**Rationale:** HCD proposes to adopt the above referenced new California amendment, which is model code language from the 2018 IBC. Similar language was adopted in the 2016 CBC and 2016 CEBC during the 2017 Emergency Rulemaking, and is currently part of the 2018 IBC and the 2018 IEBC. However, it is not applicable to one-two-family dwellings built under the CRC. The CBSC’s Exterior Elevated Elements Working Group Report to the Legislature made the recommendation that HCD add the exterior elevated elements amendments from the 2017 Emergency Rulemaking for the CBC in the 2019 CRC. HCD has followed that recommendation and is proposing to include the language from the 2018 IBC as amended into the 2019 CRC. This amendment will align with the requirements in the 2019 CBC.

The BFO CAC recommended short term further study for the similar sections in the 2019 CBC and 2019 CEBC. Their suggestions included looking at the inclusion of “vapor” and “moisture”. The three coordinating agencies (HCD, CBSC and DSA) concluded that the use of “water” is fundamental to all other further-compartmenting terms. “Water”, whether in a solid or gaseous state, will be at some point a liquid, which is the culprit in penetration of assemblies, and the target of these provisions. Additionally, since this is model language, the thinking is that use of only the term “water” has been thoroughly vetted. The conclusion of the agencies was to adopt the model code language without amendment.

**Sections:** **R109.1.6 Final inspection.**

**R109.1.6.1 Elevation documentation.**

**Rationale:** HCD proposes to adopt the above referenced model code sections without modifications. These sections are referenced in other adopted sections of the IRC, used as part of the local agency permitting and inspection process, and are also required for meeting mandatory measures in the CALGreen, Chapter 4.

**Section:** **R109.1.6.2 Operation and maintenance manual.**

**Rationale:** HCD proposes to continue adoption of the above referenced section. During the 2013 Code Adoption Cycle pointers to mandatory CALGreen requirements were proposed for inclusion into the code to enhance user convenience and familiarity. This pointer may also serve as a potential location for the complete CALGreen requirement in the event that HCD makes the decision in a future rulemaking to discontinue CALGreen and incorporate its requirements into other parts of Title 24, the California Building Standards Code.

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### **3. CHAPTER 2 DEFINITIONS**

HCD proposes to adopt Chapter 2 from the 2018 IRC into the 2019 CRC with new, existing and modified amendments as follows:

#### **SECTION R201 GENERAL**

**Section:** **R201.3 Terms defined in other codes.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment deletes references to the International Codes that California does not adopt.

#### **SECTION R202 DEFINITIONS**

##### **ADDITION**

##### **AIR-IMPERMEABLE INSULATION**

**Rationale:** HCD proposes to adopt the above referenced definitions with new California amendments. The amendments delete the last sentence referencing Chapter 11 and Section N1101.6, which are not adopted by HCD.

##### **ALTERATION**

**Rationale:** HCD proposes to adopt the above referenced definition with new and existing California amendments. The new amendment deletes the last sentence referencing Chapter 11 and Section N1101.6, which are not adopted by HCD.

##### **APPROVED**

**Rationale:** HCD proposes to continue adoption of the above referenced California definition with no modification.

**APPROVED AGENCY**

**Rationale:** HCD proposes to adopt the above referenced definition with new and existing California amendments. The new amendment deletes the sentence referencing Chapter 11 and Section N1101.6, which are not adopted by HCD.

**APPROVED LISTING AGENCY****APPROVED TESTING AGENCY**

**Rationale:** HCD proposes to continue adoption of the above referenced California definitions.

**BUILDING**

**Rationale:** HCD proposes to adopt the above referenced definition with new and existing California amendments. The new amendment deletes the sentence referencing Chapter 11 and Section N1101.6, which are not adopted by HCD.

**BUILDING OFFICIAL**

**Rationale:** HCD proposes to adopt the above referenced definition with new California amendment. The new amendment deletes new model code language referring to Chapter 11 and Section N1101.6, which are not adopted by HCD.

**CLIMATE ZONES****DEPARTMENT**

**Rationale:** HCD proposes to continue adoption of the above referenced California definitions without modifications.

**DUCT SYSTEM**

**Rationale:** HCD proposes to adopt the above referenced definition with new and existing Californian amendments. The new amendment deletes new model code language referencing to Chapter 11 and Section N1101.6, which are not adopted by HCD.

**DWELLING UNIT**

**Rationale:** HCD proposes to adopt the above referenced definition with new California amendment. The new amendment deletes new model code language referring to Chapter 11 and Section N1101.6, which are not adopted by HCD.

**ENFORCEMENT****ENFORCEMENT AGENCY****ENFORCING AGENCY**

**Rationale:** HCD proposes to continue adoption of the above referenced California definitions.

**FAMILY**

**Rationale:** HCD proposes to continue adoption of the above referenced California definitions.

**FENESTRATION**

**Rationale:** HCD proposes to adopt the above referenced definition with new and existing California amendments. The new amendment deletes new model code language referring to Chapter 11 and Section N1101.6, which are not adopted by HCD.

**GUARD OR GUARDRAIL**

**Rationale:** HCD proposes to adopt the above referenced definition with existing California amendment.

**INSULATING SHEATHING**

**Rationale:** HCD proposes to adopt the above referenced definition with new California amendment. The amendment deletes new model code language referring to Chapter 11 and Section N1101.6, which are not adopted by HCD.

**LABELED****LIMITED-DENSITY OWNER-BUILT RURAL DWELLINGS****LISTED****LISTING AGENCY**

**Rationale:** HCD proposes to continue adoption of the above referenced definitions with existing California amendments.

**LIVE/WORK UNIT**

**Rationale:** HCD proposes to adopt the above referenced definition. This definition is the same definition proposed for the 2019 CBC. The term is used in the CRC, but is not defined. The proposed definition is modified from the IBC definition by adding “or building owner.”

**LODGING HOUSE**

**Rationale:** HCD proposes to adopt the above referenced definition with existing California amendment.

**PASSIVE SOLAR ENERGY COLLECTOR**

**Rationale:** HCD proposes to continue adoption of the above referenced California definition.

**REPAIR****REROOFING****ROOF RECOVER****ROOF REPAIR****ROOF REPLACEMENT**

## **SUNROOM**

**Rationale:** HCD proposes to adopt the above referenced definitions with new California amendments. The new amendments delete the new model code language referring to Chapter 11 and Section N1101.6, which are not adopted by HCD.

## **TESTING AGENCY**

**Rationale:** HCD proposes to continue adoption of the above referenced California definition.

## **VENTILATION**

**Rationale:** HCD proposes to adopt the above referenced definition with new California amendment. The new amendment deletes the new model code language referring to Chapter 11 and Section N1101.6, which are not adopted by HCD.

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## **4. CHAPTER 2**

### **DEFINITIONS**

#### **SECTION R202 DEFINITIONS (Non-adopted)**

**Rationale:** HCD proposes to NOT adopt the following definitions from the 2018 IRC as indicated below. The terms are used in chapters not adopted by HCD. Only the term is shown for the definitions that HCD proposes to continue to not adopt. The term and definition is shown if it is a newly defined (2018 IRC) term or modified term which HCD is proposing to not adopt.

**Note:** The following terms will not be printed in the 2019 CRC unless adopted by the Office of the State Fire Marshal.

