# **INITIAL EXPRESS TERMS**FOR PROPOSED BUILDING STANDARDS OF THECALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENTREGARDING THE 2022 CALIFORNIA RESIDENTIAL CODECALIFORNIA CODE OF REGULATIONS, TITLE 24, PART **2.5SECTION R320, ACCESSIBILITY AND FALL PREVENTION**

# (HCD 06/21)

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)).

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

## LEGEND for EXPRESS TERMS

* Model Code language appears upright
* Existing California amendments appear in *italic*
* Amended model code or new California amendments appear *underlined & italic*
* Repealed model code language appears ~~upright and in strikeout~~
* Repealed California amendments appear in *~~italic and strikeout~~*
* Ellipsis (...) indicate existing text remains unchanged

The California Department of Housing and Community Development (HCD) proposes to adopt the 2021 edition of the International Residential Code (IRC) for codification and effectiveness into the 2022 edition of the California Residential Code (CRC) as presented on the following pages, including any necessary amendments.

**Acronyms:**

CBC California Building Code

CEC California Electrical Code

CMC California Mechanical Code

CPC California Plumbing Code

CRC California Residential Code

CALGreen California Green Building Standards Code

HCD California Department of Housing and Community Development

## SUMMARY OF REGULATORY ACTION

**HCD PROPOSES TO:**

* Adopt sections from the 2021 IRC into the 2022 CRC without amendments.
* Adopt sections from the 2021 IRC into the 2022 CRC with existing amendments.
* Bring forward existing California amendments from the 2019 CRC for adoption into the 2022 CRC without modifications.
* Bring forward existing California amendments from the 2019 CRC for adoption into the 2022 CRC with nonsubstantive editorial modifications or new modifications that do not change the regulatory effect.
* Adopt sections from the 2021 IRC into the 2022 CRC with new amendments.
* Adopt sections from the 2021 IRC into the 2022 CRC with new amendments that do not change the regulatory effect.
* Repeal existing California amendments from the 2019 CRC and not bring them forward into the 2022 CRC.
* Not adopt specified sections of the 2021 IRC.

## INITIAL EXPRESS TERMS

**SECTION R320
ACCESSIBILITY *AND FALL PREVENTION***

**R320.1 ~~Scope~~ *Accessibility.*** *Dwelling units in a building consisting of three or more dwelling units or four or more condominium units shall meet the requirements of the California Building Code Chapter 11A. Covered Multifamily Dwellings include but are not limited to dwelling units listed in Section 1.8.2.1.2. Dwelling units within a single structure separated by firewalls do not constitute separate buildings.*

**R320.2 Live/Work units.** ~~In live/work units, the nonresidential portion shall be accessible in accordance with Sections 508.5.9 and 508.5.11 of the International Building Code~~. In a structure where there are four or more live/work units, the dwelling portion of the live/work unit shall comply with ~~Section 1108.6.2.1~~ *Chapter 11A or Chapter 11B* of the ~~International~~ *California* Building Code*, as applicable*.

***R320.3 Fall prevention.*** *Newly constructed dwellings subject to the requirements of this code shall be designed and constructed in accordance with Sections R320.3.1 through R320.3.4.*

***Exceptions:***

1. *Covered multifamily dwellings designed and constructed in accordance with Chapter 11A of the California Building Code.*
2. *Public housing designed and constructed in accordance with Chapter 11B of the California Building Code.*

***R320.3.1 Reinforcement for grab bars.*** *At least one bathroom shall be provided with reinforcement installed in accordance with all of the following:*

1. *Reinforcement shall be solid lumber or other construction materials approved by the enforcing agency.*
2. *Reinforcement shall not be less than 2 inch by 8 inch nominal lumber.
(1-1/2 inch by 7-1/4 inch actual dimension). Reinforcement shall be located between 32 inches (812.8 mm) and 39-1/4 inches (997 mm) above the finished floor) flush with the wall framing.*
3. *Water closet reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall.*
4. *Shower reinforcement shall be continuous where wall framing is provided.*
5. *Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Additionally, back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches (152.4 mm) above the bathtub rim.*

***Exceptions:***

1. *Where the water closet is not placed adjacent to a side wall capable of accommodating a grab bar, the bathroom shall have provisions for installation of floor mounted, foldaway or similar alternate grab bar reinforcements approved by the enforcing agency.*
2. *Reinforcement shall not be required in wall framing for pre-fabricated shower enclosures and bathtub wall panels with integral factory installed grab bars or when factory installed reinforcement for grab bars is provided.*
3. *Shower enclosures that do not permit installation of reinforcement and/or grab bars shall be permitted, provided reinforcement for installation of floor mounted grab bars or an alternate method is approved by the enforcing agency.*
4. *Bathtubs with no surrounding walls, or where wall panels do not permit the installation of reinforcement shall be permitted, provided reinforcement for installation of floor mounted grab bars or an alternate method is approved by the enforcing agency.*
5. *Reinforcement of floors shall not be required for bathtubs and water closets installed on concrete slab floors.*

***R320.3.1.1 Documentation for grab bar reinforcement.*** *Information and/or drawings identifying the location of grab bar reinforcement shall be placed in the operation and maintenance manual in accordance with the California Green Building Standards Code, Chapter 4, Division 4.4.*

***R320.3.2 Electrical receptacle outlet, switch and control heights.*** *Electrical receptacle outlets, switches, and controls (including controls for heating, ventilation, and air conditioning) intended to be used by occupants, shall be located no more than 48 inches (1219.2 mm) measured from the top of the outlet and not less than 15 inches (381 mm) measured from the bottom of the outlet above the finish floor.*

***Exceptions:***

1. *Dedicated receptacle outlets, floor receptacle outlets, controls, switches, and receptacle outlets over countertops, controls mounted on ceiling fans and ceiling lights, controls located on appliances.*
2. *Receptacle outlets required by the California Electrical Code on a wall space where the distance between the finished floor and a built-in feature above the finish floor, such as a window, is less than 15 inches.*

***R320.3.3 Interior doors.*** *Effective July 1, 2024, at least one bathroom and one bedroom on the entry level shall provide a doorway with a net clear opening of not less than 32 inches (812.8 mm), measured with the door positioned at an angle of 90 degrees from the closed position; or, in the case of a two- or three-story single family dwelling, on the second or third floor of the dwelling if a bathroom or bedroom is not located on the entry level.*

***R320.3.4 Doorbell buttons.*** *Doorbell buttons or controls, when installed, shall not exceed 48 inches (1219.2 mm) above exterior floor or landing, measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features are required to be installed above 48 inches (1219.2 mm) measured from the exterior floor or landing, a standard doorbell button or control shall also be provided at a height not exceeding 48 inches (1219.2 mm) above exterior floor or landing, measured from the top of the doorbell button or control.*

**Notation**:

**Authority:** Health and Safety Code Sections 17040, 17920.9, 17921, 17921.6, 17922, 17922.6, 17922.15, 17926, 17927, 17958.12, 18552, 18620, 18691, 18865, 18871.3, 18873, 18873.5, 18938.3, and 19990; and Government Code Sections 12955.1 and 12955.1.1.

**Reference(s):** Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, 18938.3, 19890, 19891, 19892 and 19960 through 19997; Business and Professions Code Sections 5537 and 6737.1; and Government Code Sections 8698.4, 12955.1, and 65852.2.