

**ADDENDUM
FOR PROPOSED BUILDING STANDARDS
OF THE STATE FIRE MARSHAL
REGARDING THE 2019 CALIFORNIA BUILDING CODE,
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2
(SFM 01/19)**

The state agency shall draft the regulations in plain, straightforward language, avoiding technical terms as much as possible and using a coherent and easily readable style. The agency shall draft the regulation in plain English. A notation shall follow the express terms of each regulation listing the specific statutes authorizing the adoption and listing specific statutes being implemented, interpreted, or made specific (Government Code Section 11346.2(a)(1)).

Note: Select the appropriate legend below and delete the legend that is not used.

If using assistive technology, please adjust your settings to recognize underline, strikeout, italic and ellipsis.

LEGEND for EXPRESS TERMS (Based on model codes - Parts 2, 2.5, 3, 4, 5, 9, 10)

1. Model Code language appears upright
 2. Existing California amendments appear in *italic*
 3. Amended model code or new California amendments appear *underlined & italic*
 4. Repealed model code language appears ~~upright and in strikeout~~
 5. Repealed California amendments appear in ~~*italic and strikeout*~~
 6. Ellipsis (...) indicate existing text remains unchanged
 7. Associated section numbers are identified as being contingent on each proposal being approved together as one.
 8. Related section numbers are those sections which fall within the same topic, but can stand alone for approval.
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ADDENDUM EXPRESS TERMS

**Item 3. CHAPTER 3
OCCUPANCY CLASSIFICATION AND USE**

**SECTION 310
RESIDENTIAL GROUP R**

Section: 310.5

310.5 Residential Group R-4. Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than *six ambulatory clients*, but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. *Buildings of Group R-4 shall be classified as one of the occupancy conditions indicated below. The persons receiving*

care are capable of self-preservation. This group shall include, but not be limited to, the following: (remainder of text to stay unchanged)

REASON STATEMENT:

This proposed change with correct the number of ambulatory clients. It was never intended to state the strict or exact number of 6 clients. The change also correlates with the fire code definition.

Item 4. CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

SECTION 407

Section: 407.1.1

407.1.1 Construction. *Occupancies in Group I-2 wherein mental health patients are restrained are permitted to be housed in one-story buildings of Type IA, Type IIA, Type IIIA or Type VA construction provided the floor area does not exceed 5,200 square feet (483 m²) between fire walls of two-hour fire-resistive construction with openings protected by fire assemblies having a 1 1/2-hour fire protection rating.*

REASON STATEMENT:

Type IA construction is being proposed to be added to the list of permitted construction for I-2 occupancies with mental health patients. Stakeholders have pointed out this oversight as Type IA is the most restrictive construction type and was always intended to be included in the list. This will help code readers, code enforcement and designs better understand the intent.

Section: 407.4.4.5.1

407.4.4.5.1 Area. Care suites containing sleeping rooms shall be not greater than ~~7,500~~ 5,000 square feet (~~696~~ 465 m²) in area.

(remainder of section text to be unchanged)

REASON STATEMENT:

The change is errata; the initial proposal was submitted and approved for the 2015 Triennial Rulemaking as a series of proposals in Section 407.

Rationale from 2015 rulemaking:

407.4.4.3, 407.4.4.3.1, 407.4.4.3.2, 407.4.4.5, 407.4.4.5.1, 407.4.4.5.2, 407.4.4.5.3, 407.4.4.6, 407.4.4.6.1 and 407.4.4.6.2

SFM is proposing to modify model code and to carry forward existing amendments for

care suites. These provisions address exit access through intervening rooms to limit the travel distance to the suite boundary when passing through more than one intervening room; moves a model code requirement for an automatic smoke detection system to the specific section where special allowances apply; addresses situations where existing, non-sprinklered facilities constructed prior to 1972 may continue to have and remodel existing suites; relocates and adopts model code provisions allowing sleeping room suites to be increased to 7,500 sq. ft. or 10,000 sq. ft. where sprinklers and/or automatic smoke detection systems are installed; and carries forward an amendment that limits the travel distance in sleeping room suites to 100 feet. These provisions are intended to balance the provisions that allow non-rated exit access corridor construction with requirements for increased surveillance of the areas by trained facility staff who can take an immediate action in the event of a fire.

SFM proposes not to adopt model code which would allow treatment room suites to have areas up to 15,000 sq. ft.; healthcare facilities that receive federal reimbursement from the Centers for Medicare and Medicaid Services (CMS) are required to comply with the Life Safety Code as a condition of participation. NFPA specifically refused to adopt proposed code language in NFPA 101 allowing these area increases. If the California codes do not correlate with the Life Safety Code, conflicts with California Department of Public Health and the Joint Commission for Accreditation of Healthcare Organizations enforcing CMS provisions will occur.

Section: 407.9

[F] 407.9 Automatic fire detection. Corridors in Group I-2, ~~Condition 1~~ occupancies and spaces permitted to be open to the corridors by Section 407.2 shall be equipped with an automatic fire smoke detection system. Group I-2, ~~Condition 2~~ occupancies shall be equipped with smoke detection as required in Section 407.2.

