APPROVED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION   
JUNE 27, 2023

# FINAL EXPRESS TERMS FOR PROPOSED BUILDING STANDARDS OF THE OFFICE OF THE STATE FIRE MARSHAL REGARDING THE 2022 CALIFORNIA EXISTING BUILDING CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 10 (SFM 08/22)

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, 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* Repealed model code language appears ~~upright and in strikeout~~
* Repealed California amendments appear in *~~italic and strikeout~~*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 1 SCOPE AND ADMINISTRATION, Division I, California Administration

#### ITEM 1-1 Division I, Section 1.11.1 SFM-Office of the State Fire Marshal

[The SFM is proposing to amend the definition of Specified State-Occupied.]

***Specified state-occupied buildings.*** *Any building, structure or area that meets any of the following criteria:*

*…*

*8. Properties leased by California State University (CSU) ~~or University of California (UC)~~.*

*…*

*~~Except as provided in Items 1 through 11, buildings shall become the responsibility of the local jurisdiction.~~*

**Notation:**

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72, 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178 and 51179, 51189; Education Code Section 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 2 Chapter 3 PROVISIONS FOR ALL COMPLIANCE METHODS, Section 308.1 Carbon monoxide detection and Chapter 5 PRESCRIPTIVE COMPLIANCE METHOD, Section 503.15 Refuge areas

#### ITEM 2-1 Section 308.1 Carbon monoxide detection.

[Delete the reference to I-1 occupancy and delete the exceptions.]

**308.1 Carbon monoxide detection.** Where an addition, alteration, change of occupancy or relocation of a building is made to Group ~~I-1,~~ I-2, I-4 and R occupancies and classrooms of Group E occupancies, the existing building shall be provided with carbon monoxide detection in accordance with the *California Fire Code* or Section R315 of the *California Residential Code*.

**~~Exceptions:~~**

~~1. Work involving the exterior surfaces of buildings, such as the replacement of roofing or siding, the addition or replacement of windows or doors, or the addition of porches or decks.~~

~~2. Installation, alteration or repairs of plumbing or mechanical systems, other than fuel-burning appliances.~~

~~3. Work classified as Level 1 Alterations in accordance with Chapter 7.~~

…

#### ITEM 2-2 Section 503.15 Rufuge areas.

[Delete the reference to I-1.]

**503.15 Refuge areas.** Where alterations affect the configuration of an area utilized as a refuge area, the capacity of the refuge area shall not be reduced below the required capacity of the refuge area for horizontal exits in accordance with Section 1026.4 of the *California Building Code*.

Where the horizontal exit also forms a smoke compartment, the capacity of the refuge area for Group ~~I-1,~~ I-2 and I-3 occupancies and Group B ambulatory care facilities shall not be reduced below that required in Sections 407.5.3, 408.6.2, 420.6.1 and 422.3.2 of the *California Building Code,* as applicable.

…

**Notation:**

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72, 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178 and 51179, 51189; Education Code Section 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 3 Chapter 6 CLASSIFICATION OF WORK

[SFM proposes to adopt Chapter 6 of the 2021 edition of the International Existing Building Code (IEBC) with new California amendments listed below into the 2022 California Existing Building Code (CEBC), California Code of Regulations (CCR), Title 24, Part 10.]

#### ITEM 3-1 Chapter 6 User Note

[Delete the reference to Chapter 12.]

**User note:**

About this chapter: Chapter 6 provides an overview of the Work Area Method available as an option for rehabilitation of a building. The chapter defines the different classifications of alterations and provides general requirements for alterations, change of occupancy, additions and historic buildings. Detailed requirements for all of these are given in Chapters 7 through *11*~~12~~.

#### ITEM 3-2 Section 601.1 Scope

[Delete the reference to Chapter 12 and historic structures. Add Exception 1 to exclude certain occupancies from the scope of Chapters 6-11.]

**SECTION 601  
GENERAL**

601.1 Scope. The provisions of this chapter shall be used in conjunction with Chapters 7 through *11*~~12~~. and shall apply to the alteration, addition and change of occupancy of existing structures, including ~~historic and~~ moved structures, as referenced in Section 301.3.2. The work performed on an existing building shall be classified in accordance with this chapter. *Historic buildings and structures shall comply with Part 8, Title 24, C.C.R.*

***Exceptions:***

*1.* ***[SFM]*** *Use of Chapters 6-11 is not permitted in* *H, I and L, R-2.1, R-3.1 occupancies and high-rise buildings.*

…

#### ITEM 3-3 Section 601.1.1 Compliance with other alternatives

[Delete the reference to Chapter 12]

601.1.1 Compliance with other alternatives. Alterations*,* additions,andchanges of occupancyto existing structuresshall comply with the provisions of Chapters 7 through *11*~~12~~ …

**…**

#### ITEM 3-4 Section 607 Historic Buildings

[Coordinated amendments with Building Standards Commission on the adoption of Section 607 Historic Buildings.]

**SECTION 607  
HISTORIC BUILDINGS**

**607.1 Scope.** ~~Historic building provisions shall apply to buildings classified as historic as defined in Chapter 2.~~ *The provisions of the California Historical Building Code (Part 8, Title 24, C.C.R), shall apply to qualified historical buildings or properties.*

**~~607.2 Application.~~** ~~Except as specifically provided for in Chapter 12, historic buildings shall comply with applicable provisions of this code for the type of work being performed.~~

**Notation:**

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72, 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178 and 51179, 51189; Education Code Section 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 4 Chapter 7 ALTERATIONS—LEVEL 1

[SFM proposes to adopt Chapter 7 of the 2021 IEBC with new amendments listed below into the 2022 CEBC.]

#### ITEM 4-1 Section 701.1 Scope

[Replace the reference to Chapter 12 with the reference to Section 607.]

**701.1 Scope.** Level 1 alterations as described in Section 602 shall comply with the requirements of this chapter. ~~Level 1 alterations~~ *Alterations* to historic buildings *and structures* shall comply with ~~this chapter, except as modified in Chapter 12~~*Part 8, Title 24, C.C.R*.

**…**

#### ITEM 4-2 Section 702.7, 702.7.1

[Change “International” to “California” as the reference to the applicable codes. Delete the section as it refers to International Fuel Gas Code.]

**702.7 Materials and methods.** New work shall comply with the materials and methods requirements in the ~~International~~ *California Building Code,* ~~International~~ *California Energy* ~~Conservation~~ *Code,* ~~International~~ *California Mechanical Code* and ~~International~~*California Plumbing Code*, as applicable, that specify material standards, detail of installation and connection, joints, penetrations and continuity of any element, component or system in the building.