**ABOVE-GRADE WALL**

**ACCESSIBLE**

**ACCESSORY STRUCTURE**

**AIR ADMITTANCE VALVE**

**AIR BARRIER**

**AIR BREAK (DRAINAGE SYSTEM)**

**AIR CIRCULATION, FORCED**

**AIR-CONDITIONING SYSTEM**

**AIR GAP, DRAINAGE SYSTEM**

**AIR GAP, WATER-DISTRIBUTION SYSTEM**

**ANTISIPHON**

**APPLIANCE**

**AUTOMATIC**

**BACKFLOW, DRAINAGE**

**BACKFLOW PREVENTER**

**BACKFLOW PREVENTER, REDUCED-PRESSURE ZONE TYPE**

**BACKFLOW, WATER DISTRIBUTION**

**BACKPRESSURE**

**BACKPRESSURE, LOW HEAD**  
**BACKSIPHONAGE**  
**BACKWATER VALVE**  
**BASEMENT WALL**  
**BATHROOM GROUP**  
**BEND**  
**BOILER**  
**BRANCH**  
**BRANCH, FIXTURE**  
**BRANCH, HORIZONTAL**  
**BRANCH INTERVAL**  
**BRANCH, MAIN**  
**BRANCH, VENT**  
**BTU/H**  
**BUILDING DRAIN**  
**BUILDING SEWER**  
**BUILDING SITE**  
**BUILDING THERMAL ENVELOPE**  
**CHIMNEY CONNECTOR**  
**CHIMNEY TYPES**  
**CIRCUIT VENT**  
**CIRCULATING HOT WATER SYSTEM**  
**CLEANOUT**  
**CLIMATE ZONE**  
**COLLECTION PIPE**  
**COMBINATION WASTE AND VENT SYSTEM**  
**COMMON VENT**  
**CONDENSING APPLIANCE**  
**CONDITIONED FLOOR AREA**  
**CONDITIONED SPACE**  
**CONTAMINATION**  
**CONTINUOUS AIR BARRIER**  
**CONTINUOUS INSULATION**  
**CONTINUOUS WASTE**  
**CONTROL, LIMIT**  
**CONTROL, PRIMARY SAFETY**  
**CONVECTOR**  
**CRAWL SPACE WALL**  
**CROSS CONNECTION**  
**CURTAIN WALL**  
**DAMPER, VOLUME**  
**DEMAND RECIRCULATION WATER SYSTEM**  
**DEVELOPED LENGTH**  
**DILUTION AIR**  
**DIRECT SYSTEM**  
**DIRECT-VENT APPLIANCE**

**DRAFT**  
**DRAFT HOOD**  
**DRAFT REGULATOR**  
**DRAIN**  
**DRAIN-BACK SYSTEM**  
**DRAINAGE FITTING**  
**DUCT**  
**DWV**  
**EFFECTIVE OPENING**  
**ELBOW**  
**ENERGY ANALYSIS**  
**ENERGY COST**  
**ENERGY SIMULATION TOOL**  
**EQUIPMENT**  
**EQUIVALENT LENGTH**  
**ERI REFERENCE DESIGN**  
**ESSENTIALLY NONTOXIC TRANSFER FLUIDS**  
**ESSENTIALLY TOXIC TRANSFER FLUIDS**  
**EVAPORATIVE COOLER**  
**EXCESS AIR**  
**EXHAUST HOOD, FULL OPENING**  
**EXISTING INSTALLATIONS**  
**EXTERIOR WALL**  
**FACTORY-MADE AIR DUCT**  
**FENESTRATION, VERTICAL**  
**FENESTRATION PRODUCT, SITE-BUILT**  
**FIXTURE**  
**FIXTURE BRANCH, DRAINAGE**  
**FIXTURE BRANCH, WATER-SUPPLY**  
**FIXTURE DRAIN**  
**FIXTURE FITTING**  
**FIXTURE GROUP, MAIN**  
**FIXTURE SUPPLY**  
**FIXTURE UNIT, DRAINAGE (d.f.u)**  
**FIXTURE UNIT, WATER-SUPPLY (w.s.f.u.)**  
**FLEXIBLE AIR CONNECTOR**  
**FLOOD-LEVEL RIM**  
**FLOOR DRAIN**  
**FLOOR FURNACE**  
**FLOW PRESSURE**  
**FLUE**  
**FLUE, APPLIANCE**  
**FLUE COLLAR**  
**FLUE GASES**  
**FLUSH VALVE**  
**FLUSHOMETER TANK**

**FLUSHOMETER VALVE**  
**FUEL-PIPING SYSTEM**  
**FULL-OPEN VALVE**  
**FULLWAY VALVE**  
**FURNACE**  
**GRADE, PIPING**  
**GRAY WATER**  
**GRIDDED WATER DISTRIBUTION SYSTEM**  
**GROUND-SOURCE HEAT PUMP LOOP SYSTEM**  
**HAZARDOUS LOCATION**  
**HEAT PUMP**  
**HEATED SLAB**  
**HIGH-EFFICACY LAMPS**  
**HIGH-TEMPERATURE (H.T.) CHIMNEY**  
**HISTORIC BUILDING**  
**HORIZONTAL BRANCH, DRAINAGE**  
**HORIZONTAL PIPE**  
**HOT WATER**  
**HYDROGEN GENERATING APPLIANCE**  
**IGNITION SOURCE**  
**INDIRECT SYSTEM**  
**INDIRECT WASTE PIPE**  
**INDIVIDUAL SEWAGE DISPOSAL SYSTEM**  
**INDIVIDUAL VENT**  
**INDIVIDUAL WATER SUPPLY**  
**INFILTRATION**  
**INSULATED SIDING**  
**LOCKING-TYPE TAMPER-RESISTANT CAP**  
**MACERATING TOILET SYSTEMS**  
**MAIN**  
**MAIN SEWER**  
**MANIFOLD WATER DISTRIBUTION SYSTEMS**  
**MANUAL**  
**MANUFACTURED HOME**  
**MASS WALL**  
**MECHANICAL DRAFT SYSTEM**  
**MECHANICAL EXHAUST SYSTEM**  
**MECHANICAL JOINT**  
**MECHANICAL SYSTEM**  
**NATURAL DRAFT SYSTEM**  
**OFFSET**  
**ON-SITE NONPOTABLE WATER REUSE SYSTEMS**  
**OPAQUE DOOR**  
**PITCH**  
**PLUMBING**  
**PLUMBING APPLIANCE**

**PLUMBING APPURTEANCE**  
**PLUMBING FIXTURE**  
**PLUMBING SYSTEMS**  
**POLLUTION**  
**PORTABLE-FUEL-CELL APPLIANCE**  
**POTABLE WATER**  
**PRESSURE-RELIEF VALVE**  
**PROPOSED DESIGN**  
**PUBLIC SEWER**  
**PUBLIC WATER MAIN**  
**PURGE**  
**QUICK-CLOSING VALVE**  
**R-VALUE, THERMAL RESISTANCE**  
**RATED DESIGN**  
**READILY ACCESSIBLE**  
**RECEPTOR**  
**RECLAIMED WATER**  
**REFRIGERANT**  
**REFRIGERANT COMPRESSOR**  
**REFRIGERATING SYSTEM**  
**RELIEF VALVE, VACUUM**  
**RESIDENTIAL BUILDING**  
**RETURN AIR**  
**RISER (PLUMBING)**  
**ROOM HEATER**  
**ROUGH-IN**  
**R-VALUE (THERMAL RESISTANCE)**  
**SANITARY SEWER**  
**SEPTIC TANK**  
**SERVICE WATER HEATING**  
**SEWAGE**  
**SEWAGE PUMP**  
**SKYLIGHT**  
**SKYLIGHT, UNIT**  
**SKYLIGHTS AND SLOPED GLAZING**  
**SLIP JOINT**  
**SLOPE**  
**SOIL STACK OR PIPE**  
**SOLAR HEAT GAIN COEFFICIENT (SHGC)**  
**STACK**  
**STACK VENT**  
**STANDARD TRUSS**  
**STANDARD REFERENCE DESIGN**  
**STATIONARY FUEL CELL POWER PLANT**  
**STORM SEWER, DRAIN**  
**SUBSOIL DRAIN**

