

California State Agencies Responsible for Building Codes



Building Standards Commission * Housing & Community Development * Division of the State Architect

Office of Statewide Hospital Planning & Development * State Fire Marshal * Public Health * Energy Commission

Department of Water Resources * Board of State & Community Corrections * State Lands Commission * Consumer Affairs

The purpose of this guide is to clarify which state agencies have authority to propose for adoption building standards to the California Building Standards Commission (CBSC) applicable to specific occupancies or building features. By using this guide, legislators will be able to contact and include the responsible agency when writing legislation regarding building standards. In addition, the building community and others can find the appropriate agency to contact for building code questions.

CBSC oversees the formal rulemaking processes, adoption, triennial and intervening code cycles and publication of the California Building Standards Code, Title 24, California Code of Regulations (Title 24), which applies to the design, construction, maintenance, and alteration of all publicly and privately-owned buildings in California. CBSC also has the authority to develop and adopt building standards with application to specified state-owned buildings, state colleges and universities, as well as nonresidential green building standards for which no other state agency has authority.

No single state agency has authority for all the required codes or standards for all types of buildings.

Agency Participation

Several state agencies participate with CBSC in the code development and adoption processes, including:

- Office of the State Fire Marshal (SFM)
- Department of Housing and Community Development (HCD)
- Division of the State Architect (DSA)
- Department of Health Care Access and Information (HCAI/OSHPD)
- California Energy Commission (CEC)
- Department of Water Resources (DWR)

Agency Authority

Different agencies have authority for specific areas of the code, such as:

- SFM oversees fire and panic safety for all occupancies
- DSA develops structural safety for K-12 public schools, community colleges and essential services buildings, and accessibility standards for public accommodations
- HCD has authority for residential housing construction and accessibility, as well as permanent buildings in mobile home parks and special occupancy parks

No Building Standards in Law

Building standards are not enacted in law for the following reasons:

- It would circumvent the necessarily transparent, deliberative, and inclusive Title 24 code adoption process
- Title 24 requires consistent and frequent updates to keep up with technological and enforcement advances, which statutes do not provide
- Building departments and design professionals look to a comprehensive Title 24 for all necessary building standards, not scattered statutes



The Rulemaking Process

1. Coordinating Council

As mandated by law, CBSC's executive director chairs the Coordinating Council, which consists of representatives from code adopting and proposing state agencies. The council provides for communication and coordination between the state agencies concerning the code development processes.

2. Workshops

Each agency relies on interested party stakeholder groups in the process of developing building standards to ensure that the resulting code language is clear, consistent, achievable, and necessary.

3. Code Advisory Committees

Code Advisory Committees (CAC) established by CBSC convene once proposed building standards are developed. Six discipline-specific committees -- consisting of members that include subject matter experts -- review the code proposals and make recommendations to CBSC during open public meetings. The CAC recommendations are then considered by the state agencies and may result in further amendments.

4. Public Comment Periods

Public comments are accepted during the CAC meetings and again during subsequent comment periods. For each state agency code package, a Notice of Proposed Action is filed with the Office of Administrative Law for publication in the Notice Register. The minimum public comment period is 45-days. Any comments received during the 45-day period that meet Section 508 accessibility requirements are published on the CBSC webpage. Inaccessible comments are listed as available upon request. State agencies are required to respond to each public comment in their final rulemaking package which is submitted to the commission for final approval. The commission also hears public testimony at the commission meeting.

5. Commission Meetings

Ten commissioners are appointed by the governor and represent the public, design professions, the building and construction industry, local government building officials, and fire safety officials. The commissioners will consider for adoption/approval building standards developed by the state agencies and submitted to CBSC.

6. Publishing Title 24

Title 24 is published in its entirety every three years and includes current model codes and national standards. An intervening code adoption cycle occurs in between triennial cycles to adopt revisions and new code requirements. Each cycle requires nearly 18 months to complete.

Visit BSC website for the [Rulemaking Timeline](#) and [various reference guides](#) to visualize the rulemaking process.

Law: California Building Standards Law (Health and Safety Code, Division 13, Part 2.5, commencing with Section 18901) authorizes CBSC to administer the building standard code adoption process, which is also required to meet the intent of the Administrative Procedure Act (APA, Government Code Section 11340 et seq). CBSC has promulgated administrative regulations in Chapter 1 of the California Administrative Code (Part 1, Title 24, California Code of Regulations) to implement, interpret, and make specific elements of Building Standards Law and the APA.



Title 24 California Code of Regulations

The [California Code of Regulations \(CCR\)](#) is divided into 28 sections known as “Titles” that include state regulations. [Title 24](#) of the CCR is reserved for building standards codes that governs the design and construction of all buildings and associated facilities throughout the State of California.