**~~[FG] 702.7.1 International Fuel Gas Code.~~** ~~The following sections of the International Fuel Gas Code shall constitute the fuel gas materials and methods requirements for Level 1 alterations.~~

~~1. Chapter 3, entitled “General Regulations,” except Sections 303.7 and 306.~~

~~2. Chapter 4, entitled “Gas Piping Installations,” except Sections 401.8 and 402.3.~~

~~2.1. Sections 401.8 and 402.3 shall apply where the work being performed increases the load on the system such that the existing pipe does not meet the size required by code. Existing systems that are modified shall not require resizing as long as the load on the system is not increased and the system length is not increased even if the altered system does not meet code minimums.~~

~~3. Chapter 5, entitled “Chimneys and Vents.”~~

~~4. Chapter 6, entitled “Specific Appliances.”~~

#### ITEM 4-3 Section 703.2, 703.2.1, 703.2.2, 703.3

[Add new sections to address existing California regulations for fire alarm and detection.]

**SECTION 703  
FIRE PROTECTION**

**703.1 General.** Alterations shall be done in a manner that maintains the level of fire protection provided.

***703.2 Fire alarm and detection.***

***703.2.1*** *Replacement devices, combinations of devices, appliances, and equipment shall be listed and approved.*

***703.2.2*** ***Systems Out of Service.*** *Existing Fire alarm and detection systems shall be maintained in accordance with Section 901.7 of the California Fire Code C.C.R. Title 24, Part 9.*

***703.3 Construction in Existing Buildings****. On-Site fire protection during construction shall be in accordance with Chapter 33 of the California Building Code C.C.R. Title 24, Part 2, and California Fire Code CCR Title 24, Part 9.*

#### ITEM 4-4 Section 704.1.1, 707, 707.1

[Delete these sections to be consistent with scoping limitations proposed in Chapter 6.]

**SECTION 704  
MEANS OF EGRESS**

**704.1 General.** Alterations shall be done in a manner that maintains the level of protection provided for the means of egress.

**~~704.1.1 Projections in nursing home corridors.~~** ~~In Group I-2, Condition 1 occupancies, where the corridor is at least 96 inches (2438 mm) wide, projections into the corridor width are permitted in accordance with Section 407.4.3 of the International Building Code.~~

**…**

**~~SECTION 707  
ELECTRICAL~~**

**~~707.1 Health care facilities.~~** ~~In Group I-2 facilities, ambulatory care facilities and outpatient clinics, any altered portion of an existing electrical systems shall be required to meet installation and equipment requirements in NFPA 99.~~

**Notation:**

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72, 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178 and 51179, 51189; Education Code Section 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 5 Chapter 8 ALTERATIONS—LEVEL 2, Section 802 Building elements and materials

[SFM proposes to adopt Chapter 8 of the 2021 IEBC with new amendments listed below into the 2022 CEBC.]

**SECTION 802  
BUILDING ELEMENTS AND MATERIALS**

#### ITEM 5-1 Section 802.2.1 Existing vertical openings.

[Replace the word ‘three’ with ‘two’ in Exceptions 6 and 7 to correctly reflect existing California code regulations on the number of stories that can be connected by vertical openings and reserve Exceptions 4, 8, 10 and 11.]

802.1 Scope. The requirements of this section are limited to work areas in which Level 2 alterations are being performed and shall apply beyond the work area where specified.

802.2 Vertical openings. Existing vertical openings shall comply with the provisions of Sections 802.2.1, 802.2.2 and 802.2.3.

802.2.1 Existing vertical openings. Existing interior vertical openings connecting two or more floors shall be enclosed with approved assemblies having a fire-resistance rating of not less than 1 hour with approved opening protectives.

**Exceptions:**

1. Where vertical opening enclosure is not required by the ~~International~~ *California Building Code* or the ~~International~~ *California Fire Code*.
2. Interior vertical openings other than stairways may be blocked at the floor and ceiling of the work area by installation of not less than 2 inches (51 mm) of solid wood or equivalent construction.
3. The enclosure shall not be required where:
   1. Connecting the main floor and mezzanines; or
   2. All of the following conditions are met:
      1. The communicating area has a low-hazard occupancy or has a moderate-hazard occupancy that is protected throughout by an automatic sprinkler system.
      2. The lowest or next-to-the-lowest level is a street floor.
      3. The entire area is open and unobstructed in a manner such that it is reasonable to assume that a fire in any part of the interconnected spaces will be readily obvious to all of the occupants.
      4. Exit capacity is sufficient to provide egress simultaneously for all occupants of all levels by considering all areas to be a single floor area for the determination of required exit capacity.
      5. Each floor level, considered separately, has not less than one-half of its individual required exit capacity provided by an exit or exits leading directly out of that level without having to traverse another communicating floor level or be exposed to the smoke or fire spreading from another communicating floor level.
4. *Reserved.* ~~In Group A occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories.~~
5. In Group B occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 802.2.1, shall not be required in the following locations:
   1. Buildings not exceeding 3,000 square feet (279 m2) per floor.
   2. Buildings protected throughout by an approved automatic fire sprinkler system.
6. In Group E occupancies, the enclosure shall not be required for vertical openings not exceeding *two* ~~three~~ stories where the building is protected throughout by an approved automatic fire sprinkler system.
7. In Group F occupancies, the enclosure shall not be required in the following locations:
   1. Vertical openings not exceeding *two* ~~three~~ stories.
   2. Special-purpose occupancies where necessary for manufacturing operations and direct access is provided to not fewer than one protected stairway.
   3. Buildings protected throughout by an approved automatic sprinkler system.
8. *Reserved.* ~~In Group H occupancies, the enclosure shall not be required for vertical openings not exceeding three stories where necessary for manufacturing operations and every floor level has direct access to not fewer than two remote enclosed stairways or other approved exits.~~
9. In Group M occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 802.2.1, shall not be required in the following locations:
   1. Openings connecting only two floor levels.
   2. Occupancies protected throughout by an approved automatic sprinkler system.
10. *Reserved.* ~~In Group R-1 occupancies, the enclosure shall not be required for vertical openings not exceeding three stories in the following locations:~~
    1. ~~Buildings protected throughout by an approved automatic sprinkler system.~~
    2. ~~Buildings with less than 25 dwelling units or sleeping units where every sleeping room above the second floor is provided with direct access to a fire escape or other approved second exit by means of an approved exterior door or window having a sill height of not greater than 44 inches (1118 mm) and where both of the following conditions are met:~~
       1. ~~Any exit access corridor exceeding 8 feet (2438 mm) in length that serves two means of egress, one of which is an unprotected vertical opening, shall have not fewer than one of the means of egress separated from the vertical opening by a 1-hour fire barrier.~~
       2. ~~The building is protected throughout by an automatic fire alarm system, installed and supervised in accordance with the International Building Code.~~
11. *Reserved.* ~~In Group R-2 occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 802.2.1, shall not be required in the following locations:~~
    1. ~~Vertical openings not exceeding two stories with not more than four dwelling units per floor.~~
    2. ~~Buildings protected throughout by an approved automatic sprinkler system.~~
    3. ~~Buildings with not more than four dwelling units per floor where every sleeping room above the second floor is provided with direct access to a fire escape or other approved second exit by means of an approved exterior door or window having a sill height of not greater than 44 inches (1118 mm) and the building is protected throughout by an automatic fire alarm system complying with Section 803.4.~~
12. One- and two-family dwellings.
13. Group S occupancies where connecting not more than two floor levels or where connecting not more than three floor levels and the structure is equipped throughout with an approved automatic sprinkler system.
14. Group S occupancies where vertical opening protection is not required for open parking garages and ramps.

