APPROVED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION   
JUNE 29, 2023

# FINAL EXPRESS TERMS FOR PROPOSED BUILDING STANDARDS OF THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REGARDING THE 2022 CALIFORNIA BUILDING CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2 (HCD 1-AC 01/22)

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 (Based on model codes - Parts 2, 2.5, 3, 4, 5, 9, and 10)

* 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* Repealed model code language appears ~~upright and in strikeout~~
* Repealed California amendments appear in *~~italic and strikeout~~*
* Ellipses (...) indicate existing text remains unchanged

## FINAL EXPRESS TERMS

### ITEM 1 Chapter 10 Means of Egress, Section 1009.2 Continuity and components

**1009.2 Continuity and components.** Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components: (No change to model code text.)

1. Accessible routes complying with *Chapter 11A, Sections 1110A.1 and ~~1120A~~ 1119A or Chapter 11B, Sections 11B-206 and 11B-402*, *as applicable*.
2. Interior exit stairwayscomplying with Sections 1009.3 and 1023, *and Chapter 11A, Section 1123A, or Chapter 11B, Sections 11B-210 and 11B-504*, *as applicable*. (No change to existing California amendment.)
3. Exit access stairways complying with Sections 1009.3 and 1019.3 or 1019.4, *Chapter 11A, Section 1123A*, or *Chapter 11B, Sections 11B-210 and 11B-504*, *as applicable* (No change to existing California amendment.)
4. Exterior exit stairwayscomplying with Sections 1009.3 and 1027, *and Chapter 11A, Section 1115A, or Chapter 11B, Sections 11B-210 and 11B-504, as applicable,* and serving levels other than the level of exit discharge. (No change to existing California amendment.)
5. Elevators complying with Section 1009.4, *and Chapter 11A, Section 1124A, or Chapter 11B, Sections 11B-206.6 and 11B-407, as applicable*. (No change to existing California amendment.)
6. Platform lifts complying with Section 1009.5, *and Chapter 11A, Section 1124A, or Chapter 11B, Sections 11B-206.7, 11B-207.2 and 11B-410 as applicable*. (No change to existing California amendment.)
7. Horizontal exits complying with Section 1026 (No change to model Code text.)
8. Rampscomplying with Section 1012, and *Chapter 11A, Sections 1114A and 1122A, or Chapter 11B, 11B-405, as applicable*. (No change to existing California amendment.)
9. Areas of refuge complying with Section 1009.6. (No change to model code text.)
10. Exterior areas for assisted rescue complying with Section 1009.7 serving exits at the level of exit discharge. (No change to model code text.)

**Notation:**

Authority: Health and Safety Code Sections 17040, 17920.9, 17921, 17922, 18300, 18620, 18630, 18691, 18865, 18871.3, 18873, 18873.1 through 18873.5 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, 19960 through 19997; 19960 through 19997; and Government Code Sections, 12955.1 and 12955.1.1

### ITEM 2 Chapter 10 Means of Egress, Section 1010.1.1 Size of doors

**1010.1.1 Size of doors**. The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a minimum clear opening width of 32 inches (813 mm). The clear opening width of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this section requires a minimum clear opening width of 32 inches (813 mm) and a door opening includes two door leaves without a mullion, one leaf shall provide a minimum clear opening width of 32 inches (813 mm). In Group I-2 or *I-2.1*, doors serving as means of egress doors where used for the movement of beds *and stretcher patients* shall provide a minimum clear opening width of *44 inches (1118 mm*). *Where this section requires a minimum clear opening width of 44 inches (1118 mm) and a door opening includes two door leaves without a mullion, one leaf shall provide a minimum clear opening width of 44 inches (1118 mm).* The minimum clear opening height of doors shall be not less than 80 inches (2032 mm). (No change to existing California amendment.)

**Exceptions:**

1. In Group R-2 and R-3 dwelling and sleeping units that are not required to be *adaptable or accessible as specified in Chapter 11A,* the minimum and maximum width shall not apply to door openings that are not part of the required means of egress. (No change to existing California amendment.)