- Part 1 — California Administrative Code
- Part 2 — California Building Code, Volumes 1 & 2
- Part 2.5 — California Residential Code
- Part 3 — California Electrical Code
- Part 4 — California Mechanical Code
- Part 5 — California Plumbing Code
- Part 6 — California Energy Code
- Part 7 — California Wildland-Urban Interface Code
- Part 8 — California Historical Building Code
- Part 9 — California Fire Code
- Part 10 — California Existing Building Code
- Part 11 — California Green Building Standards Code
- Part 12 — California Referenced Standards Code



Subject/Occupancy Type	State Agency Responsible for Building Standards
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A

Accessibility— Public Accommodations; Public Housing	Division of the State Architect Access Compliance
Accessibility— Housing (except publicly funded, see DSA above)	Department of Housing and Community Development
Acupuncture Offices	Department of Consumer Affairs Acupuncture Board
Apartments	Department of Housing and Community Development
Appliance Efficiency	California Energy Commission
Accessory Dwelling Unit	Department of Housing and Community Development

B

Barber and Beauty Shop and Cosmetology College	Department of Consumer Affairs Bureau of Barbering and Cosmetology
Buildings—State Historical	Division of the State Architect State Historical Building Safety Board
Buildings—State Owned	California Building Standards Commission



C

Subject/Occupancy Type	State Agency Responsible for Building Standards
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Camps—Organized	Department of Public Health Environmental Management Branch
Clinics—Medical	Department of Health Care Access and Information
Colleges—Barber and Beauty Shop and Cosmetology	Department of Consumer Affairs Bureau of Barbering and Cosmetology
Colleges—Community	Division of the State Architect Structural Safety
Contractor Licensing and Complaints	Contractors State License Board

D

Dairy Standards	Department of Food and Agriculture
Day Care Centers—Fire Safety	Office of the State Fire Marshal
Doors and Walls—Rated	Office of the State Fire Marshal



Subject/Occupancy Type	State Agency Responsible for Building Standards
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E

Dwellings—Single Family and Accessory Dwelling Units	Department of Housing and Community Development
Elevator Standards	Department of Industrial Relations Elevator Safety Unit Headquarters
Employee Housing Standards	Department of Housing and Community Development
Energy Efficiency	California Energy Commission
Essential Services	Division of the State Architect Structural Safety
Exiting Structures Relating to Fire and Panic Safety	Office of the State Fire Marshal

F

Factory Built Housing	Department of Housing and Community Development - Manufactured and Factory Built-Housing Program
Fire and Panic Safety Standards	Office of the State Fire Marshal
Graywater Installation Standards—Nonresidential	California Building Standards Commission
Graywater Installation Standards—Residential	Department of Housing and Community Development
Green Building Standards – Nonresidential	California Building Standards Commission
Green Building Standards – Residential	Department of Housing and Community Development



Subject/Occupancy Type	State Agency Responsible for Building Standards
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H

Hospitals	Department of Health Care Access and Information
Hotels, Motels	Department of Housing and Community Development
Houses—Single Family Dwellings	Department of Housing and Community Development

I-J

Insulation Testing Standards	Department of Consumer Affairs Bureau of Household Goods and Services
Jail—Local Adult and Juvenile Facility Standards	Board of State and Community Corrections

M

Manufactured Housing	Department of Housing and Community Development Manufactured and Factory Built-Housing Program
Marine Oil Terminals	State Lands Commission
Meat and Poultry Packing Standards	Department of Food and Agriculture
Mobile Homes—Permits, Inspections and Alterations	Department of Housing and Community Development Manufactured and Mobile Home Program
Modular—Commercial	Department of Housing and Community Development Manufactured and Factory Built-Housing Program



P

Subject/Occupancy Type	State Agency Responsible for Building Standards
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Permanent Structures in Mobile Home and Special Occupancy Parks	Department of Housing and Community Development
Pest Control Standards—Structural	Department of Consumer Affairs Structural Pest Control Board
Poultry, Meat Packing Standards	Department of Food and Agriculture
Public Schools	Division of the State Architect

R

Recycled Water	Department of Water Resources
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S

Schools—Public	Division of the State Architect
Single Family Dwellings	Department of Housing and Community Development
Skilled Nursing Facilities and Related Permits	Department of Health Care Access and Information
Solar Energy	California Energy Commission
State Historical Buildings	Division of the State Architect



Subject/Occupancy Type	State Agency Responsible for Building Standards
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State-Owned Buildings	California Building Standards Commission
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Swimming Pool Standards—Residential	See Health & Safety Code Section 115920-115929 , which requires CBSC to publish the Swimming Pool Safety Act in Part 2.5 of Title 24 of the CCR. NOTE: These regulations are subject to local government modification. Verify the applicable local government requirements at the time of application for a building permit.
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Swimming Pools Standards—Public	Department of Public Health Environmental Management Branch
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U

Universities of California (UC)	California Building Standards Commission
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Universities—California State Universities (CSU)	California Building Standards Commission
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V

Veterinary Hospital Standards	Department of Consumer Affairs Veterinary Medical Board
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W

Walls and Doors—Rated	Office of the State Fire Marshal
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Water—Gray—Installation Standards—Nonresidential	California Building Standards Commission
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Subject/Occupancy Type	State Agency Responsible for Building Standards
Water—Gray—Installation Standards—Residential	Department of Housing and Community Development
Water Heaters—Specified Elements of Residential	Department of Housing and Community Development
Water Heaters—Energy Efficiency	California Energy Commission
Water Heaters—Fire and Life Safety	Office of the State Fire Marshal
Wildland-Urban Interface (WUI)	Office of the State Fire Marshal

Please direct questions for CBSC to the Department of General Services Office of Legislative Affairs.

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