**…**

**Notation:**

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72, 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178 and 51179, 51189; Education Code Section 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 6 Chapter 8, Section 803 Fire protection

**SECTION 803  
FIRE PROTECTION**

#### ITEM 6-1 Section 803.2 Automatic sprinkler systems.

[Amend this section to eliminate possible conflicts with existing California laws and regulations and provide reference to California Building and Fire Codes.]

803.1 Scope. The requirements of this section shall be limited to work areas in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the work area.

…

**803.2 Automatic sprinkler systems.** Automatic sprinkler systems shall be provided in accordance with the requirements of *Section 903 of the California Building and California Fire Codes* ~~Sections 803.2.1 through 803.2.6. Installation requirements shall be in accordance with the International Building Code~~.

#### ITEM 6-2 Section 803.2.1 through 803.2.6

[Delete these sections to eliminate possible conflicts with existing California laws and regulations.]

**~~803.2.1 High-rise buildings.~~** ~~In high-rise buildings, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection in the entire work area where the work area is located on a floor that has a sufficient sprinkler water supply system from an existing standpipe or a sprinkler riser serving that floor.~~

**~~803.2.1.1 Supplemental automatic sprinkler system requirements.~~** ~~Where the work area on any floor exceeds 50 percent of that floor area, Section 803.2.1 shall apply to the entire floor on which the work area is located.~~

**~~Exception:~~** ~~Occupied tenant spaces that are entirely outside the work area.~~

**~~803.2.2 Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2.~~** ~~In buildings with occupancies in Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where both of the following conditions occur:~~

1. ~~The work area is required to be provided with automatic sprinkler protection in accordance with the International Building Code as applicable to new construction.~~
2. ~~The work area exceeds 50 percent of the floor area.~~

**~~Exception:~~** ~~If the building does not have sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump, work areas shall be protected by an automatic smoke detection system throughout all occupiable spaces other than sleeping units or individual dwelling units that activates the occupant notification system in accordance with Sections 907.4, 907.5 and 907.6 of the International Building Code.~~

**~~803.2.2.1 Mixed uses.~~** ~~In work areas containing mixed uses, one or more of which requires automatic sprinkler protection in accordance with Section 803.2.2, such protection shall not be required throughout the work area provided that the uses requiring such protection are separated from those not requiring protection by fire-resistance-rated construction having a minimum 2-hour rating for Group H and a minimum 1-hour rating for all other occupancy groups.~~

**~~803.2.3 Group I-2.~~** ~~In Group I-2 occupancies, an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the International Fire Code shall be provided in the following~~

1. ~~In Group I-2, Condition 1, throughout the work area.~~
2. ~~In Group I-2, Condition 2, throughout the work area where the work area is 50 percent or less of the smoke compartment.~~
3. ~~In Group I-2, Condition 2, throughout the smoke compartment in which the work occurs where the work area exceeds 50 percent of the smoke compartment.~~

**~~803.2.4 Windowless stories.~~** ~~Work located in a windowless story, as determined in accordance with the International Building Code, shall be sprinklered where the work area is required to be sprinklered under the provisions of the International Building Code for newly constructed buildings and the building has a sufficient municipal water supply without installation of a new fire pump.~~

**~~803.2.5 Other required automatic sprinkler systems.~~** ~~In buildings and areas listed in Table 903.2.11.6 of the International Building Code, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with an automatic sprinkler system under the following conditions~~

1. ~~The work area is required to be provided with an automatic sprinkler system in accordance with the International Building Code applicable to new construction; and~~
2. ~~The building has sufficient municipal water supply for design of an automatic sprinkler system available to the floor without installation of a new fire pump.~~

**~~803.2.6 Supervision.~~** ~~Fire sprinkler systems required by this section shall be supervised by one of the following methods:~~

1. ~~Approved central station system in accordance with NFPA 72.~~
2. ~~Approved proprietary system in accordance with NFPA 72.~~
3. ~~Approved remote station system of the jurisdiction in accordance with NFPA 72.~~
4. ~~Where approved by the code official, approved local alarm service that will cause the sounding of an alarm in accordance with NFPA 72.~~

**~~Exception:~~** ~~Supervision is not required for the following:~~

1. ~~Underground key or hub gate valves in roadway boxes.~~
2. ~~Halogenated extinguishing systems.~~
3. ~~Carbon dioxide extinguishing systems.~~
4. ~~Dry- and wet-chemical extinguishing systems.~~
5. ~~Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided.~~

#### ITEM 6-3 Section 803.3 Standpipes.

[Reserve this section to eliminate possible conflicts with existing California laws and regulations.]

**803.3 *Reserved.* ~~Standpipes.~~** ~~Where the work area includes exits or corridors shared by more than one tenant and is located more than 50 feet (15 240 mm) above or below the lowest level of fire department access, a standpipe system shall be provided. Standpipes shall have an approved fire department connection with hose connections at each floor level above or below the lowest level of fire department access. Standpipe systems shall be installed in accordance with the International Building Code.~~

**~~Exceptions:~~**

1. ~~A pump shall not be required provided that the standpipes are capable of accepting delivery by fire department apparatus of not less than 250 gallons per minute (gpm) at 65 pounds per square inch (psi) (946 L/m at 448 KPa) to the topmost floor in buildings equipped throughout with an automatic sprinkler system or not less than 500 gpm at 65 psi (1892 L/m at 448 KPa) to the topmost floor in all other buildings. Where the standpipe terminates below the topmost floor, the standpipe shall be designed to meet (gpm/psi) (L/m/KPa) requirements of this exception for possible future extension of the standpipe.~~
2. ~~The interconnection of multiple standpipe risers shall not be required.~~

#### ITEM 6-4 Section 803.4 Fire alarm and detection.

[Amend this section to eliminate possible conflicts with existing California laws and regulations and provide reference to California Fire Code.]

**803.4 Fire alarm and detection.** An approved fire alarm system shall be installed in accordance with *California Fire Code Sections 907 and 1103.7.* ~~Sections 803.4.1 through 803.4.2. Where automatic sprinkler protection is provided in accordance with Section 803.2 and is connected to the building fire alarm system, automatic heat detection shall not be required.~~

~~An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances, and equipment shall be approved. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms, where products of combustion are present during normal operation in sufficient quantity to actuate a smoke detector.~~

#### ITEM 6-5 Section 803.4.1, 803.4.1.1, 803.4.2

[Delete these sections to eliminate possible conflicts with existing California laws and regulations.]