**SUMP**  
**SUMP PUMP**  
**SUPPLY AIR**  
**SWEEP**  
**TEMPERATURE- AND PRESSURE-RELIEF (T AND P) VALVE**  
**TEMPERATURE-RELIEF VALVE**  
 **THERMAL ISOLATION**  
 **THERMAL RESISTANCE, *R*-VALUE**  
 **THERMAL TRANSMITTANCE, *U*-FACTOR**  
 **THERMOSTAT**  
 **THIRD-PARTY CERTIFICATION AGENCY**  
 **THIRD PARTY CERTIFIED**  
 **THIRD-PARTY TESTED**  
 **TRAP**  
 **TRAP ARM**  
 **TRAP PRIMER**  
 **TRAP SEAL**  
 **U-FACTOR, THERMAL TRANSMITTANCE**  
 **VACUUM BREAKERS**  
 **VENT COLLAR**  
 **VENT CONNECTOR**  
 **VENT DAMPER DEVICE, AUTOMATIC**  
 **VENT GASES**  
 **VENT STACK**  
 **VENT SYSTEM**  
 **VENTILATION AIR**  
 **VERTICAL PIPE**  
 **VISIBLE TRANSMITTANCE (VT)**  
 **WASTE**  
 **WASTE PIPE OR STACK**  
 **WASTE RECEPTOR**  
 **WATER-DISTRIBUTION SYSTEM**  
 **WATER HEATER**  
 **WATER MAIN**  
 **WATER OUTLET**  
 **WATER-SERVICE PIPE**  
 **WATER SUPPLY SYSTEM**  
 **WET VENT**  
 **WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM**  
 **WINDBORNE DEBRIS REGION**  
 **ZONE**

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## **5. CHAPTER 3** **BUILDING PLANNING**

HCD proposes to adopt Chapter 3, except Figure R307.1, and Sections R313, R320.1.1, R322.1.9 and R326 from the 2018 IRC into the 2019 CRC with new and existing amendments as follows:

## **SECTION: R300 SITE DRAINAGE**

**Sections:** **R300.1 Storm water drainage and retention during construction.**  
**R300.2 Grading and paving.**

**Rationale:** HCD proposes to continue adoption of the above referenced sections without modification. During the 2013 Code Adoption Cycle pointers to mandatory CALGreen requirements were proposed for inclusion into the code to enhance user convenience and familiarity. These pointers may also serve as potential locations for the complete CALGreen requirement in the event that HCD makes the decision in a future rulemaking to discontinue Part 11, CALGreen and incorporate its requirements into other parts of Title 24, the California Building Standards Code.

## **SECTION R301 DESIGN CRITERIA**

**Section:** **R301.1.1.1 Alternative provisions for limited-density owner-built rural dwellings.**

**Rationale:** HCD proposes to continue adoption of the above referenced section without modification. The existing California amendment provides five criteria demonstrating instances where the local enforcing agency must allow or can consider alternative requirements for limited-density owner-built rural dwellings.

**Sections:** **R301.1.3.1 California licensed architect or engineer.**  
**R301.1.3.2 Woodframe structures greater than two-stories.**  
**R301.1.3.3 Structures other than woodframe.**

**Rationale:** HCD proposes to continue adoption of the above referenced sections without modification. Existing law only exempts (in specific applications) woodframe construction of two stories or less from professional design requirements. The amendment provides the code user with necessary information about additional California requirements and also directs the code user to the applicable law located in the Business and Professions Code. The amendment is intended to provide clarity and consistency to the code user for application and enforcement.

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

**Rationale:** HCD proposes to adopt the above referenced table with existing California amendment. The existing amendment removes model code language from footnote "e" which directs the code user to Appendix D of the International Plumbing Code (IPC). Appendix D of the IPC is not proposed for adoption by HCD. The amendment specifies that the building official shall be responsible for making any determination of local temperatures required by footnote "e".

**Section:** **R301.2.2.10 (Formerly R301.2.2.3.7) Anchorage of water heaters.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment provides a correct reference to the CPC. The existing amendment was to Section R301.2.2.3.7 which the model code has renumbered to R301.2.2.10.

**TABLE: R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS**

**Rationale:** HCD proposes to adopt the above referenced table with new California amendment. The same language was adopted in the 2016 CBC and 2016 CEBC during a 2017 Emergency Rulemaking, and is currently part of the 2018 IBC and 2018 IEBC. However, it is not applicable to one-two-family dwellings built under the CRC. The CBSC's Exterior Elevated Elements Working Group Report to the Legislature made the recommendation that HCD add the exterior elevated elements amendments from the 2017 Emergency Rulemaking for the CBC into the 2019 CRC. HCD has followed that recommendation and is proposing to include the language from the 2017 Emergency Rulemaking as new amendments into the 2019 CRC.

## **SECTION R302 FIRE-RESISTANT CONSTRUCTION**

**Section: R302.1 Exterior walls.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment provides the correct reference to the CRC Section R313, which is a California amendment adopted by the Office of the State Fire Marshal. The IRC mechanical and plumbing provisions are not adopted by HCD.

**Section: R302.2.2 (Formerly R302.2.) Common walls.**

**Rationale:** HCD proposes to adopt the above referenced section with new and existing California amendments. The new amendment provides a correct reference to the CBC. The existing amendment provides a correct reference to the CEC. The IRC electrical chapters are not adopted by HCD. The amendment also deletes references to Section "P2904" and refers to Section R313 because the mechanical and plumbing provisions are not adopted by HCD.

**Section: R302.5.1 Opening protection.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment adds the requirement for doors located in openings between the garage and dwelling-unit to be equipped with not only self-closing but also self-latching devices. Although the IRC requires these doors to be self-closing, it does not specify that the doors also be "self-latching".

**Section: R302.6 Dwelling-garage fire separation.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment exempts separation between a dwelling unit and carport as specified.

**Section: R302.14 Combustible insulation clearance.**

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

Energy Code since the IRC mechanical provisions are not adopted by HCD.

## **SECTION R303 LIGHT, VENTILATION AND HEATING**

### **Section: R303.1 Habitable rooms.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The amendment provides a correct reference to the CMC. The IRC mechanical provisions are not adopted by HCD. The existing amendment also adds Exceptions 4 and 5 in recognition of the provisions in Health and Safety Code Section 17959.3 to encourage passive solar energy design.

### **Section: R303.3 Bathrooms.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment provides the required local exhaust rates for bathrooms and private toilet rooms as required in the CMC and repeals the reference to Section "M1505" which is not adopted by HCD.

### **Section: R303.3.1 Bathroom exhaust fans.**

**Rationale:** HCD proposes to continue adoption of the above referenced section without modification. During the 2013 Code Adoption Cycle pointers to mandatory CALGreen requirements were proposed for inclusion into the code to enhance user convenience and familiarity. These pointers may also serve as potential locations for the complete CALGreen requirement in the event that HCD makes the decision in a future rulemaking to discontinue CALGreen and incorporate its requirements into other parts of Title 24, the California Building Standards Code.

