# INITIAL EXPRESS TERMSFOR PROPOSED BUILDING STANDARDSOF THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENTREGARDING THE 2025 CALIFORNIA BUILDING CODE,CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2, CHAPTER 11A(HCD 1-AC 01/24)

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* Repealed model code language appears ~~upright and in strikeout~~
* Repealed California amendments appear in *~~italic and strikeout~~*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

## INITIAL EXPRESS TERMS

**HCD proposes to continue to adopt Chapter 11A from the 2022 California Building Code into the 2025 California Building Code with the following modifications:**

### ITEM 1Chapter 11A Housing Accessibility, Section *1101A.1 Scope,* and *Section 1102A.1 Where required.*

***1101A.1 Scope****. …*

***1.***through***5.*** (See Item 2 for proposals impacting existing California amendment.)

 *Chapter 11A generally does not apply to public accommodations such as hotels and motels and public housing. Public use areas, public accommodations and public housing as defined in Chapter 2 of this code are subject to provisions of the Division of the State Architect (DSA-AC) in Chapter 11B and are referenced in Section 1.9.1.*

*Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of ~~Chapter 11A and~~ Chapter 11B*.

***1102A.1 Where required****. …*

*Newly-constructed covered multifamily dwellings as defined in this chapter, include, but are not limited to, the following:*

1. through***9****. …*
2. *Public housing as defined in Chapter 2 of this code is subject to provisions of the Division of the State Architect (DSA-AC) in Chapter 11B. Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of ~~Chapter 11A and~~ Chapter 11B.*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 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 2Chapter 11A Housing Accessibility, Section *1101A.1 Scope*

***1101A.1 Scope****. The application and authority of this chapter are identified and referenced in Sections 1.8.2.1.2 and 1102A for the Department of Housing and Community Development. Applicable sections are identified in the Matrix Adoption Tables of this code under the abbreviation HCD 1-AC. The provisions of this chapter shall apply to the following:*

1. *All newly-constructed covered multifamily dwellings.*
2. *New common use areas serving existing covered multifamily dwellings.*
3. *Additions to existing buildings, where the addition alone meets the definition of a covered multifamily dwelling.*
4. *Additions to existing covered multifamily dwellings where the existing covered multifamily dwellings were built for first occupancy after March 13, 1991.*
5. *5. New common-use areas serving new covered multifamily dwellings.*
6. *6. Where any portion of a building’s exterior is preserved, but the interior of the building is removed, including all structural portions of floors and ceilings, the building is considered a new building for determining the application of this chapter.* (No change to existing California amendment.)

*…* (No change to remainder of existing California amendment.)

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 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 and 65852.2.

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, 12955.1.1 and 65852.2.

### ITEM 3Chapter 11A Housing Accessibility, Section *1115A.6 Exterior stairway handrails.*

***1115A.6 Exterior stairway handrails.***

***1115A.6.1 Where required.*** *Stairways shall have handrails on each side. Intermediate handrails shall be located equidistant from the sides of the stairway and comply with Section ~~1012.9~~ 1014.9.*

***Exception:*** *…*(No change to existing California amendment.)

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 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 4Chapter 11A Housing Accessibility, Section *1116A.1 Warning curbs.*

***1116A.1 Warning curbs.*** *(…)*(No change to existing California amendment.)

***Exceptions:***

1. *…* (No change to existing California amendment.)
2. *When a guardrail or handrail is provided with edge protection in accordance with Section ~~1010.10.1~~ 1012.10.1.*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 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 5Chapter 11A Housing Accessibility, Section *1122A.6 Edge protection.*

***1122A.6 Edge protection****. Ramps and ramp landings shall be provided with a continuous and uninterrupted barrier on each side along the entire length in compliance with Sections ~~1010.10~~ 1012.10 and ~~1010.10.1~~ 1012.10.1. (See Figure 11A-5A.)*

***Note****: Extended floors or ground surfaces, as permitted in Section ~~1010.10.2~~ 1012.10.2, are not allowed for ramps and ramp landings providing access to, or egress from, buildings or facilities where accessibility is required.*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 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 6Chapter 11A Housing Accessibility, Section *1123A.6 Interior stairway handrails.*

***1123A.6 Interior stairway handrails.***

***1123A.6.1 Where required.*** *Stairways shall have handrails on each side. Intermediate handrails shall be located equidistant from the sides of the stairway and comply with Section ~~1012.9~~ 1014.9.*

***Exception****:* (No change to existing California amendment.)

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 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 7Chapter 11A Housing Accessibility, Section *1125A.1 Warning curbs.*

***1125A.1 Warning curbs****. (…)* (No change to existing California amendment.)

***Exception****: When a guardrail or handrail is provided with edge protection in accordance with Section ~~1010.10.1~~ 1012.10.1.*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 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 8Chapter 11A Housing Accessibility, Section *1126A.5 Type of latch and lock,*

***1126A.5 Type of latch and lock****. The type of latch and lock required for all doors or gates shall be in accordance with Section 1126A.6 and Chapter 10~~, Section 1008~~.*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 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 9Chapter 11A Housing Accessibility, Section *1143A.5 Visual characters.*

***1143A.5 Visual characters****. Signs with visual characters shall comply with this section.*

***1.***through***4.*** *…* (No change to existing California amendment)

**5**. ***Height from finish floor****. Visual characters shall be 40 inches (1016 mm) minimum above the finish floor.* (No change to existing California amendment)

***Exceptions****:*

1. *Visual characters indicating elevator car controls.* (No change to existing exception)
2. *Floor-level exit signs complying with Chapter 10~~, Section 1011.6~~.*

**Notation:**

Authority: Health and Safety Code Sections 17040, 17050, 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.