**~~803.4.1 Occupancy requirements.~~** ~~A fire alarm system shall be installed in accordance with Sections 803.4.1.1 through 803.4.1.6. Existing alarm-notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm-notification appliances within the work area shall be provided and automatically activated.~~

**~~Exceptions:~~**

1. ~~Occupancies with an existing, previously approved fire alarm system.~~
2. ~~Where selective notification is permitted, alarm-notification appliances shall be automatically activated in the areas selected.~~

**~~803.4.1.1 Group E.~~** ~~A fire alarm system shall be installed in work areas of Group E occupancies as required by the International Fire Code for existing Group E occupancies.~~

**~~803.4.1.2 Group I-1.~~** ~~An automatic fire alarm system shall be installed in work areas of Group I-1 facilities as required by Chapter 11 of the International Fire Code for existing Group I-1 occupancies.~~

**~~803.4.1.3 Group I-2.~~** ~~An automatic fire alarm system shall be installed throughout Group I-2 occupancies as required by Chapter 11 of the International Fire Code.~~

**~~803.4.1.4 Group I-3.~~** ~~A fire alarm system shall be installed in work areas of Group I-3 occupancies as required by the International Fire Code.~~

**~~803.4.1.5 Group R-1.~~** ~~A fire alarm system shall be installed in Group R-1 occupancies as required by the International Fire Code for existing Group R-1 occupancies.~~

**~~803.4.1.6 Group R-2.~~** ~~A fire alarm system shall be installed in work areas of Group R-2 apartment buildings as required by the International Fire Code for existing Group R-2 occupancies.~~

**~~803.4.2 Supplemental fire alarm system requirements.~~** ~~Where the work area on any floor exceeds 50 percent of that floor area, Section 803.4.1 shall apply throughout the floor.~~

**~~Exception:~~** ~~Alarm-initiating and notification appliances shall not be required to be installed in tenant spaces outside of the work area.~~

#### ITEM 6-6 Section 803.4.1 Systems out of service.

[Add new sections to address existing California regulations for fire alarm and detection.]

***803.4.1 Systems Out of Service.*** *Existing Fire alarm and detection systems shall be maintained in accordance with Section 901.7 of the California Fire Code. Site fire protection during construction shall be in accordance with Chapter 33 of the California Building and California Fire Codes.*

**Notation:**

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72, 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178 and 51179, 51189; Education Code Section 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 7 Chapter 8, Section 804 Means of egress

**SECTION 804  
MEANS OF EGRESS**

**ITEM 7-1  
Sections 804.3, 804.4.1.2**

[The redaction of International and added California correct the references to the appropriate California Codes. Amend this section to be consistent with existing California laws and regulations.]

**804.1 Scope.** The requirements of this section shall be limited to work areas that include exits or corridors shared by more than one tenant within the work area in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the work area.

**…**

**~~804.3 Group I-2.~~** ~~In Group I-2 occupancies, in areas where corridors are used for movement of care recipients in beds, the clear width of ramps and corridors shall be not less than 48 inches (1219 mm)~~

**804.4 Number of exits.** The number of exits shall be in accordance with Sections 804.4.1 through 804.4.3.

**804.4.1 Minimum number.** Every story utilized for human occupancy on which there is a work area that includes exits or corridors shared by more than one tenant within the work area shall be provided with the minimum number of exits based on the occupancy and the occupant load in accordance with the ~~International~~ *California Building Code*. In addition, the exits shall comply with Sections 804.4.1.1 and 804.4.1.2.

**804.4.1.1 Single-exit buildings.** A single exit or access to a single exit shall be permitted from spaces, any story, or any occupied roof where one of the following conditions exists:

**…**

**804.4.1.2 Fire escapes required.** ~~For other than Group I-2, w~~Where more than one exit is required, an existing ~~or newly constructed~~ fire escape complying with Section 804.4.1.2.1 shall be accepted as providing one of the required means of egress.

#### ITEM 7-2 Section 804.4.1.2.1 Fire escape access and details.

[Amend this section to be consistent with existing California laws and regulations.]

**804.4.1.2.1 Fire escape access and details.** Fire escapes shall comply with all of the following requirements:

1. Occupants shall have unobstructed access to the fire escape without having to pass through a room subject to locking.
2. Access to a ~~new~~ fire escape shall be through a door, except that windows shall be permitted to provide access from single dwelling units or sleeping units in Group R-1, R-2 ~~and I-1~~ occupancies or to provide access from spaces having a maximum occupant load of 10 in other occupancy classifications.
   1. The window shall have a minimum net clear opening of 5.7 square feet (0.53 m2) or 5 square feet (0.46 m2) where located at grade.
   2. The minimum net clear opening height shall be 24 inches (610 mm) and net clear opening width shall be 20 inches (508 mm).
   3. The bottom of the clear opening shall not be greater than 44 inches (1118 mm) above the floor.
   4. The operation of the window shall comply with the operational constraints of the International Building Code.
3. Newly constructed fire escapes shall be permitted only where exterior stairways cannot be utilized because of lot lines ~~limiting the stairway size or because of the sidewalks, alleys, or roads at grade level~~.

…

#### ITEM 7-3 Section 804.5.1.2 Group I-2

[Delete this section to be consistent with scoping limitations proposed in Chapter 6.]

**804.5 Egress doorways.** Egress doorways in any work area …

**804.5.1 Two egress doorways required.** Work areas shall be provided with two egress doorways in accordance with the requirements of Sections 804.5.1.1 and 804.5.1.2.

**…**

**~~804.5.1.2 Group I-2.~~** ~~In Group I-2, Condition 2 work areas that include altered care suites shall comply with Sections 407.4.4 through 407.4.4.6.2 of the International Building Code.~~

#### ITEM 7-4 Section 804.5.3 Door closing.

[Delete Exception 2 to eliminate possibility for unintended consequences that may result in a reduction in life safety and confusion in the event of an emergency.]

**804.5.3 Door closing.** In any work area, all doors opening onto an exit passageway at grade, or an exit stairway shall be self-closing or automatic-closing by listed closing devices.

**Exceptions:**

1. Where exit enclosure is not required by the ~~International~~ *California Building Code*.
2. ~~Means of egress within or serving only a tenant space that is entirely outside the work area.~~

**804.5.4 Panic and fire exit hardware.** In any work area, and in the egress path from any work area to the exit discharge, in buildings or portions thereof of Group A assembly occupancies with an occupant load greater than 100, all required exit doors equipped with latching devices shall be equipped with approved panic or fire exit hardware in accordance with Section 1010.2.9 of the ~~International~~ *California Building Code*.

