

# GUIDE TO TITLE 24

Based on the 2025 edition of the California Building Standards Code, Title 24, California Code of Regulations

July 2025 | 6th Edition



**C A L I F O R N I A**  
BUILDING STANDARDS COMMISSION



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Some of CBSC's publications available on the website's [Resources page](#):

Guide to Title 24

Public Guide to the Building

It's Your Building Department

Standards Adoption Process

Guide for Local Amendments of

Frequently Asked Questions

Building Standards

Glossary of Terms

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## About the Guide to Title 24

The California Building Standards Commission (CBSC) publishes this guide to provide information on the application, use and organization of the California Building Standards Code, Title 24, California Code of Regulations (Title 24), which governs the design and construction of all building occupancies and associated facilities and equipment (i.e. permanent improvements or additions connected or attached to buildings) throughout California.

This guidebook will explain how Title 24 is based on model codes, why and how state amendments are made to model code language, and how to identify and apply adopted provisions to specific building projects. There are examples to illustrate the proper application of code text, and information regarding enforcement of Title 24 that may be of interest to local government.

The code samples used herein are taken from the 2025 California Building Code (Part 2 of Title 24, Volume 1), and we recommend having that code available while reading this guide. Visiting the websites where California state laws (statutes) and the California Code of Regulations are posted will also enhance use of this guide. The website for state laws is [California Legislative Information](https://leginfo.ca.gov/faces/home.xhtml) at [leginfo.legislature.ca.gov/faces/home.xhtml](https://leginfo.ca.gov/faces/home.xhtml). The website for the California Code of Regulations may be accessed through the [California Office of Administrative Law](https://oal.ca.gov) at [oal.ca.gov](https://oal.ca.gov).

This guide will reference the following codes that are available for viewing at no cost on [CBSC's website](https://dgs.ca.gov/BSC/Codes) at [dgs.ca.gov/BSC/Codes](https://dgs.ca.gov/BSC/Codes):

- All parts of the 2025 edition of Title 24
- Specifically, Chapter 1, Division 1, of the California Building Code, Part 2 of Title 24

The information provided in this guide should help reduce common errors in the application of building codes in California, such as:

- Using model codes instead of Title 24
- Applying model code provisions that are not adopted for use in California
- Universally applying Title 24 provisions that are intended for only specific building occupancies or building features
- Not applying state amendments in Title 24 that are developed to implement state laws
- Using Title 24 provisions that have been superseded by provisions published at a later date, such as supplements to the current edition of Title 24 or later editions of Title 24

It is highly recommended that readers review CBSC's [Glossary of Terms](#) provided on the Resources tab of our website prior to reading this guide. New code users should also peruse CBSC's other publications and videos about Title 24. These are available on CBSC's website on the [Resources tab](#) or the [Education and Outreach](#) featured link page. Two items that may be of particular interest are:

[Code Book Fundamentals](#) is a publication that covers important fundamentals about laws, regulations and codes.

[About Title 24](#) is a short video that provides an overview of the parts of Title 24 and the state agencies that have authority to develop the California regulations contained in Title 24.

Finally, those interested in testing their knowledge about the application and use of Title 24 may access an online quiz after reading this guide. The link and other information about the quiz can be found in [Appendix A](#).

## Introduction to Title 24

The California Building Standards Code, known as Title 24, is the 24<sup>th</sup> title within the California Code of Regulations (CCR). The CCR is divided into 28 separate titles, and each title contains regulations pertaining to specific subjects such as education (Title 5), food and agriculture (Title 3), housing (Title 25), or public safety (Title 19). State regulations in the CCR are developed by state agencies as necessary to implement, interpret and make specific state laws enacted through the legislative process. A state agency must have authority in state law to adopt or propose regulations.

Title 24 is reserved for state regulations that govern the design and construction of buildings, associated facilities and equipment. These regulations are defined as building standards in California Health and Safety Code (HSC) Section 18909 and apply to all building occupancies throughout the state of California (HSC Sections 18908 and 18938). Title 24 is also known as the California Building Standards Code (HSC Section 18902) and its publication is facilitated by CBSC (HSC Section 18942).

Some common misunderstandings are that Title 24 relates only to energy conservation, or only accessibility, or that it applies only to state-owned buildings and properties. In fact, Title 24 applies to all building occupancies throughout the state. It contains requirements for structural, mechanical, electrical and plumbing systems, as well as requirements for energy conservation, sustainable design, construction and maintenance, fire and life safety, and accessibility.