Exceptions:

1. Corridor smoke detection is not required where sleeping rooms are provided with smoke detectors that comply with UL 268. Such detectors shall provide a visual display on the corridor side of each sleeping room and an audible and visual alarm at the care provider's station attending each unit.
2. Corridor smoke detection is not required where sleeping room doors are equipped with automatic door-closing devices with integral smoke detectors on the unit sides installed in accordance with their listing, provided that the integral detectors perform the required alerting function.

REASON STATEMENT:

California amendment has deleted the definition of I-2 condition 1 and 2 from Section 308.3. The reference in the text to conditions are not relevant as they are not defined in the California Building Code.

**Item 5. CHAPTER 5
GENERAL BUILDING HEIGHTS AND AREAS**

**SECTION 504
BUILDING HEIGHT AND NUMBER OF STORIES**

Section: TABLE 504.4 (OSHPD)

**TABLE 504.4
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE ^{a, b, n}**

[Footnote]

e. ~~New Group I-1 and I-3~~ occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. ~~For new Group I-1 occupancies, Condition 1, see Exception 1 of Section 903.2.6.~~

REASON STATEMENT:

Group I-1 is not a California occupancy. The code reference and language are not relevant for California Code users.

**SECTION 506
BUILDING AREA**

Section: TABLE 506.2 (I-3 Workgroup)

**TABLE 506.2—continued
ALLOWABLE AREA FACTOR
(*A_t* = NS, S1, S13R, S13D or SM, as applicable) IN SQUARE FEET ^{a, b, j}**

[Footnote]

e. ~~New Group I-1 and I-3~~ occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. ~~For new Group I-1 occupancies, Condition 1, see Exception 1 of Section 903.2.6.~~

REASON STATEMENT:

Group I-1 is not a California occupancy. The code reference and language are not relevant for California Code users.

**Item 9. CHAPTER 9
FIRE PROTECTION AND LIFE SAFETY SYSTEMS**

**SECTION 903
AUTOMATIC SPRINKLER SYSTEMS**

Section: 903.3.1.2.3

903.3.1.2.3 Attics. Attic protection shall be provided as follows: (Items 1-4 remain unchanged)

~~4. Group R-4, Condition 2 occupancy attics not required by Item 1 to have sprinklers shall comply with one of the following:~~

~~4.1. Provide automatic sprinkler system protection.~~

~~4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.~~

~~4.3. Construct the attic using noncombustible materials.~~

~~4.4. Construct the attic using fire-retardant treated wood complying with Section 2303.2 of the *California Building Code*.~~

~~4.5. Fill the attic with noncombustible insulation.~~

REASON STATEMENT:

The proposal is to delete item 4 because Group R-4, Condition 2 is not relevant in California. It is not a recognized occupancy group; therefore, it is confusing to the code user. The language was missed in the adoption of the 2018 International Fire and Building Codes. The proposal is to correct that oversight.

**SECTION 907
FIRE ALARM AND DETECTION SYSTEMS**

Section: 907.2.6.2.2

[Withdraw proposed amendment in the initial submittal]

907.2.6.2.2 Automatic fire detection. *(Text to remain unchanged)*

**[Office of Statewide Health Planning Department (OSHPD) 2019
INTERVENING PROPOSALS]**

[Related Sections in Part 2, California Building Code]

404.6, 407, 407.1.1, 407.4.4.3, 407.4.4.5, 407.9, 407.11, 407.12 (New),
508.3.1.2 (Delete), 709.5, 903.3.1.1.1, 904.13, 907.2.6.2.2, 907.3.2, 907.3.2.1,
907.3.2.2, 907.3.2.3, 907.3.2.4, 907.3.2.5 (New), 909.5.3, 1010.1.9.7,
1010.1.9.8, 1026.4.1

Section: 907.2.22

[F] 907.2.22 ~~Battery rooms~~ *Energy Storage Systems*. An automatic smoke detection system or radiant-energy detection system shall be installed in rooms, walk-in units and

areas containing ~~stationary~~ energy storage ~~battery~~ systems as required in Section 1206-2 of the *California Fire Code*.

REASON STATEMENT:

To summarize this proposal, developed by a large industry and code official work group, more effectively protects Energy Storage System (ESS) installations based on knowledge gained since last code cycle. It provides protection customized for the types of installations that are being deployed today, instead of using the “one size fits all” type of protection. The code change was derived from the International Code Council Proposal F203-18.