#### ITEM 7-5 Section 804.5.4.1 Supplemental requirements for panic hardware.

[Delete the Exception to eliminate possibility for unintended consequences that may result in a reduction in life safety and confusion in the event of an emergency.]

**804.5.4.1 Supplemental requirements for panic hardware.** Where the work area exceeds 50 percent of the floor area, panic hardware shall comply with Section 804.5.4 throughout the floor.

**~~Exception:~~** ~~Means of egress within a tenant space that is entirely outside the work area.~~

#### ITEM 7-6 Section 804.5.5 Emergency power source in Group I-3.

[Delete this section to be consistent with scoping limitations proposed in Chapter 6.]

**~~804.5.5 Emergency power source in Group I-3.~~** ~~Power-operated sliding doors or power-operated locks for swinging doors shall be operable by a manual release mechanism at the door. Emergency power shall be provided for the doors and locks in accordance with Section 2702 of the International Building Code.~~

**~~Exceptions:~~**

1. ~~Emergency power is not required in facilities with 10 or fewer locks complying with the exception to Section 408.4.1 of the International Building Code.~~
2. ~~Emergency power is not required where remote mechanical operating releases are provided.~~

**804.6 Openings in corridor walls.** Openings in corridor walls in any work area shall comply with Sections 804.6.1 through 804.6.4.

**Exception:** Openings in corridors where such corridors are not required to be rated in accordance with the ~~International~~ *California Building Code*.

#### ITEM 7-7 Section 804.6.1 Corridor doors.

[Amend this section to delete references to I-1 occupancy, delete language in the main section to eliminate conflict with existing California regulation, reserve Exception 2 as the Guidelines on Fire Ratings of Archaic Materials and Assemblies (Resource A) are not adopted in California.]

**804.6.1 Corridor doors.** Corridor doors in the work area shall not be constructed of hollow core wood and shall not contain louvers. Dwelling unit or sleeping unit corridor doors in work areas in buildings of Groups R-1~~,~~ *and* R-2 ~~and I-1~~ shall be not less than 13/8-inch (35 mm) solid core wood or approved equivalent and shall not have any glass panels, other than approved wired glass or other approved glazing material in metal frames. Dwelling unit or sleeping unit corridor doors in work areas in buildings of Groups R-1~~,~~ *and* R-2 ~~and I-1~~ shall be equipped with approved door closers. Replacement doors shall be 13/4-inch (44 mm) solid bonded wood core or approved equivalent~~, unless the existing frame will accommodate only a 13/8-inch (35 mm) door~~.

**Exceptions:**

1. Corridor doors within a dwelling unit or sleeping unit.

2. *Reserved* ~~Existing doors meeting the requirements of Guidelines on Fire Ratings of Archaic Materials and Assemblies (Resource A) for a rating of 15 minutes or more shall be accepted as meeting the provisions of this requirement.~~

3. Existing doors in buildings protected throughout with an approved automatic sprinkler system shall be required only to resist smoke, be reasonably tight fitting and shall not contain louvers.

4. In group homes with not more than 15 occupants and that are protected with an approved automatic detection system, closing devices are not required.

5. Door assemblies having a fire protection rating of not less than 20 minutes.

#### ITEM 7-8 Section 804.6.2 Transoms.

[This section is amended to include all occupancies withing the scope limitations proposed in Chapter 6 and to eliminate conflicts with existing California regulations.]

**804.6.2 Transoms.** ~~In all buildings of Group I-1, I-2, R-1 and R-2 occupancies, a~~*A*ll transoms in corridor walls in work areas shall ~~be either glazed with 1/4-inch (6.4 mm) wired glass set in metal frames or other glazing assemblies having~~ *have* a fire protection rating as required for the door and permanently secured in the closed position or sealed with materials consistent with the corridor construction.

**…**

#### ITEM 7-9 Section 804.7 Dead-end corridors.

[Amend this section to be consistent with scoping limitations proposed in Chapter 6.]

**804.7 Dead-end corridors.** Dead-end corridors in any work area shall not exceed 35 feet (10 670 mm). ~~In Group I-2 occupancies, dead-end corridors shall not exceed 30 feet (9144 mm).~~

**Exceptions:**

1. Where dead-end corridors of greater length are permitted by the ~~International~~ *California Building Code*.
2. In other than Group A~~, I-2 and H~~ occupancies, the maximum length of an existing dead-end corridor shall be 50 feet (15 240 mm) in buildings equipped throughout with an automatic fire alarm system installed in accordance with the ~~International~~ *California Building Code*.
3. In other than Group A~~, I-2 and H~~ occupancies, the maximum length of an existing dead-end corridor shall be 70 feet (21 356 mm) in buildings equipped throughout with an automatic sprinkler system installed in accordance with the ~~International~~ *California Building Code*.
4. In other than Group A~~, I-2 and H~~ occupancies, the maximum length of an existing, newly constructed, or extended dead-end corridor shall not exceed 50 feet (15 240 mm) on floors equipped with an automatic sprinkler system installed in accordance with the ~~International~~ *California Building Code*.

**…**

#### ITEM 7-10 Section 804.10, 804.10.1, 804.10.2

[Delete Section 804.10.1 to eliminate qualifying language and prevent unintended consequences that could be deleterious to the life safety of occupants.]

**804.10 Handrails.** The requirements of Section~~s~~ 804.10.1 ~~and 804.10.2~~ shall apply to handrails from the work area floor to, and including, the level of exit discharge.

**~~804.10.1 Minimum requirement.~~** ~~Every required exit stairway that is part of the means of egress for any work area and that has three or more risers and is not provided with not fewer than one handrail, or in which the existing handrails are judged to be in danger of collapsing, shall be provided with handrails for the full length of the stairway on not fewer than one side. Exit stairways with a required egress width of more than 66 inches (1676 mm) shall have handrails on both sides.~~

**804.10.*1*~~2~~ Design.** Handrails ~~required in accordance with Section 804.10.1~~ shall be designed and installed in accordance with the provisions of the ~~International~~ *California Building Code*.

#### ITEM 7-11 Section 804.11 Refuge areas.

[Amend this section to be consistent with scoping limitations proposed in Chapter 6.]

**804.11 Refuge areas.** Where alterationsaffect the configuration of an area utilized as a refuge area, the capacity of the refuge area shall not be reduced below the required capacity of the refuge area for horizontal exits in accordance with Section 1026.4 of the *~~International~~ California Building Code*. Where the horizontal exit also forms a smoke compartment, the capacity of the refuge area for ~~Group~~ ~~I-1, I-2 and I-3 occupancies~~

~~and~~ Group B ambulatory care facilities shall not be reduced below that required in Sections 407.5.3, 408.6.2, 420.6.1 and 422.3.2 of the *~~International~~ California Building Code*, as applicable.