### **Section: R303.4 Ventilation.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment directs the code user to the CMC for ventilation air rates.

### **Section: R303.9.1.1 Passive solar energy collectors.**

**Rationale:** HCD proposes to continue adoption of the above referenced California section with editorial modification. This existing California amendment is renumbered to align with the model code renumbering.

### **Section: R303.10 (Formerly R303.9) Required heating.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment directs the code user to Section R301.1.1.1 where California amended language for limited-density owner-built rural dwellings has been placed. The amendment was previously to Section R303.9, which model code renumbered to 303.10 in the 2018 IRC.

## **SECTION R304 MINIMUM ROOM AREAS**

### **Section: R304.2 Minimum dimensions.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment in Exception 2 addresses limited-density owner-built rural dwellings. Pointers have been placed within the CRC directing code users to applicable code provisions in Section R301.1.1.1.

## **SECTION R307 TOILET, BATH AND SHOWER SPACES**

**Section: R307.1 Space required.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment provides the code user with correct reference to the CPC. The IRC plumbing provisions are not adopted by HCD.

**FIGURE: R307.1 MINIMUM FIXTURE CLEARANCES**

**Rationale:** HCD proposes to continue non-adoption of the above referenced model code figure as it conflicts with the CPC requirements. A banner has been added in the Express Terms besides each non-adopted section stating; "Not Adopted in CA." Additionally, an obelisk has been added to the Matrix Adoption Table to identify the non-adopted section.

## **SECTION R309 GARAGES AND CARPORTS**

**Section: R309.4 Automatic garage door openers.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment refers to existing California law regarding automatic garage door openers.

**Section: R309.7 Extension garage door springs.**

**Rationale:** HCD proposes to continue adoption of the above referenced section with new modification. The existing California amendment is a pointer to the CBC, Section 1210, which has additional requirements relevant to the construction of one- and two-family dwellings and townhouses covered in the CRC. The CBC section has been renumbered to Section 1210 from 1211.

**Section: R309.8 Electric vehicle (EV) charging infrastructure.**

**Rationale:** HCD proposes to continue adoption of the above referenced section without modification. The existing California amendment is a pointer to mandatory requirements for electric vehicle charging infrastructure in CALGreen. During the 2013 Code Adoption Cycle pointers to mandatory CALGreen requirements were proposed for inclusion into the code to enhance user convenience and familiarity. These pointers may also serve as potential locations for the complete CALGreen requirement in the event that HCD makes the decision in a future rulemaking to discontinue CALGreen and incorporate its requirements into other parts of Title 24, the California Building Standards Code.

## **SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS**

**Section: R310.2.2 Window sill height.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment clarifies that the bottom of emergency escape and rescue openings (not the window sill height) must be no higher than 44 inches measured from the floor to the bottom of the clear opening. The model code allows for the window sill height to be not more than 44 inches above the floor.

## **SECTION R312 GUARDS AND WINDOW FALL PROTECTION**

**Section:** **R312.1.2 Height.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment maintains the same 42" guard height requirement as in the CBC.

## **SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS**

**Sections:** **R313.1 Townhouse automatic fire sprinkler systems.**

**R313.1.1 Design and installation.**

**R313.2 One- and two-family dwellings automatic fire systems.**

**R313.2.1 Design and installation.**

**Rationale:** HCD proposes to not adopt the above referenced sections.

HCD is proposing to not adopt fire sprinkler requirements for 1- and 2-family dwellings and townhouses. Sections requiring fire sprinklers and fire sprinkler specifications were co-adopted by HCD and the Office of the State Fire Marshal (OSFM) during the 2009 Triennial Code Adoption Cycle. This created confusion with stakeholders regarding interpretation and enforcement. Residential fire sprinkler requirements and other amendments related to fire sprinklers, and their continued adoption and maintenance will be promulgated through the OSFM.

## **SECTION R315 CARBON MONOXIDE ALARMS**

**Section:** **R315.1.1 Listings.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendments. The existing amendment identifies the restrictions for sales, and the requirement for approval and listing by the Office of the State Fire Marshal.

**Section:** **R315.2 Where required.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment references the statutory mandate which identifies the requirements for installation of carbon monoxide alarms in every existing dwelling unit with a fossil fuel burning heater or appliance, fireplace or an attached garage.

**Sections: R315.2.1 Existing buildings and new construction.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment clarifies the requirements for installation of carbon monoxide alarms in every existing dwelling with a fuel-fired appliance or fireplace or with an attached garage.

**Sections R315.2.2 Alterations, repairs and additions.**

**Rationale** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment clarifies that even where a dwelling was not required to have a carbon monoxide alarm prior to the alteration repair or addition, adding a fuel burning heater, appliance, fireplace, or attached garage triggers the requirement for carbon monoxide alarms.

**Section: R315.3 Location.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendments. The existing amendments identify the requirements for carbon monoxide alarms to be installed in accordance with manufacturer's installation instructions. The amendment also specifies additional locations where carbon monoxide alarms are required.

**Section: R315.4 Combination alarms.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment identifies the requirement for carbon monoxide alarms combined with smoke alarms (combination alarms) to comply with the applicable standards and requirements for listing and approval by the Office of the State Fire Marshal.

**Section: R315.5 Interconnectivity.**

**Rationale:** HCD proposes to adopt the above referenced section with new California amendments. In the 2016 CRC, Section R315.7 is a California amendment that identifies the requirements for interconnection of carbon monoxide alarms. HCD is proposing to not bring forward Section R315.7 from the 2016 CRC. The 2018 IRC includes most of the language from that amendment in this section. Therefore, HCD will adopt the model code Section R315.5 and amend it to include the rest of the language from the existing California amendment.

**Section: R315.6 (Formerly R315.5) Power source.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment is being brought forward from the 2016 CRC into the 2019 CRC without modification. The amendment was to Section R315.5 in the 2015 IRC, which was renumbered to R315.6 in the 2018 IRC.

**Section: R315.7 Interconnection.**

**Rationale:** HCD proposes to repeal the above referenced section from the 2016 CRC. HCD is proposing to adopt and amend model code Section R315.5 that now addresses the requirements for interconnectivity. Therefore, there is no need to bring this amendment forward.

**Section: R315.7.2 (Formerly R315.6.2) Location.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment was to Section R315.6.2 in the 2015 IRC, which was renumbered to R315.7.2 in the 2018 IRC.

**Section: R315.7.4 (Formerly R315.6.4) Combination detectors.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment was to Section R315.6.4 in the 2015 IRC, which was renumbered to R315.7.4 in the 2018 IRC.

## **SECTION R317 PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY**

**Section: R317.1 Location required.**

**Rationale:** HCD proposes to adopt the above referenced section. HCD proposes to amend Item 6 of the above referenced section. The amendment requires positive drainage for any water that infiltrates the moisture-permeable floor. The same language was adopted in the 2016 CBC and 2016 CEBC during a 2017 Emergency Rulemaking, and is currently part of the 2018 IBC and 2018 IEBC. However, it is not applicable to one-two-family dwellings built under the CRC. The CBSC's Exterior Elevated Elements Working Group Report to the Legislature made the recommendation that HCD add the exterior elevated elements amendments from the 2017 Emergency Rulemaking for the CBC into the 2019 CRC. HCD has followed that recommendation and is proposing to include the language from the 2017 Emergency Rulemaking as new amendments to the 2019 CRC.