Cities and counties are required by state law to enforce Title 24 (more about this in the [Enforcement section](#) below). Cities, counties, a city and county, and fire protection districts—known as local jurisdictions—may adopt ordinances to implement more

restrictive requirements than those provided in Title 24. When a local jurisdiction adopts an ordinance, the building standards must be necessary because of local climatic, geological or topographical conditions, and in the case of CALGreen (California Green Building Standards Code, Part 11 of Title 24), environmental conditions. The [State and Local Code Adoption section](#) below will provide details about how local amendments may be lawfully established. Additionally, two resources available on CBSC's website explain these requirements: the [Guide for Local Amendments of Building Standards](#) is a free, downloadable educational publication, and a [Local Code Adoption](#) presentation video is available for viewing, too.

## The Commission

The authority and activities of CBSC are detailed in HSC, Division 13, Part 2.5, commencing with Section 18901. This portion of the HSC is known as the California Building Standards Law.

CBSC is responsible for overseeing the adoption, approval and publication of the provisions in Title 24. The commission consists of ten members appointed by the governor and confirmed by the state senate. The chairperson is the secretary of the Government Operations Agency (or their representative) and is also appointed by the governor and confirmed by the state senate. The HSC requires that members of CBSC be representative of the general public and industries regulated by Title 24. Excluding the chairperson, the appointed membership of CBSC must include:

- One Architect
- One Mechanical, Electrical or Fire Protection Engineer
- One Structural Engineer
- One Licensed Contractor
- One Representative from Organized Labor in the building trades
- One Local Building Official
- One Local Fire Official
- Three Representatives of the General Public, of which at least one shall be a person with a physical disability

Additional requirements are:

**At least one member** shall be experienced and knowledgeable in barrier free architecture and sensitive to the requirements necessary to ensure public buildings are accessible to, and usable by, persons with physical disabilities.

**At least one member** of the commission shall be experienced and knowledgeable in energy efficiency building standards.

**At least one member** of the commission shall be experienced and knowledgeable in sustainable building design, construction and operation.

The term length for each member is four years and the term appointment dates are staggered. The chairperson serves at the pleasure of the governor.

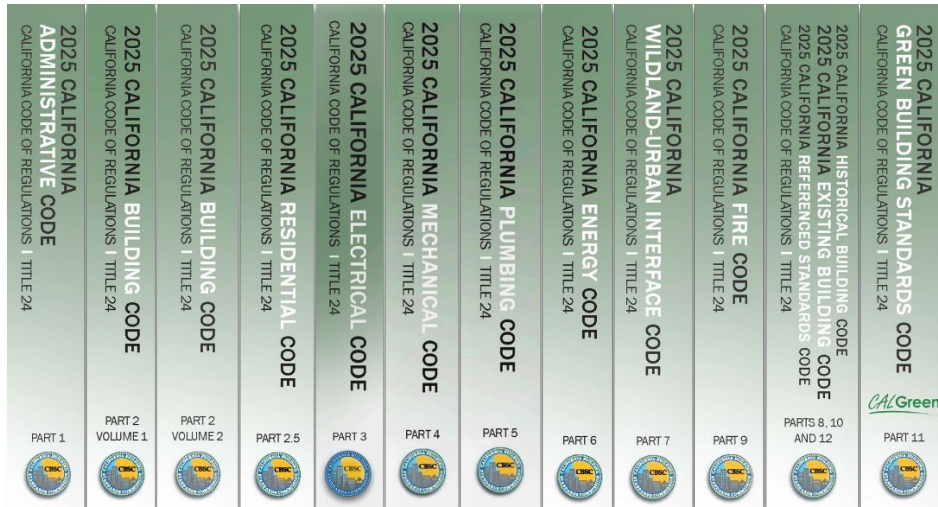
CBSC is supported by a staff of 18 state employees, one of whom is the executive director appointed by CBSC's commissioners. CBSC convenes a Coordinating Council of state agency representatives and Code Advisory Committees consisting of volunteers from the regulated community. CBSC also has authority in state law to develop and adopt building standards applicable to various elements of specified state buildings, as well as nonresidential green building standards for which no other state agency has authority in CALGreen. Learn more on CBSC's [About Us](#) webpage.