2. In Group I-3, door openings to resident sleeping units that are not required to be *adaptable or accessible as specified in Chapter 11A*, shall have a minimum clear opening width of 28 inches (711 mm). (No change to existing California amendment.)

3. Door openings to storage closets less than 10 square feet (0.93 m2) in area shall not be limited by the minimum clear opening width. (No change to model code text.)

4. The maximum width of door leaves in revolving doors that comply with Section 1010.3.1 shall not be limited. (No change to model code text.)

5. The maximum width of door leaves in poweroperated doors that comply with Section 1010.3.2 shall not be limited (No change to model code text.)

6. Door openings within a dwelling unit or sleeping unit shall have a minimum clear opening height of 78 inches (1981 mm). (No change to model code text.)

7. In dwelling and sleeping units that are not required to be *adaptable or accessible as specified in Chapter 11A*, exterior door openings other than the required exit door shall have a minimum clear opening height of 76 inches (1930 mm). (No change to existing California amendment.)

8. In Groups R-2, R-3 and R-4, in dwelling and sleeping units that are not required to be *adaptable or accessible as specified in Chapter 11A*, the minimum clear opening widths shall not apply to interior egress doors. (No change to existing California amendment.)

*9*. Doors to walk-in freezers and coolers less than 1,000 square feet (93 m2) in area shall have a maximum width of 60 inches (1524 mm) nominal. (No change to model code text.)

*~~10~~*~~.The minimum clear opening width shall not apply to doors for~~ *~~nonadaptable or nonaccessible~~* ~~shower or sauna compartments~~*~~, as specified in Chapter 11A~~*~~.~~

*10*. Doors serving *nonadaptable or nonaccessible* single-user shower or sauna compartments, toilet stalls or dressing, fitting or changing rooms shall have a minimum clear opening width of 20 inches (508 mm). (No change to existing California amendment.)

**Notation:**

Authority: Health and Safety Code Sections 17040, 17920.9, 17921, 17922, 18300, 18620, 18630, 18691, 18865, 18871.3, 18873, 18873.1 through 18873.5 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, 19960 through 19997; 19960 through 19997; and Government Code Sections, 12955.1 and 12955.1.1.

### ITEM 3 Chapter 11A Housing Accessibility, Section *1118A.1 General*

***1118A.1 General****. Including but not limited to the requirements contained in this chapter for accessible routes, signage and emergency warning systems in buildings or portions of buildings required to be accessible shall be provided with accessible means of egress as required by Chapter 10. ~~(See Section 1007.)~~*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5 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, 18941, 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

### ITEM 4 Chapter 11A Housing Accessibility, Section *1136A.1 Receptacle heights*

***1136A.1 Receptacle heights.*** *Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located no more than 48 inches (1219 mm) measured from the top of the receptacle outlet box nor less than 15 inches (381 mm) measured from the bottom of the receptacle outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet), receptacles shall be located within the reach ranges specified in Section 1138A.3. Physical barriers and obstructions shall not extend more than 25 inches (635 mm) from the wall beneath the receptacle. ~~Countertops shall be allowed to extend 25 1/2 inches (647.7 mm) from the wall beneath the receptacle~~.*

*Cabinets shall be allowed to extend 24 inches from the wall beneath a control or switch with an additional countertop extension of 1-1/2 inches for a maximum dimension of 25-1/2 inches (647.7 mm) in depth.*

*Receptacle outlets that do not satisfy these specifications are acceptable provided that comparable receptacle outlets, that perform the same functions, are provided within the same area and are accessible.* (No change to existing text in this paragraph.)

***Exceptions****:* (No change to existing exceptions.)

1. *Receptacle outlets installed as part of permanently installed baseboard heaters are exempt.*
2. *Required receptacle outlets shall be permitted in floors when adjacent to sliding panels or walls.*
3. *Baseboard electrical outlets used in relocatable partitions, window walls or other electrical convenience floor outlets are not subject to the minimum height requirements.*
4. *This section shall not apply to existing buildings when the enforcing agency determines that compliance with these standards would create an unreasonable hardship.*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5 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, 18941, 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