**Section: R317.1.6 Ventilation beneath balcony or elevated walking surfaces.**

**Rationale:** HCD proposes to adopt the above referenced new California amendment, which is model code language from the 2018 IBC. Similar language was adopted in the 2016 CBC and 2016 CEBC during the 2017 Emergency Rulemaking, and is currently part of the 2018 IBC and the 2018 IEBC. However, it is not applicable to one-two-family dwellings built under the CRC. The CBSC's Exterior Elevated Elements Working Group Report to the Legislature made the recommendation that HCD add the exterior elevated elements amendments from the 2017 Emergency Rulemaking for the CBC in the 2019 CRC. HCD has followed that recommendation and is proposing to include the language from the 2018 IBC into the 2019 CRC. This amendment will align with the requirements in the 2019 CBC.

The BFO CAC recommended short term further study. Their suggestions included looking at the inclusion of "vapor" and "moisture". The three coordinating agencies (HCD, CBSC and DSA) concluded that the use of "water" is fundamental to all other further-compartmenting terms. "Water", whether in a solid or gaseous state, will be at some point a liquid, which is the culprit in penetration of assemblies, and the target of these provisions. Additionally, since this is model language, the thinking is that use of

only the term “water” has been thoroughly vetted. The conclusion of the agencies is to leave the proposed language as it currently stands in the ET.

The BFO CAC recommended short term further study for the similar sections in the 2019 CBC and 2019 CEBC. Their suggestions included looking at the inclusion of “vapor” and “moisture”. The three coordinating agencies (HCD, CBSC and DSA) concluded that the use of “water” is fundamental to all other further-compartmenting terms. “Water”, whether in a solid or gaseous state, will be at some point a liquid, which is the culprit in penetration of assemblies, and the target of these provisions. Additionally, since this is model language, the thinking is that use of only the term “water” has been thoroughly vetted. The conclusion of the agencies was to adopt the model code language without amendment.

## **SECTION R320 ACCESSIBILITY**

**Section: R320.1 Scope.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment directs the code user to Chapter 11A of the CBC, which contains the provisions for Housing Accessibility in California.

**Section: R320.1.1 Guestrooms.**

**Rationale:** HCD proposes to not adopt the above referenced section. The accessibility provisions for covered multifamily dwellings are located in the CBC, Chapter 11A.

## **SECTION R321 ELEVATORS AND PLATFORM LIFTS**

**Section: R321.3 Accessibility.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment provides a correct reference to the CBC Chapter 11A.

## **SECTION R322 FLOOD-RESISTANT CONSTRUCTION**

**Section: R322.1.6 Protection of mechanical, plumbing and electrical systems.**

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

**Section: R322.1.7 Protection of water supply and sanitary sewage systems.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment repeals the references to the plumbing provisions of this code and the International Private Sewage Disposal Code, which are not adopted by HCD.

**Section: R322.1.9 Manufactured homes.**

**Rationale:** HCD proposes to not adopt the above referenced section. This model code section conflicts with existing state law applicable to manufactured housing.

## **SECTION R324 SOLAR ENERGY SYSTEMS**

**Section: R324.2 Solar thermal systems.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment repeals the reference to Chapter 23 of this code, and refers to the CPC and California Fire Code.

**Section: R324.3 Photovoltaic systems.**

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

**Section: R324.6 Roof access and pathways.**

**Rationale:** HCD proposes to adopt the above referenced section with new California amendment. The new amendment replaces the term “code official” with “enforcing agency,” which is the term used throughout Title 24, the California Building Standards Code.

**Section: R324.7.1 (Formerly R324.6.1) Fire separation distances.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment replaces the term “local jurisdiction” with “enforcing agency,” which is the term used throughout Title 24, the California Building Standards Code.

## **SECTION R326 SWIMMING POOLS, SPAS AND HOT TUBS**

**Section: R326.1 General.**

**Rationale:** HCD proposes to not adopt the above referenced section. HCD does not have statutory authority to adopt design and construction standards for pools and spas.

## **SECTION R327 STATIONARY STORAGE BATTERY SYSTEMS**

**Sections: R327.2 Equipment listings.**

**R327.4 Electrical installation.**

**Rationale:** HCD proposes to adopt the above referenced sections with new California amendments. The new amendments provide a correct reference to the CEC.

**Section: R327.5 Ventilation.**

**Rationale:** HCD proposes to adopt the above referenced section with new California amendment. The new amendment provides a correct reference to the CMC instead Section M1307.4 since HCD does not adopt the mechanical chapters of the IRC.

## **SECTION R334 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING**

**Section: R334.1 Construction waste management.**

**Rationale:** HCD proposes to continue adoption of the above referenced section without modification. During the 2013 Code Adoption Cycle pointers to mandatory CALGreen requirements were proposed for inclusion into the code to enhance user convenience

and familiarity. These pointers may also serve as potential locations for the complete CALGreen requirement in the event that HCD makes the decision in a future rulemaking to discontinue CALGreen and incorporate its requirements into other parts of Title 24, the California Building Standards Code.

## **SECTION R340 POLLUTANT CONTROL**

**Section: R340.1 Finish material pollutant control.**

**Rationale:** HCD proposes to continue adoption of the above referenced section without modification. During the 2013 Code Adoption Cycle pointers to mandatory CALGreen requirements were proposed for inclusion into the code to enhance user convenience and familiarity. These pointers may also serve as potential locations for the complete CALGreen requirement in the event that HCD makes the decision in a future rulemaking to discontinue CALGreen and incorporate its requirements into other parts of Title 24, the California Building Standards Code.

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## **6. CHAPTER 4 FOUNDATIONS**

HCD proposes to adopt Chapter 4 from the 2018 IRC into the 2019 CRC with existing amendments as follows:

## **SECTION R401 GENERAL**

**Section: R401.2 Requirements.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment informs the code user to refer to Section R301.1.1.1, which addresses limited-density owner-built rural dwellings.

**Sections:** **R401.4.1.1 General and where required for applications listed in Section 1.8.2.1.1 regulated by the Department of Housing and Community Development.**

**R401.4.1.1.1 Preliminary soil report.**

**R401.4.1.1.2 Soil investigation by lot, necessity, preparation, and recommendations.**

**R401.4.1.1.3 Approval, building permit conditions, appeal.**

**R401.4.1.1.4 Liability.**

**R401.4.1.1.5 Alternate procedures.**

**Rationale:** HCD proposes to continue adoption of the above referenced sections without modification. The existing California amendments are necessary to implement existing law found in Health and Safety Code (HSC) Sections 17953 through 17955 which require soils investigation for subdivisions and Sections 17956 and 17957 addressing liability and authority for local use of alternate procedures, respectively. The amendment also allows for the use of alternate procedures by local enforcing agencies.

## **SECTION R404 FOUNDATION AND RETAINING WALLS**

**Section: R404.5.1 Design.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment requires precast concrete to be designed by a registered professional. IRC provisions for precast concrete do not include prescriptive design criteria; therefore, it requires design by a registered professional.

## **SECTION R408 UNDER-FLOOR SPACE**

**Section: R408.3 Unvented crawl space.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendments. The existing amendments repeals language in Item 2.1, which requires crawl space perimeter walls to be insulated when unvented crawlspace is provided with mechanical ventilation. Crawl space perimeter wall insulation is not required in the CBC for the same condition, and is not required in the California Energy Code; therefore, HCD proposes to repeal this requirement for consistency. HCD is however continuing the adoption of the amendment, which requires crawl space perimeter walls to be insulated in Item 2.2, for consistency with the California Energy Code. The amendment also deletes the reference to IRC sections not proposed for adoption and provides a correct reference to the CMC. HCD also proposes to continue to delete references to IRC sections not proposed for adoption and provide a correct reference to the CMC.