## How Title 24 Is Organized

The provisions of Title 24 include requirements for the structural, plumbing, electrical and mechanical systems of buildings, and for fire and life safety, energy conservation, green design, and accessibility in and about buildings. To make Title 24 user friendly, it is divided into separate parts that are named to reflect the building standards within. Some parts are based on model codes and other parts are developed by, and specific to, the state of California. The current edition of Title 24 includes:

- Part 1 California Administrative Code
- Part 2 California Building Code, Volumes 1 and 2, based on the 2024 International Building Code
- Part 2.5 California Residential Code, based on the 2024 International Residential Code
- Part 3 California Electrical Code, based on the 2023 National Electrical Code
- Part 4 California Mechanical Code, based on the 2024 Uniform Mechanical Code
- Part 5 California Plumbing Code, based on the 2024 Uniform Plumbing Code
- Part 6 California Energy Code
- Part 7 California Wildland-Urban Interface Code, based on the 2024 International Wildland-Urban Interface Code
- Part 8 California Historical Building Code
- Part 9 California Fire Code, based on the 2024 International Fire Code
- Part 10 California Existing Building Code, based on the 2024 International Existing Building Code
- Part 11 California Green Building Standards Code, also known as CALGreen
- Part 12 California Referenced Standards Code





The 2025 edition of Title 24

Each loose-leaf binder contains one part with the following exceptions: Part 2 (California Building Code) has two binders for Volume 1 and Volume 2; and Part 8 (California Historical Building Code), Part 10 (California Existing Building Code) and Part 12 (California Referenced Standards Code) are combined in one binder.

## Code Names Can Be Confusing

In this guide, there are three code names that may create confusion if not understood correctly:

**California Building Standards Law:** The body of state law within HSC, Division 13, Part 2.5, commencing with Section 18901. The provisions of Part 2.5 govern the work of CBSC and specify that the codes adopted by CBSC have statewide application. These provisions are state laws enacted through the legislative process involving the state legislature and governor.

**California Building Standards Code:** This name refers to all parts of Title 24 of the California Code of Regulations (HSC Section 18902). Title 24 contains building standards that are state regulations developed or adopted by various state agencies in the executive branch of state government. State laws require various state agencies to develop building standards for specific types of buildings, building equipment and features, and building occupancies.

**California Building Code:** This name refers only to Part 2, Volumes 1 and 2 of the California Building Standards Code, Title 24 of the California Code of Regulations. It should not be confused with the California Building Standards Code, which is the name given to the entire body of building standards in Title 24.

## Model-based Title 24 Codes

As previously stated in [How Title 24 is Organized](#), several parts of Title 24 are based on model codes. The term “model code” means a code that has been developed by a non-governmental code development organization and that is available through a license agreement with the publishing entity for adoption by a political jurisdiction, such as the state of California. Within California Building Standards Law, HSC Section 18916 reads as follows:

*“Model code” means any building code drafted by private organizations or otherwise, and shall include, but not be limited to, the latest edition of the following:*

- (a) The International Building Code of the International Code Council (ICC).*
- (b) The Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials.*
- (c) The Uniform Mechanical Code of the International Association of Plumbing and Mechanical Officials.*
- (d) The National Electrical Code of the National Fire Protection Association.*
- (e) The International Fire Code of the ICC.*
- (f) The International Existing Building Code of the ICC.*
- (g) The International Residential Code of the ICC.*

Learn more about adopted model codes in [How Title 24 Is Organized](#).

When a new model code edition becomes available, CBSC and the specified state agencies must review it to determine if there are new provisions that may conflict with existing California laws and regulations.

In some cases, specific chapters of the model codes are deliberately excluded from adoption by the state of California, such as Chapter 13 in Part 10. Some of these chapters may still be available for adoption by local ordinances. See [About Matrix Adoption Tables](#) below.

In other cases, some chapters of a model-based code are developed by California or adopted from a different model code. The California Building Code (Part 2 of Title 24) is based predominantly on the International Building Code. However, Chapters 11A, 11B and 31B through 31F are examples of California amendments in their entirety. Chapters 31B through 31F are developed by various state agencies to implement state laws regarding public pools, radiation safety, commissaries serving mobile food preparation units and Marine Oil Terminals. Chapter 11A is developed by the Department of Housing and Community Development (HCD) for accessibility for persons with disabilities in multifamily dwellings, and Chapter 11B is developed by the Division of the State Architect (DSA) to implement state law regarding accessibility in public buildings, public accommodations, commercial buildings and public housing. The “model code”

used by DSA for the provisions in Chapter 11B is the 2010 Americans with Disabilities Act Standards for Accessible Design as adopted by the U.S. Department of Justice. DSA additionally revises the model code language with California amendments.

