

**EMERGENCY EXPRESS TERMS  
FOR  
PROPOSED BUILDING STANDARDS  
OF THE  
CALIFORNIA BUILDING STANDARDS COMMISSION**

**REGARDING PROPOSED CHANGES TO THE  
CALIFORNIA BUILDING CODE, PART 2 &  
THE CALIFORNIA EXISTING BUILDING CODE, PART 10  
CALIFORNIA CODE OF REGULATIONS, TITLE 24**

The California Building Standards Commission (CBSC) proposes these emergency regulations to be included in the 2016 edition of the California Building Code, Part 2, and the California Existing Building Code, Part 10, of Title 24, California Code of Regulations.

**LEGEND FOR EXPRESS TERMS**

1. New California amendments: All such language appears underlined and in italics.
2. Repealed text: All such language appears in ~~strikeout~~.
3. Existing California amendments or code language being modified are in italics when they appear in the model code text: All such language appears in *italics*; modified language is underlined.

**EMERGENCY EXPRESS TERMS**

**PART 2, CHAPTER 1, DIVISION II  
SCOPE AND ADMINISTRATION**

**Note that these two proposed sections have counterparts proposed within Part 10.**

...

**107.2.7 Exterior balcony and elevated walking surfaces. [BSC] Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.**

...

**110.3.8.1 Weather exposed balcony and walking surface waterproofing. [BSC] Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.**

**Exception: Where special inspections are provided in accordance with Section 1705.1.1, Item 3.**

**Notation:**

Authority – Health and Safety Code Section 18934.5.

Reference - Health and Safety Code Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.

**PART 2, CHAPTER 16  
STRUCTURAL DESIGN**

...  
**TABLE 1607.1  
MINIMUM UNIFORM DISTRIBUTED LIVE LOADS, L<sub>o</sub>,  
AND MINIMUM CONCENTRATED LIVE LOADS<sup>g</sup>**

<b>OCCUPANCY OR USE</b>	<b>UNIFORM (psf)</b>	<b>CONCENTRATED (lbs)</b>
1. Apartments (see residential)	---	---
...	...	...
5. Balconies and decks <sup>h</sup>	<i>Same as occupancy served [BSC] 1.5 times the live load for the area served. Not required to exceed 100 psf</i>	---
...	...	...

**Notation:**

Authority – Health and Safety Code Section 18934.5.

Reference - Health and Safety Code Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.

**PART 2, CHAPTER 23  
WOOD**

...

**2304.12.2.5 Supporting members for permeable floors and roofs.** Wood structural members that support moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, shall be of naturally durable or preservative-treated wood unless separated from such floors or roofs by an impervious moisture barrier. [BSC] The impervious moisture barrier system protecting the structure supporting floors shall provide positive drainage of water that infiltrates the moisture-permeable floor topping.

**2304.12.2.6 Ventilation required beneath balcony or elevated walking surfaces.** [BSC] Enclosed framing in exterior balconies and elevated walking surfaces that are exposed to rain, snow, or drainage from irrigation, shall be provided with openings that provide a net free cross ventilation area not less than 1/150 of the area of each separate space.

**Notation:**

Authority – Health and Safety Code Section 18934.5.

Reference - Health and Safety Code Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.

**PART 10, CHAPTER 1, DIVISION II  
SCOPE AND ADMINISTRATION**

**Note that the second & third proposed sections have counterparts proposed within Part 2.**

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**101.8 Maintenance.** [BSC] Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in

conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be re-inspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

...

**106.2.6 Exterior balcony and elevated walking surfaces. [BSC]** Where the scope of work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

...

**109.3.8.1 Weather exposed balcony and walking surface waterproofing. [BSC]** Where the scope of work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.

**Exception:** Where special inspections are provided in accordance with Section 1705.1.1, Item 3.

**Notation:**

Authority – Health and Safety Code Section 18934.5.

Reference – Health and Safety Code, Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.