**Section: R408.4 Access.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. This model code section references an IRC chapter not proposed for adoption by HCD. The amendment provides a correct reference to the CMC.

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## **7. CHAPTER 5 FLOORS**

HCD proposes to adopt Chapter 5 from the 2018 IRC into the 2019 CRC with existing amendments as follows:

**Section: R502.1.1 Sawn lumber.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment adds a reference to limited-density owner-built rural dwellings. Pointers have been placed within the CRC directing code users to applicable code provisions in Section R301.1.1.1.

**Section: R502.11.1 Design.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment requires wood trusses to be designed by a registered professional. Wood trusses do not have prescriptive design criteria; therefore, design by a registered design professional is required.

## **SECTION R506 CONCRETE FLOORS (ON GROUND)**

**Section: R506.2.3.1 Capillary break.**

**Rationale:** HCD proposes to continue adoption of the above referenced California section without modification. The existing California amendment is a pointer to mandatory CALGreen requirements.

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## **8. CHAPTER 6 WALL CONSTRUCTION**

HCD proposes to adopt Chapter 6 from the 2018 IRC into the 2019 CRC with new and existing amendments as follows:

### **SECTION R602 WOOD WALL FRAMING**

**Section: R602.1.1 Sawn lumber.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment adds a reference to Section R301.1.1.1 for limited-density owner-built rural dwellings.

**Section: R602.3.4.1 Rodent proofing.**

**Rationale:** HCD proposes to continue adoption of the above referenced California section without modification. The existing California amendment is a pointer to mandatory CALGreen requirements.

### **SECTION 606 GENERAL MASONRY CONSTRUCTION**

**Section: R606.1.1 Professional registration.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment provides the code user with necessary information about additional California requirements, and also directs the code user to the applicable law located in the Business and Professions Code.

### **SECTION R608 EXTERIOR CONCRETE WALL CONSTRUCTION**

**Section: R608.1 General.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment provides the code user with necessary information about additional California requirements and also directs the code user to the applicable law located in the Business and Professions Code.

## **SECTION R610 STRUCTURAL INSULATED PANEL WALL CONSTRUCTION**

**Section: R610.1 General.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment provides the code user with necessary information about additional California requirements and directs the code user to the applicable law located in the Business and Professions Code.

**Section: R610.4 SIP wall panels.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The amendment adds a note referencing California statutory and regulatory requirements for factory built components. The Health and Safety Code, Factory-Built Housing Law, requires that all “factory-built housing,” which includes building components, bear insignia of approval issued by HCD through an HCD-approved third-party agency. As referenced in this section, SIPS are considered factory-built building components, assemblies, or systems manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage, or destruction of the part. This amendment would provide guidance and clarification for labelling and insignia requirement for SIP products installed in California. This was an existing amendment to Section R610.4.1 in the 2016 CRC.

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## **9. CHAPTER 7 WALL COVERING**

HCD proposes to adopt Chapter 7 from the 2018 IRC into the 2019 CRC with existing amendments as follows:

## **SECTION R702 INTERIOR COVERING**

**Sections: R702.7 Vapor retarders**

**R702.7.1 Class III vapor retarders**

**Rationale:** HCD proposes to adopt the above referenced sections with existing California amendments. The existing amendments reflect California requirements for vapor retarders and California Climate Zones as used in the California Energy Code and will prevent confusion by code users. The original California amendments were proposed by HCD in consultation with the California Energy Commission to ensure the amendments were not in conflict with or become more restrictive than the California Energy Code requirements. HCD proposes to continue to delete Table R702.7.1.

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

**Rationale:** HCD proposes to continue to not adopt Table R702.7.1. and it not be printed in the 2019 CRC.

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## **10. CHAPTER 8 ROOF-CEILING CONSTRUCTION**

HCD proposes to adopt Chapter 8 from the 2018 IRC into the 2019 CRC with existing amendments as follows:

### **SECTION R802 WOOD ROOF FRAMING**

**Section: R802.1.1 Sawn lumber.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment is a pointer that has been placed within this section, directing code users to applicable code provisions in Section R301.1.1.1 addressing limited-density owner-built rural dwellings.

**Section: R802.10.2 Design.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment specifies that truss design drawings always need to be prepared by a registered design professional not only where it is required by the local jurisdiction.

### **SECTION R806 ROOF VENTILATION**

**Section: R806.2 Minimum vent area.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment referencing California Climate Zones. The model code section references International Energy Conservation Code (IECC) Climate Zones not proposed for adoption by HCD. California has its own energy standards, including climate zone specific references for vapor retarders, which already include 16 defined climate zones.

**Section: R806.5 Unvented attic and unvented enclosed rafter assemblies.**

**Rationale:** HCD proposes to adopt the above referenced section with new and existing California amendments. The existing amendments deletes the model code climate zones and replaces them with California Climate Zones. The existing amendment also adds additional requirements for item 5.1. The new amendment to item 5.2 replaces National Climate Zones 1, 2 and 3 with California Climate Zones 3-15, as recommended by the California Energy Commission.

**Section: Table R806.5 INSULATION FOR CONDENSATION CONTROL**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendments. The existing amendments replaces the model code climate zones with specific California Climate Zones. It also repeals the footnotes that are no longer

needed and also modifies table for minimum rigid board or air-impermeable insulation R-value.

## **SECTION R807 ATTIC ACCESS**

**Section: R807.1 Attic access.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The model code section references an IRC section not proposed for adoption by HCD. The amendment replaces the reference to Section M1305.1.3 with the CMC.

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## **11. CHAPTER 9**

### **ROOF ASSEMBLIES**

HCD proposes to adopt Chapter 9 from the 2018 IRC into the 2019 CRC with existing amendments as follows:

## **SECTION R903 WEATHER PROTECTION**

**Section: R903.4.1 Secondary (emergency overflow) drains or scuppers.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment replaces the reference to Sections 1106 and 1108 of the International Plumbing Code with a reference to the CPC. The second paragraph specifying overflow drain connection requirements has been struck because it conflicts with storm water drainage provisions of the CPC.

## **SECTION R905 REQUIREMENTS FOR ROOF COVERINGS**

**Section: R905.16 Photovoltaic shingles.**

**Rationale:** HCD proposes to adopt the above referenced sections with existing California amendment. The existing amendment replaces the reference to NFPA 70 with a reference to the CEC as the applicable standard for electrical installations.

## **SECTION R907 ROOFTOP-MOUNTED PHOTOVOLTAIC SYSTEMS**

**Section: R907.1 Rooftop-mounted photovoltaic panel systems.**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment replaces the reference to NFPA 70 with a reference to the CEC as the applicable standard for electrical installations.

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## **12. CHAPTER 10**

### **CHIMNEYS AND FIREPLACES**

HCD proposes to adopt Chapter 10 except Section 1004.4, from the 2018 IRC into the 2019 CRC with existing amendments as follows:

## **SECTION R1001 MASONRY FIREPLACES**

**Section:**           **R1001.3      Seismic reinforcing**  
                         **R1001.4      Seismic anchorage**

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

**Rationale:** HCD proposes to adopt the above referenced sections with existing California amendments. The existing amendments align the CRC with the CBC Chapter 21 for masonry fireplaces and masonry chimneys in Seismic Design Category "C" to meet seismic reinforcing and anchorage requirements. HCD determined that these CBC provisions should also apply to one-and two-family dwellings under the CRC masonry chimney and masonry fireplace requirements.