## Why Model Codes Are Amended by the State

The parts of Title 24 that are based on a model code also contain California amendments developed by CBSC and other state agencies that are necessary to:

- Eliminate conflict with state laws
- Include requirements of state laws
- Eliminate conflicts with California regulations

Proposed California amendments are made available for public review during the triennial and intervening code adoption cycles. Public comment periods and public meeting announcements are emailed to registered interested parties and made available on [CBSC's website](#).

## Model Codes Alone Are Not Enough

As previously mentioned, model codes—such as the International Building Code or Uniform Plumbing Code—are published by national non-governmental code developers and do not include California's amendments. Because not all model code provisions are adopted in California due to conflicts with state laws or existing regulations, code users must reference the current edition of Title 24 to apply appropriate California amendments and model code provisions that are adopted by the state.

For example, the energy conservation, mechanical, fuel gas, plumbing and electrical provisions of the International Residential Code (IRC)—used as the basis for the California Residential Code (Part 2.5 of Title 24)—are not printed in Part 2.5 and are not adopted for use in California. Other provisions of the IRC are adopted for applications listed in scoping sections in Chapter 1, Division I and Division II of the California Residential Code. To properly apply the above-mentioned provisions not printed in the California Residential Code, the code user must refer to other parts of Title 24 such as the California Mechanical Code, California Plumbing Code, California Electrical Code and California Energy Code.

## How Amendments Are Shown

California amendments to model code language are illustrated within Title 24 by the use of *italics*. At the beginning of each part of Title 24 based on a model code there is an explanation of how to distinguish between model code language and California amendments. See page vi in the 2025 California Building Code and the examples shown in [How to Use Title 24](#) later in this guide.

## Amendments Versus California Standards

Parts 2, 2.5, 3, 4, 5, 7, 9 and 10 of Title 24 are based on model codes. California amendments to the model codes are identified by *italics* within the code text or comprising the entire chapter, such as Chapter 11A, which contains accessibility standards developed by HCD for residential occupancies. Parts 1, 6, 8, 11 and 12 are not based on model codes. The contents of these parts are developed by state agencies and are California standards. Therefore, in Parts 1, 6, 8, 11 and 12, standard non-italic text is used throughout.

## Matrix Adoption Tables

The Matrix Adoption Tables (MAT) within Title 24 identify adopted model code text, and California amendments and standards. MATs are provided in Parts 2, 2.5, 3, 4, 5, 7, 9, 10 and 11 at the beginning of each chapter, article or division to identify the model code and California amendments or building standard adoptions by each state agency. MATs are non-regulatory and are provided as a courtesy to the code user to help ensure proper application of the regulations.

Occasionally, the MAT at the beginning of a model code chapter is left blank without any “X’s” identifying an adoption by any state agency, or there is no MAT at all. If there is no note stating, “Not adopted by the State of California,” these chapters are still applicable in California for all non-state-regulated buildings, structures and applications and the lack of an “X” means that the scope of the chapter is not within the authority of any proposing or adopting state agency.

Some code appendices also have an empty MAT because they contain regulations that are not applicable unless adopted by a state agency or local jurisdiction. Be sure to check the statement under the appendix title or MAT, and the application or scope section—if available—to know whether it is mandatory or not, and its applicability.

Many California amendments and standards are only adopted by specific state agencies and thus only apply to specific types of buildings, occupancies, building features or equipment, so not all code provisions are applicable to all projects. Each MAT lists all the adopted and amended sections and identifies which state agencies have made the adoption(s).

There are also MATs for regulations in Title 24 that are California amendments or standards in their entirety, such as Chapters 11A and 11B in Part 2, and all chapters in CALGreen. These MATs show the adoptions applicable to various building types under the authority of different state agencies. See below for more about chapters with letters after the numbers.



In the 2010 and later editions of Title 24, MATs are located at the beginning of each chapter, article or division within a chapter. In editions prior to 2010, the MATs were grouped together near the beginning of each part. The use and application of MATs is covered, with illustrations, in the [How to Use Title 24 section](#) of this guide.

## Chapters with Letters After the Numbers

Several chapters in the CBC (Part 2) and CEBC (Part 10) have letters following the chapter numbers. These are specially designated chapters that address California amendments, agency requirements, and regulations for specific occupancies under different state agencies' authority. Some of these chapters are based on model code language with California amendments, while other chapters are California-authored amendments in their entirety. The chapters based on model code language are printed in upright type style with California amendments in italics, and California-authored chapters are printed in all italic text.