### ITEM 5 Chapter 11A Housing Accessibility, Section *1136A.2 Switch and control heights*

***1136A.2 Switch and control heights.*** *Controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, alarms or cooling, heating and ventilating equipment shall be located no more than 48 inches (1219 mm) measured from the top of the outlet box nor less than 15 inches (381 mm) measured from the bottom of the outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet) switches and controls shall be located within the reach ranges specified in Section 1138A.3. Physical barriers or obstructions shall not extend more than 25 inches (635 mm) from the wall beneath a control or switch. ~~Countertops shall be allowed to extend 25 1/2 inches (647.7 mm) from the wall beneath a control or switch.~~*

*Cabinets shall be allowed to extend 24 inches from the wall beneath a control or switch with an additional countertop extension of 1-1/2 inches for a maximum dimension of 25-1/2 inches (647.7 mm) in depth.*

*Switches and controls that do not satisfy these specifications are acceptable provided that comparable controls or outlets, that perform the same functions, are provided within the same area and are accessible.* (No change to existing text in this paragraph.)

***Exception****: Appliances (e.g., kitchen stoves, dishwashers, range hoods, microwave ovens and similar appliances) which have controls located on the appliance*. (No change to existing exception.)

**Notation:**

Authority: Health and Safety Code Sections 17040, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5 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, 18941, 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

### ITEM 6 Chapter 11A Housing Accessibility, Section *1138A.3.1 Forward reach [amendment withdrawn]*

***1138A.3.1 Forward reach****.*

1. ***Unobstructed****. When the clear floor space allows only forward approach to an object, the maximum high forward reach allowed shall be 48 inches (1219 mm) and the minimum low forward reach shall be no less than 15 inches (381 mm) above the finish floor. (See Figure 11A-1I(a))* (No change to existing text in this paragraph.)
2. ***Obstructed high reach****. When the high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the reach depth over the obstruction.* (No change to existing text in this paragraph.)

*The high forward reach shall be 48 inches (1219 mm) maximum when the reach depth is 20 inches (508 mm) maximum. When the reach depth exceeds 20 inches (508 mm) but is not more than 25-1/2 inches (~~635~~ 647.7 mm), the high forward reach shall be 44 inches (1118 mm) maximum. (See Figure 11A-1I(b).).*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5 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, 18941, 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

### ITEM 7 Chapter 11A Housing Accessibility, Section *1138A.3.2 Side reach [amendment withdrawn]*

***1138A.3.*** ***2 Side reach****.*

1. ***Unobstructed****. When the clear floor space allows a parallel approach to an element, and the side reach is unobstructed, the high side reach shall be 48 inches (1219 mm) maximum, and the low side reach shall be 15 inches (381 mm) minimum above the finish floor. (See Figures 11A-1J(a) and 11A-1J(b).)* (No change to existing text in this paragraph.)

***Exceptions:***(No change to existing exceptions.)

1. *An obstruction shall be permitted between the clear floor space and the element when the depth of the obstruction is 10 inches (254 mm) maximum.*
2. *Bookshelves shall be permitted to be 54 inches (1372 mm) maximum above the finish floor. Bookshelves may be greater than 54 inches (1372 mm) above the finish floor when an attendant is available to assist persons with disabilities.*
3. ***Obstructed high reach****. When a clear floor space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (864 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum.* (No change to existing text in this paragraph.)  
     
   *The high side reach shall be 48 inches (1219 mm) maximum for a reach depth of 10 inches (254 mm) maximum. When the reach depth exceeds 10 inches (254 mm), but no more than 24 inches (610 mm), the high side reach shall be 46 inches (1168 mm) maximum. (See Figure 11A-1J(c).)* (No change to existing text in this paragraph.)

***Exceptions:***

1. *Kitchen countertops in dwelling units, and the top of washing machines and clothes dryers shall be permitted to be 36 inches (914 mm) maximum above the finish floor.* (No change to existing exception except renumbering.)
2. *Cabinets shall be allowed to extend 24 inches from the wall beneath a control or switch with an additional countertop extension of 1-1/2 inches for a maximum dimension of 25-1/2 inches (647.7 mm) to allow for the use of industry standard and commercially produced cabinets and countertops.*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5 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, 18941, 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.