Item 10. CHAPTER 10 MEANS OF EGRESS

SECTION 1010

DOORS, GATES AND TURNSTILES

Section: 1010.1.9.7

1010.1.9.7 Controlled egress doors in Group I-2. Electric locking systems, including electro-mechanical locking systems and electromagnetic locking systems, shall be permitted to be locked in the means of egress in Group I-2 occupancies where the clinical needs of persons receiving psychiatric or mental health treatment care require their restraint or containment. Controlled egress doors shall be permitted in such occupancies where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 ~~or~~ and an approved automatic smoke ~~or~~ heat-detection system installed in accordance with Section 907, provided that the doors are installed and operate in accordance with all of the following:

1. The door locks shall unlock on actuation of the automatic sprinkler system or automatic fire smoke detection system.
2. The door locks shall unlock on loss of power controlling the lock or lock mechanism.
3. The door locking system shall be installed to have the capability of being unlocked by a switch located at the fire command center, a nursing station or other approved location. The switch shall directly break power to the lock.
4. A building occupant shall not be required to pass through more than one door equipped with a controlled egress locking system before entering an exit.
5. ~~The procedures for unlocking the doors shall be described and approved as part of the emergency planning and preparedness required by Chapter 4 of the *California Fire Code*.~~

~~6~~ 5. All ~~clinical~~ staff shall have the keys, codes or other means necessary to operate the locking systems.

~~7~~ 6. Emergency lighting shall be provided at the door.

~~8~~ 7. The door locking system units shall be listed in accordance with UL 294.

Exceptions:

~~1~~. Items 1 through 4 shall not apply to doors to areas occupied by persons who, because of clinical needs, require restraint or containment as part of the function of a psychiatric or mental health treatment area.

~~2~~. Items 1 through 4 shall not apply to doors to areas where a listed egress control system is utilized to reduce the risk of child abduction from nursery and obstetric areas of a Group I-2 hospital.

REASON STATEMENT:

The State Fire Marshal (SFM) with cooperation with Office of Statewide Health Planning Department (OSHPD) developed a series of code change proposals for fire and life safety regulations for I-2, I-2.1 and R-2.1 occupancies.

The proposed amendments identify the intent of the SFM/OSHPD to permit the locking of egress doors in a Group I-2 occupancy only when required to restrain or contain psychiatric or mental health patients. The proposed amendment also specifies that smoke detectors are required when the locking of doors is permitted.

The proposed change does not establish a new requirement. The proposed change provides additional clarification that controlled egress doors are permitted only for restraint or containment of psychiatric and mental health patients. The terms psychiatric and mental health appear elsewhere in the CBC and for clarification, both terms are used in the proposed change. The proposed change deletes CBC 1010.1.9.7, Exception 2. Exception 2 references egress control systems used to reduce the risk of child abduction. In a Group I-2 occupancy, the SFM permits restraint only for psychiatric and mental health patients therefore exception 2 is not applicable. Permitting only smoke detectors and not heat detectors is consistent with previous editions of the CBC and 2019 CFC Sections 907.3.2.1, 907.3.2.2, 907.3.2.3 and 907.3.2.4.

**[Office of Statewide Health Planning Department (OSHPD) 2019
INTERVENING PROPOSLS]**

[Related Sections in Part 2, California Building Code]

404.6, 407, 407.1.1, 407.4.4.3, 407.4.4.5, 407.9, 407.11, 407.12 (New),
508.3.1.2 (Delete), 709.5, 903.3.1.1.1, 904.13, 907.2.6.2.2, 907.3.2, 907.3.2.1,
907.3.2.2, 907.3.2.3, 907.3.2.4, 907.3.2.5 (New), 909.5.3, 1010.1.9.7,
1010.1.9.8, 1026.4.1

**Item 17. CHAPTER 35
REFERENCED STANDARDS**

NFPA

Section: 45-15

~~45—15: Standard on Fire Protection Laboratories Using Chemicals (2015 Edition)~~
~~428.3.7~~

REASON STATEMENT:

The adoption of NFPA 45 2015 Edition was an oversight as it was intended to correspond with model code language for higher education laboratories. The State Fire Marshal (SFM) proposed to remove the entire model code language for the higher education laboratories in the 2018 Triennial Rulemaking Cycle.

2018 Triennial Rationale: The State Fire Marshal is proposing to remove Chapter 38 in its entirety until it can be evaluated for its allowance of hazardous material in high-rises and how this affects the Group L occupancy. California currently has the Group L occupancies that addresses the issues of laboratories in high-rises and it does not restrict the occupancy to higher education. The adoption of chapter 38 can create conflict in the regulations and terminology for Group L and Higher Education Laboratories. The fire service has voiced concern on how these new regulations will affect the state. The OSFM will create a taskforce to evaluate the impact of the regulations and to make recommendations to the Office of the State Fire Marshal.

Notation:

Authority: Health and Safety Code Sections 1250, 1569.72, 1569.78, 1568.02, 1502, 1597.44, 1597.45, 1597.46, 1597.54, 1597.65, 13108, 13108.5, 13113, 13113.5, 13114, 13143, 13132, 13132.7, 13132, 13133, 13135, 13143.2, 13143.6, 13146, 13210, 13211, 17921, 18928, 18949.2, 25500-25545, Government Code Section 51189, Education Code 17074.50

Reference(s): Health and Safety Code Sections 13143, 13143.1, 13143.9, 13211, 18949.2, 25500 through 25545, Government Code Sections 51176, 51177, 51178, 51179, Public Resources Code Sections 4201-4204