**…**

**Notation:**

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72, 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178 and 51179, 51189; Education Code Section 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 8 Chapter 8, Sections 806 Electrical and 808 Plumbing

#### ITEM 8-1 Section 806.2, 806.3, 808, 808.1

[Amend/reserve/remove these sections to be consistent with scoping limitations proposed in Chapter 6.]

**SECTION 806  
ELECTRICAL**

**806.2 Existing installations.** Existing wiring in all work areas in Group A-1, A-2, A-5~~, H and I~~ occupancies shall be upgraded to meet the materials and methods requirements of Chapter 7.

**806.3 *Reserved*. ~~Health care facilities.~~** ~~In Group I-2 facilities, ambulatory care facilities and outpatient clinics, any added portion of an existing electrical system shall be required to meet installation and equipment requirements in NFPA 70.~~

**…**

**~~SECTION 808  
PLUMBING~~**

**~~808.1 Health care facilities.~~** ~~In Group I-2 facilities, ambulatory care facilities and outpatient clinics, any added portion of an existing medical gas system shall be required to meet installation and equipment requirements in NFPA 99.~~

**Notation:**

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72, 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178 and 51179, 51189; Education Code Section 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 9 Chapter 9 ALTERATIONS—LEVEL 3, Section 902 Special use and occupancy

[SFM proposes to adopt Chapter 9 of the 2021 IEBC with new amendments listed below into the 2022 CEBC.]

#### ITEM 9-1 Section 902.1 High-rise buildings, 902.1.1, 902.1.2

[Amend/reserve/remove these sections to be consistent with scoping limitations proposed in Chapter 6.]

**SECTION 902  
SPECIAL USE AND OCCUPANCY**

**902.1** ***Reserved.* ~~High-rise buildings.~~** ~~Any building having occupied floors more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access shall comply with the requirements of Sections 902.1.1 and 902.1.2.~~

**~~902.1.1 Recirculating air or exhaust systems.~~** ~~Where a floor is served by a recirculating air or exhaust system with a capacity greater than 15,000 cubic feet per minute (701 m3/s), that system shall be equipped with~~ *~~approved~~* ~~smoke and heat detection devices installed in accordance with the~~ *~~International Mechanical Code~~*~~.~~

**~~902.1.2 Elevators.~~** ~~Where there is an elevator or elevators for public use, not fewer than one elevator serving the work area shall comply with this section. Existing elevators with a travel distance of 25 feet (7620 mm) or more above or below the main floor or other level of a building and intended to serve the needs of emergency personnel for fire-fighting or rescue purposes shall be provided with emergency operation in accordance with ASME A17.3 New elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1/CSA B44.1~~

#### ITEM 9-2 Section 902.2 Boiler and furance equipment rooms

[Remove this section to avoid conflicts with the CBC Table 509.1 and CFC Table 1105.4.]

**~~902.2~~** **~~Boiler and furnace equipment rooms.~~** ~~Boiler and furnace equipment rooms adjacent to or within Group I-1, I- 2, I-4, R-1, R-2 and R-4 occupancies shall be enclosed by 1- hour fire-resistance-rated construction.~~

~~Exceptions:~~

~~1. Steam boiler equipment operating at pressures of 15 pounds per square inch gauge (psig) (103.4 kPa) or less is not required to be enclosed.~~

~~2. Hot water boilers operating at pressures of 170 psig (1171 kPa) or less are not required to be enclosed.~~

~~3. Furnace and boiler equipment with 400,000 British thermal units (Btu) (4.22 × 108 J) per hour input rating or less is not required to be enclosed.~~

~~4. Furnace rooms protected with an automatic sprinkler system are not required to be enclosed.~~

**Notation:**

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72, 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178 and 51179, 51189; Education Code Section 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 10 Chapter 9, Section 904 Fire protection

#### ITEM 10-1 Section 904.1 Automatic sprinkler systems

[Amend this section to eliminate possible conflicts with existing California laws and regulations and provide reference to California Building and Fire Codes.]

**SECTION 904  
FIRE PROTECTION**

**904.1 Automatic sprinkler systems.** An automatic sprinkler system shall be provided in *accordance with Section 903 of the California Building and California Fire Codes* ~~a work area where required by Section 803.2 or this section~~.

#### ITEM 10-2 Section 904.1.1 through 904.1.7

[Delete these sections to eliminate possible conflicts with existing California laws and regulations.]

**~~904.1.1 High-rise buildings.~~** ~~An automatic sprinkler system shall be provided where required by the CBC in work areas where the high-rise building has a sufficient municipal water supply for the design and installation of an automatic sprinkler system at the site.~~

**~~904.1.2 Rubbish and linen chutes.~~** ~~Rubbish and linen chutes located in the work area shall be provided with automatic sprinkler system protection or an approved automatic fire-extinguishing system where protection of the rubbish and linen chute would be required under the provisions of the International Building Code for new construction.~~

**~~904.1.3 Upholstered furniture or mattresses.~~** ~~Work areas shall be provided with an automatic sprinkler system in accordance with the International Building Code where any of the following conditions exist:~~

1. ~~A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m2).~~
2. ~~A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m2).~~
3. ~~A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m2).~~

**~~904.1.4 Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2.~~** ~~In buildings with occupancies in Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2 work areas shall be provided with automatic sprinkler protection where all of the following conditions occur:~~

1. ~~The work area is required to be provided with automatic sprinkler protection in accordance with the International Building Code as applicable to new construction.~~
2. ~~The building site has sufficient municipal water supply for design and installation of an automatic sprinkler system.~~

**~~Exception:~~** ~~If the building site does not have sufficient municipal water supply for design of an automatic sprinkler system, work areas shall be protected by an automatic smoke detection system throughout all occupiable spaces other than sleeping units or individual dwelling units that activates the occupant notification system in accordance with Sections 907.4, 907.5 and 907.6 of the International Building Code.​~~

**~~904.1.5 Group I-2.~~** ~~In Group I-2 occupancies, an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the International Fire Code shall be provided in the following:~~

1. ~~In Group I-2, Condition 1, throughout the work area.~~
2. ~~In Group I-2, Condition 2, throughout the work area where the work area is 50 percent or less of the smoke compartment.~~
3. ~~In Group I-2, Condition 2, throughout the smoke compartment in which the work occurs where the work area exceeds 50 percent of the smoke compartment.~~

**~~904.1.6 Windowless stories.~~** ~~Work located in a windowless story, as determined in accordance with the International Building Code, shall be sprinklered where the work area is required to be sprinklered under the provisions of the International Building Code for newly constructed buildings and the building site has a sufficient municipal water supply for the design and installation of an automatic sprinkler system.~~

**~~904.1.7 Other required automatic sprinkler systems.~~** ~~In buildings and areas listed in Table 903.2.11.6 of the International Building Code, work areas shall be provided with an automatic sprinkler system under the following conditions:~~

1. ~~The work area is required to be provided with an automatic sprinkler system in accordance with the International Building Code applicable to new construction.~~
2. ~~The building site has sufficient municipal water supply for design and installation of an automatic sprinkler system.~~

#### ITEM 10-3 Section 904.2 Fire alarm and detection systems

[Amend this section to eliminate possible conflicts with existing California laws and regulations and provide reference to California Fire Code.]