## **SECTION R1003 MASONRY CHIMNEYS**

**Sections:**           **R1003.3      Seismic reinforcing**  
                         **R1003.4      Seismic anchorage**

**Rationale:** HCD proposes to adopt the above referenced sections with existing California amendments. The existing amendments align the CRC with the CBC Chapter 21 for masonry fireplaces and masonry chimneys in Seismic Design Category "C" to meet seismic reinforcing and anchorage requirements. HCD determined that these CBC provisions should also apply to one-and two-family dwellings under the CRC masonry chimney and masonry fireplace requirements.

**Section:**           **R1003.11.3 Gas appliances**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The model code section references an IRC section not proposed for adoption by HCD. The amendment provides the code user a correct reference, the CMC.

**Section:**           **R1003.14 Flue area (appliance)**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The model code section references an IRC section not proposed for adoption by HCD. The amendment provides the code user a correct reference, the CMC.

## **SECTION R1004 FACTORY-BUILT FIREPLACES**

**Section:**           **R1004.1.1 Factory-built wood burning fireplaces.**

**Rationale:** HCD proposes to continue adoption of the above referenced section without modification. During the 2013 Code Adoption Cycle pointers to mandatory CALGreen requirements were proposed for inclusion into the code to enhance user convenience and familiarity. These pointers may also serve as potential locations for the complete CALGreen requirement in the event that HCD makes the decision in a future rulemaking to discontinue CALGreen and incorporate its requirements into other parts of Title 24, the California Building Standards Code.

**Section: R1004.4 Unvented gas log heaters**

**Rationale:** HCD proposes to continue to not adopt the above referenced section, and proposes that the section not be printed in the CRC. Health and Safety Code Section 19881 prohibits the sale of unvented heaters in any dwelling house or unit (exceptions apply for electric heaters and decorative gas logs). The CMC also prohibit installation, use, maintenance or permitting unvented fuel-burning room heaters in a Group R Occupancy. The CALGreen Code requires all gas fireplaces to be sealed combustion and direct-vent appliances. This IRC provision for unvented gas log heaters appears to be in conflict with existing statute as well as the referenced codes and should not be available as a provision of the CRC to avoid conflict between codes.

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**13. CHAPTER 11 ENERGY EFFICIENCY**

HCD proposes to continue to not adopt Part IV, Energy Conservation, Chapter 11 from the 2018 IRC.

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**14. CHAPTER 12 MECHANICAL ADMINISTRATION**

<b>CHAPTER 13</b>	<b>GENERAL MECHANICAL SYSTEM REQUIREMENTS</b>
<b>CHAPTER 14</b>	<b>HEATING AND COOLING EQUIPMENT AND APPLIANCES</b>
<b>CHAPTER 15</b>	<b>EXHAUST SYSTEMS</b>
<b>CHAPTER 16</b>	<b>DUCT SYSTEMS</b>
<b>CHAPTER 17</b>	<b>COMBUSTION AIR</b>
<b>CHAPTER 18</b>	<b>CHIMNEYS AND VENTS</b>
<b>CHAPTER 19</b>	<b>SPECIAL APPLIANCES, EQUIPMENT AND SYSTEMS</b>
<b>CHAPTER 20</b>	<b>BOILERS AND WATER HEATERS</b>
<b>CHAPTER 21</b>	<b>HYDRONIC PIPING</b>
<b>CHAPTER 22</b>	<b>SPECIAL PIPING AND STORAGE SYSTEMS</b>
<b>CHAPTER 23</b>	<b>SOLAR THERMAL ENERGY SYSTEMS</b>

**Rationale:** HCD proposes to continue to not adopt Part V, Mechanical, Chapters 12 through 23 from the 2018 IRC.

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**15. CHAPTER 24 FUEL GAS**

**Rationale:** HCD proposes to continue to not adopt Part VI, Fuel Gas, Chapter 24 from the 2018 IRC.

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**16. CHAPTER 25 PLUMBING ADMINISTRATION**

<b>CHAPTER 26</b>	<b>GENERAL PLUMBING REQUIREMENTS</b>
<b>CHAPTER 27</b>	<b>PLUMBING FIXTURES</b>
<b>CHAPTER 28</b>	<b>WATER HEATERS</b>

<b>CHAPTER 29</b>	<b>WATER SUPPLY AND DISTRIBUTION</b>
<b>CHAPTER 30</b>	<b>SANITARY DRAINAGE</b>
<b>CHAPTER 31</b>	<b>VENTS</b>
<b>CHAPTER 32</b>	<b>TRAPS</b>
<b>CHAPTER 33</b>	<b>STORM DRAINAGE</b>

**Rationale:** HCD proposes to continue to not adopt Part VII, Plumbing, Chapters 25 through 33 from the 2018 IRC.

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## **17. CHAPTER 34 GENERAL REQUIREMENTS**

<b>CHAPTER 35</b>	<b>ELECTRICAL DEFINITIONS</b>
<b>CHAPTER 36</b>	<b>SERVICES</b>
<b>CHAPTER 37</b>	<b>BRANCH CIRCUIT AND FEEDER REQUIREMENTS</b>
<b>CHAPTER 38</b>	<b>WIRING METHODS</b>
<b>CHAPTER 39</b>	<b>POWER AND LIGHTING DISTRIBUTION</b>
<b>CHAPTER 40</b>	<b>DEVICES AND LUMINAIRES</b>
<b>CHAPTER 41</b>	<b>APPLIANCE INSTALLATION</b>
<b>CHAPTER 42</b>	<b>SWIMMING POOLS</b>
<b>CHAPTER 43</b>	<b>CLASS 2 REMOTE-CONTROL, SIGNALING AND POWER-LIMITED CIRCUITS</b>

**Rationale:** HCD proposes to continue to not adopt Part VIII, Electrical, Chapters 34 through 43 from the 2018 IRC.

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## **18. CHAPTER 44 REFERENCED STANDARDS**

**Rationale:** HCD proposes to continue to adopt Part IX, Chapter 44, from the 2018 IRC into the 2019 CRC with amendments as follows:

HCD proposes to delete and not print the Reference Standards that are only referenced in sections that HCD does not adopt.

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## **19. APPENDIX A SIZING AND CAPACITIES OF GAS PIPING**

**Rationale:** HCD proposes to continue to not adopt Appendix A of the 2018 IRC, and also proposes Appendix A not to be printed in the 2019 CRC. HCD does not adopt the electrical, mechanical or plumbing regulations from the IRC.

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

**Rationale:** HCD proposes to continue to not adopt Appendix B of the 2018 IRC, and also proposes Appendix B not to be printed in the 2019 CRC. HCD does not adopt the electrical, mechanical or plumbing regulations from the IRC.

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## **21. APPENDIX C EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS**

**Rationale:** HCD proposes to continue to not adopt Appendix C of the 2018 IRC, and also proposes Appendix C not to be printed in the 2019 CRC. HCD does not adopt the electrical, mechanical or plumbing regulations from the IRC.

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## **22. APPENDIX D RECOMMENDED PROCEDURE FOR SAFETY INSPECTION OF AN EXISTING APPLIANCE INSTALLATION**

**Rationale:** HCD proposes to continue to not adopt Appendix D of the 2018 IRC, and also proposes Appendix D not to be printed in the 2019 CRC. HCD does not adopt the electrical, mechanical or plumbing regulations from the IRC.

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## **23. APPENDIX E MANUFACTURED HOUSING USED AS DWELLINGS**

**Rationale:** HCD proposes to continue to not adopt Appendix E of the 2018 IRC, and also proposes Appendix E not to be printed in the 2019 CRC. HCD does not adopt the manufactured housing regulations from the IRC.

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## **24. APPENDIX F RADON CONTROL METHODS**

**Rationale:** HCD proposes to continue to not adopt Appendix F of the 2018 IRC. HCD proposes to modify the first sentence to state that the provisions of the appendix are not mandatory unless referenced in the adopting ordinance or adopted by a state agency.

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## **25. APPENDIX G PIPING STANDARDS FOR VARIOUS APPLICATIONS**

**Rationale:** HCD proposes to continue to not adopt Appendix G of the 2018 IRC, and also proposes Appendix G not to be printed in the 2019 CRC. HCD does not adopt the electrical, mechanical or plumbing regulations from the IRC.

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## **26. APPENDIX H PATIO COVERS**

**Rationale:** HCD proposes to continue to adopt Appendix H of the 2018 IRC into the 2019 CRC with amendment. HCD proposes to modify the first sentence to state that the provisions of the appendix are not mandatory unless referenced in the adopting ordinance or adopted by a state agency.

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## **27. APPENDIX I PRIVATE SEWAGE DISPOSAL**

**Rationale:** HCD proposes to continue to not adopt Appendix I of the 2018 IRC. HCD proposes to modify the first sentence to state that the provisions of the appendix are not mandatory unless referenced in the adopting ordinance or adopted by a state agency.

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## **28. APPENDIX J EXISTING BUILDINGS AND STRUCTURES**

**Rationale:** HCD proposes to continue to not adopt Appendix J of the 2018 IRC. HCD proposes to modify the first sentence to state that the provisions of the appendix are not mandatory unless referenced in the adopting ordinance or adopted by a state agency.

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## **29. APPENDIX K SOUND TRANSMISSION**

**Rationale:** HCD proposes to continue to not adopt Appendix K of the 2018 IRC. However, HCD proposes to bring forward the existing California amendment, which references the California Building Code for mandatory sound transmission requirements which are applicable to structures built to the CRC. HCD proposes to modify the first sentence to state that the provisions of the appendix are not mandatory unless referenced in the adopting ordinance or adopted by a state agency.

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## **30. APPENDIX L PERMIT FEES**

**Rationale:** HCD proposes to continue to not adopt Appendix L of the 2018 IRC. HCD proposes to modify the first sentence to state that the provisions of the appendix are not mandatory unless referenced in the adopting ordinance or adopted by a state agency.

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## **31. APPENDIX M HOME DAY CARE—R-3 OCCUPANCY**

**Rationale:** HCD proposes to continue to not adopt Appendix M of the 2018 IRC. HCD proposes to modify the first sentence to state that the provisions of the appendix are not mandatory unless referenced in the adopting ordinance or adopted by a state agency.

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## **32. APPENDIX N VENTING METHODS**

**Rationale:** HCD proposes to continue to not adopt Appendix N of the 2018 IRC, and also proposes Appendix N not to be printed in the 2019 CRC. HCD does not adopt the electrical, mechanical or plumbing regulations from the IRC.

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## **33. APPENDIX O AUTOMATIC VEHICULAR GATES**

**Rationale:** HCD proposes to continue to not adopt Appendix O of the 2015 IRC. HCD proposes to modify the first sentence to state that the provisions of the appendix are not mandatory unless referenced in the adopting ordinance or adopted by a state agency.

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## **34. APPENDIX P SIZING OF WATER PIPING SYSTEM**

**Rationale:** HCD proposes to continue to not adopt Appendix P of the 2018 IRC, and also proposes Appendix P not to be printed in the 2019 CRC. HCD does not adopt the electrical, mechanical or plumbing regulations from the IRC.

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## **35. APPENDIX Q TINY HOUSES**

**Rationale:** HCD proposes to adopt Appendix Q of the 2018 IRC. HCD proposes to modify the first sentence to state that the provisions of the appendix are not mandatory unless referenced in the adopting ordinance or adopted by a state agency. The 2018 IRC adopted a new Appendix Q “Tiny Homes”. HCD understands that a small house can be built to the CRC, but there are some practical limitations. For example, when space is significantly limited, a conventional stairway occupies more space than may be desired and ceiling height requirements for sleeping lofts also serve as an obstacle. HCD’s adoption of Appendix Q reflects an increased interest in smaller

houses in general.

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## **36. APPENDIX R LIGHT STRAW-CLAY CONSTRUCTION**

**Rationale:** HCD proposes to continue to not adopt Appendix R of the 2018 IRC. HCD proposes to modify the first sentence to state that the provisions of the appendix are not mandatory unless referenced in the adopting ordinance or adopted by a state agency.

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## **37. APPENDIX S STRAWBALE CONSTRUCTION**

**Rationale:** HCD proposes to modify the first sentence to state that the provisions of the appendix are not mandatory unless referenced in the adopting ordinance or adopted by a state agency.

HCD proposes to continue to adopt Appendix S from the 2018 IRC into the 2019 CRC with existing amendments. The California State Legislature originally approved Strawbale Construction Guidelines as California law in Section 18944.30 et seq. of the Health and Safety Code in 1995. The statutory language specifically stated that it was the intent of the Legislature that these statutory guidelines were to serve as an interim measure pending the evaluation of straw bales as a construction material; determination of construction standards; and the adoption of material and construction standards into the California Building Standards Code. The model code language in Appendix S addresses the same prescriptive requirements found in the statutory guidelines, and in some cases provides more specificity. The model code provides requirements for wall thickness; structural considerations including: live loads, dead loads, compressive strength, attachment to foundations, resistance to wind and uplift forces, seismic design, and fire resistance, and references ASTM Standards.

## **SECTION AS104 FINISHES**

### **Section: AS104.2 Purpose, and where required**

**Rationale:** HCD proposes to adopt the above referenced section with existing California amendment. The existing amendment replaces the reference to the International Climate Zones with a correct reference to the California Climate Zones as referenced in the California Energy Code.

## **SECTION AS105 STRAWBALE WALLS—GENERAL**

**Section:** **AS105.6.2 Vapor retarders**  
**AS105.6.3 Penetrations in exterior strawbale walls**

**Rationale:** HCD proposes to adopt the above referenced sections with existing California amendments. The existing amendments replaces the reference to the International Climate Zones with a correct reference to the California Climate Zones as referenced in the California Energy Code.

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## **38. APPENDIX T SOLAR-READY PROVISIONS—DETACHED ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES**

**Rationale:** HCD proposes to continue to not adopt Appendix T of the 2018 IRC. HCD proposes to modify the first sentence to state that the provisions of the appendix are not mandatory unless referenced in the adopting ordinance or adopted by a state agency.

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## **39. APPENDIX X EMERGENCY HOUSING**

**Rationale:** HCD proposes to continue to adopt Appendix X from the 2016 CRC. This appendix was added to the 2016 CRC as an emergency rulemaking and anticipated to be adopted as permanent regulations.

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**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).

The SB 465 Exterior Elevated Elements Working Group Report to the Legislature.

**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 updating and clarifying the 2019 CRC.

**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)

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.

## **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 regulations 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 especially as related to new California amendments related to construction and inspection of exterior elevated elements.

## **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.