**904.2 Fire alarm and detection systems.** Fire alarm and detection shall be provided in accordance with Section 907 of the ~~International~~ *California* Building Code as required for new construction *in accordance with California Fire Code Sections 907 and 1103.7.*

**ITEM 10-4  
Section 904.2.1 Systems out of service**

[Add new sections to address existing California regulations for fire alarm and detection systems.]

***904.2.1 Systems Out of Service.*** *Existing Fire alarm and detection systems shall be maintained in accordance with Section 901.7 of the California Fire Code. Site fire protection during construction shall be in accordance with Chapter 33 of the California Building and California Fire Codes.*

**ITEM 10-5  
Section 904.2.1 Manual fire alarm systems, 904.2.2 Automatic fire detection**

[Delete these sections as fire alarm and detection systems in existing buildings are already addressed in other Parts of Title 24.]

**~~904.2.1 Manual fire alarm systems.~~** ~~Where required by the International Building Code, a manual fire alarm system shall be provided throughout the work area. Alarm notification appliances shall be provided on such floors and shall be automatically activated as required by the International Building Code.~~

**~~Exceptions:~~**

1. ~~Alarm-initiating and notification appliances shall not be required to be installed in tenant spaces outside of the work area.~~
2. ~~Visual alarm notification appliances are not required, except where an existing alarm system is upgraded or replaced or where a new fire alarm system is installed.~~

**~~904.2.2 Automatic fire detection.~~** ~~Where required by the International Building Code for new buildings, automatic fire detection systems shall be provided throughout the work area.~~

**Notation:**

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72, 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178 and 51179, 51189; Education Code Section 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 11 Chapter 10 CHANGE OF OCCUPANCY, Sections 1002 Special use and occupancy, 1007 Electrical, 1009 Plumbing

[SFM proposes to adopt Chapter 10 of the 2021 IEBC with new amendments listed below into the 2022 CEBC.]

#### ITEM 11-1 Section 1002.3 Change of occupancy in health care and 1002.4 Storage

[Delete these sections to be consistent with scoping limitations proposed in Chapter 6.]

**SECTION 1002  
SPECIAL USE AND OCCUPANCY**

**…**

**~~1002.3 Change of occupancy in health care.~~** ~~Where a change of occupancy occurs to a Group I-2 or I-1 facility, the work area with the change of occupancy shall comply with the International Building Code.~~

**~~Exception:~~** ~~A change in use or occupancy in the following cases shall not be required to meet the International Building Code:~~

1. ~~Group I-2, Condition 2 to Group I-2, Condition 1.~~
2. ~~Group I-2 to ambulatory health care.~~
3. ~~Group I-2 to Group I-1.~~
4. ~~Group I-1, Condition 2 to Group I-1, Condition 1.~~

**~~1002.4 Storage.~~** ~~In Group I-2 occupancies, equipped throughout with an automatic sprinkler in accordance with Section 903.3.1.1 of the International Building Code, where a room 250 square feet (23.2 m2) or less undergoes a change in occupancy to a storage room, the room shall be separated from the remainder of the building by construction capable of resisting the passage of smoke in accordance with Section 509.4.2 of the International Building Code.~~

**…**

#### ITEM 11-2 Section 1007.1 Speacial occupanicies

[Amend this section to be consistent with scoping limitations proposed in Chapter 6.]

**SECTION 1007  
ELECTRICAL**

**1007.1 Special occupancies.** Where the occupancy of an existing building or part of an existing building is changed to one of the following special occupancies as described in ~~NFPA 70~~ *the California Electrical Code*, the electrical wiring and equipment of the building or portion thereof that contains the proposed occupancy shall comply with the applicable requirements of ~~NFPA 70~~ *the California Electrical Code*. ~~Health care facilities, including Group I-2, ambulatory health care facilities and outpatient clinics, shall also comply with the applicable requirements of NFPA 99:~~

1. Hazardous locations.
2. Commercial garages, repair, and storage.
3. Aircraft hangars.
4. Gasoline dispensing and service stations.
5. Bulk storage plants.
6. Spray application, dipping and coating processes.
7. ~~Health care facilities, including Group I-2, ambulatory health care facilities and outpatient clinics.~~ *Reserved*
8. Places of assembly.
9. Theaters, audience areas of motion picture and television studios, and similar locations.
10. Motion picture and television studios and similar locations.
11. Motion picture projectors.
12. Agricultural buildings.

**…**

#### ITEM 11-3 Section 1009.5 Group I-2

[Delete this section to be consistent with scoping limitations proposed in Chapter 6.]

**SECTION 1009  
PLUMBING**

**…**

**~~1009.5 Group I-2.~~** ~~If the occupancy group is changed to Group I-2, the plumbing system and medical gas system shall comply with the applicable requirements of the International Plumbing Code.~~

**Notation:**

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72, 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178 and 51179, 51189; Education Code Section 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 12 Chapter 10, Section 1011 Change of occupancy classification

#### ITEM 12-1 Section 1011.2.1 Fire sprinkler system

[Amend this section to remove exceptions and substitute the list of allowed separations with the fire wall.]

**SECTION 1011  
CHANGE OF OCCUPANCY CLASSIFICATION**

**…**

**1011.2 Fire protection systems.** Fire protection systems shall be provided in accordance with Sections 1011.2.1 and 1011.2.2.

**1011.2.1 Fire sprinkler system.** Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the ~~International~~ *California Building Code* that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the ~~International~~ *California Building Code*. The installation of the automatic sprinkler system shall be required within the area of the change of occupancy and areas of the building not separated *by a fire wall* ~~horizontally and vertically~~ from the change of occupancy. ~~by one of the following:~~

1. ~~Nonrated permanent partition and horizontal assemblies.~~
2. ~~Fire partition.~~
3. ~~Smoke partition.~~
4. ~~Smoke barrier.~~
5. ~~Fire barrier.~~
6. ~~Fire wall.~~

**~~Exceptions:~~**

1. ~~An automatic sprinkler system shall not be required in a one- or two-family dwelling constructed in accordance with the International Residential Code.~~
2. ~~Automatic sprinkler system shall not be required in a townhouse constructed in accordance with the International Residential Code.~~
3. ~~The townhouse shall be separated from adjoining units in accordance with Section R302.2 of the International Residential Code.~~

#### ITEM 12-2 Section 1011.2.2 Fire alarm and detection systems

[Amend this section to eliminate possible conflicts with existing California laws and regulations and provide reference to California Fire Code.]

**1011.2.2 Fire alarm and detection system.** Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the ~~International~~ *California Building Code* that requires a fire alarm and detection system to be provided based on the new occupancy ~~in accordance with Chapter 9 of the International Building Code~~, such system shall be *in accordance with Chapter 11 and Section 907 of the California Fire Code.* ~~provided throughout the area where the change of occupancy occurs. Existing alarm notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm notification appliances shall be provided throughout the area where the change of occupancy occurs in accordance with Section 907 of the International Building Code as required for new construction.~~…

#### ITEM 12-3 Section 1011.5.2 Means of egress for change of use to an equal or lower-hazard category and Table 1011.5.

[Delete the words “because of existing construction” as it is vague and leaving it in place could result in unintended compromises to occupant and first responder life safety.]

**1011.5 Means of egress, general.** Hazard categories in regard to life safety and means of egress shall be in accordance with Table 1011.5.

**…**

**TABLE 1011.5  
MEANS OF EGRESS HAZARD CATEGORIES**

|  |  |
| --- | --- |
| **RELATIVE HAZARD** | **OCCUPANCY CLASSIFICATION** |
| 1 (Highest Hazard) | H (*Not Allowed)* |
| 2 | I-2; I-3, I-4 *(Not Allowed)* |
| 3 | A; E; ~~I-1;~~ M; R-1, R-2; R-4~~, Condition 2~~ |
| 4 | B; F-1; R-3; R-4~~, Condition 1~~; S-1 |
| 5 (Lowest Hazard) | F-2; S-2; U |

**1011.5.2 Means of egress for change of use to an equal or lower-hazard category.** Where a change of occupancy classification is made to an equal or lesser-hazard category (higher number) as shown in Table 1011.5, existing elements of the means of egress shall comply with the requirements of Section 905 for the new occupancy classification. Newly constructed or configured means of egress shall comply with the requirements of Chapter 10 of the ~~International~~ *California Building Code*.

**Exception:** Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced ~~because of existing construction~~ shall not be required to comply with the maximum riser height and minimum tread depth requirements.

**1011.5.3 Egress capacity.** Egress capacity shall meet or exceed the occupant load as specified in the ~~International~~ *California Building Code* for the new occupancy.

#### ITEM 12-4 Section 1011.5.4 Handrails

[Amend the section to remove qualifying words.]

**1011.5.4 Handrails.** Existing stairways shall comply with the handrail requirements of Section 804.10 ~~in the area of the change of occupancy classification~~.

#### ITEM 12-5 Section 1011.5.5 Guards

[Amend the section to remove qualifying words.]

**1011.5.5 Guards.** Existing guards shall comply with the requirements in Section 804.12 ~~in the area of the change of occupancy classification~~.

**…**

#### ITEM 12-6 Section 1011.8.2 Stairways

[Amend the section as wired glass in steel frame is not permitted in 1-hour fire-resistance-rated construction by current California regulation.]

**1011.8 Enclosure of vertical shafts.** Enclosure of vertical shafts shall be in accordance with Sections 1011.8.1 through 1011.8.4.

**…**

**1011.8.2 Stairways.** Where a change of occupancy classification is made to a higher-hazard category as shown in Table 1011.5, interior stairways shall be enclosed as required by the ~~International~~ *California Building Code*.

**Exceptions:**

1. In other than Group I occupancies, an enclosure shall not be required for openings serving only one adjacent floor and that are not connected with corridors or stairways serving other floors.
2. Unenclosed existing stairways need not be enclosed in a continuous vertical shaft if each story is separated from other stories by 1-hour fire-resistance-rated construction ~~or approved wired glass set in steel frames~~ and all exit corridors are sprinklered. The openings between the corridor and the occupant space shall have not fewer than one sprinkler head above the openings on the tenant side. The sprinkler system shall be permitted to be supplied from the domestic water-supply systems, provided that the system is of adequate pressure, capacity and sizing for the combined domestic and sprinkler requirements.
3. Existing penetrations of stairway enclosures shall be accepted if they are protected in accordance with the ~~International~~ *California Building Code*.

…

**Notation:**

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72, 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178 and 51179, 51189; Education Code Section 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 13 Chapter 11 ADDITIONS

[SFM proposes to adopt Chapter 11 of the 2021 IEBC with new amendments listed below into the 2022 CEBC.]

#### ITEM 13-1 Section 1101.1 Scope

[Add language to be consistent with existing California regulations.]

**SECTION 1101  
GENERAL**

**1101.1 Scope.** An addition to a building or structure shall comply with the ~~International~~ *California Building Standards* Codes as adopted for new construction without requiring the existing building or structure to comply with any requirements of those codes or of these provisions, except as required by this chapter. Where an addition *or alteration* impacts the existing building or structure, ~~that portion shall comply with this code~~ *the result of the addition or alteration shall not put the existing building or structure out of compliance with the California Building or Residential Code as applicable. The provisions of height and area of the California Building or Residential Code shall apply to the entire existing building with the additions.*

**…**

#### ITEM 13-2 Section 1101.2 Area limitations

[Delete the exception as it does not contain any limit on the area or other aspects of scope for this exception, thus it may have unintended consequences and unduly compromise life safety.]

**SECTION 1102  
HEIGHTS AND AREAS**

**…**

**1102.2 Area limitations.** An addition shall not increase the area of an existing building beyond that permitted under the applicable provisions of Chapter 5 of the ~~International~~ *California Building Code* for new buildings unless fire separation as required by the ~~International~~ *California Building Code* is provided.

**~~Exception:~~** ~~In-filling of floor openings and nonoccupiable appendages such as elevator and exit stairway shafts shall be permitted beyond that permitted by the International Building Code.~~

**1102.3 Fire protection systems.** Existing fire areas increased by the addition shall comply with Chapter 9 of the ~~International~~ *California Building Code*.

#### ITEM 13-3 Section 1102.4 Syatems out of service

[Add new sections to address existing California regulations for fire alarm and detection systems.]

***1102.4 Systems Out of Service.*** *Existing Fire alarm and detection systems shall be maintained in accordance with Section 901.7 of the California Fire Code. Site fire protection during construction shall be in accordance with Chapter 33 of the California Building and California Fire Codes.*

**Notation:**

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72, 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178 and 51179, 51189; Education Code Section 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 14 Chapter 13 PERFORMANCE COMPLIANCE METHODS

[SFM proposes to print but not adopt Chapter 13 of the 2021 IEBC into the 2022 CEBC.]

#### ITEM 14-1 Chapter Title note

[Amend a note under the chapter title to provide reference to Section 104.11 for consideration of alternative means of compliance.]

**CHAPTER 13  
PERFORMANCE COMPLIANCE METHODS**

***Not Adopted by the State of California***

*(May be available for adoption by local ordinance. See Section 1.1.11.)  
(See Section 104.11 for consideration of alternative means of compliance)*

**…**

**Notation:**

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72, 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178 and 51179, 51189; Education Code Section 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.