The regulations within these chapters are to be applied according to each agency's authority and each chapter has a MAT intended to show the code user which state agencies have adopted and/or amended given sections of the chapter. Also at the beginning of each chapter, there is usually a section outlining the purpose, use and/or limitations of the provisions contained within the chapter. This section may be titled "Application," "Scope," "Applicability" or "Purpose." **It is strongly recommended that code users read these sections as the requirements within these specially designated chapters are to be applied exclusively to structures under specific conditions and only within the authority of the specific California agency identified.**

For example, the California Building Code (CBC) Chapter 19A is based on the International Building Code (IBC) Chapter 19 and adopted and amended by two California state agencies—the Division of the State Architect (DSA) and the Office of Statewide Hospital Planning and Development (OSHDP)—to be used for DSA-SS and OSHPD 1 and 4 occupancies only. See the Chapter 19A MAT below.

### CALIFORNIA BUILDING CODE – MATRIX ADOPTION TABLE CHAPTER 19A – CONCRETE

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.  
See Chapter 1 for state agency authority and building applications.)

Adopting agency	BSC	BSC- CG	SFM	HCD			DSA			OSHDP					BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
				1	2	1/AC	AC	SS	SS/CC	1	1R	2	3	4	5							
Adopt entire chapter								X		X				X								
Adopt entire chapter as amended (amended sections listed below)																						
Adopt only those sections that are listed below																						
Chapter / Section																						

Alternatively, Chapter 19 in the CBC is also based on Chapter 19 of the IBC, but its requirements are applicable to all occupancies and applications throughout the state that are not regulated by a state agency. Additionally, CBC Chapter 19 contains *different* California amendments adopted by many state agencies and applicable to their specific occupancies. The same concept applies to several other chapters with letters in the CBC and CEBC. As an example, all the code requirements in CEBC Chapter 3A apply only to building applications classified as an OSHPD 1 facility.

CBC Chapter 11A, on the other hand, is a California-authored amendment in its entirety. The housing accessibility requirements in Chapter 11A were developed by California state agencies and apply to all building applications under the Department of Housing and Community Development's (HCD 1-AC) authority. See CBC Sections 1.8.2.1.2 Housing accessibility and 1101A Application.

It is necessary for code users to understand each state agency's authority relative to the different building applications, and their adoption of these specially designated chapters. Sections 1.2 through 1.14 in Chapter 1, Division 1, of the CBC and CEBC explain the state agency acronyms used in the code and in the MATs, as well as the application of state agency adoptions to building occupancies or building features, and the respective enforcement agency as designated by state law.

## Other CCR Regulations

There are other titles within the CCR with subjects that relate to buildings:

- Title 8, Division 1, Chapter 4, Subchapter 6 for elevator construction requirements by the Department of Industrial Relations, Division of Occupational Safety and Health
- Title 14 with adoptions by the California Board of Forestry and Fire Protection
- Title 17 with adoptions by the State Water Resources Control Board
- Title 19 with adoptions by the Office of the State Fire Marshal
- Title 20 with adoptions by the California Energy Commission
- Title 21 with adoptions by the Division of the State Architect
- Title 22 with adoptions by the State Water Resources Control Board
- Title 23 with adoptions by the Department of Water Resources
- Title 25 with adoptions by the Department of Housing and Community Development for dwellings and permanent buildings in mobile home and special occupancy parks. See Title 25, Division 1, Chapter 1, Subchapter 1 and Chapters 2 and 2.2.

These titles are available online at the California [Office of Administrative Law](https://oal.ca.gov) website at [oal.ca.gov](https://oal.ca.gov). This website also provides helpful information about the CCR.

## The State Agencies

The state agencies involved in the development and adoption of building standards for publication in Title 24 are identified as *adopting* or *proposing* agencies in the California Building Standards Law in HSC, Division 13, Part 2.5.

A state **proposing** agency has authority to develop and propose building standards to CBSC. CBSC conducts the public comment periods and adopts the proposed building standards during public meetings. The state proposing agencies are:

- California Building Standards Commission (BSC when proposing regulations for Title 24)
- Department of Housing and Community Development (HCD)
- Division of the State Architect (DSA)
- Office of the State Fire Marshal (SFM)
- Department of Health Care Access and Information's building standards development unit called the Office of Statewide Hospital Planning and Development (OSHDP). OSHPD is the acronym used in Title 24 and the remainder of this Guide (see HSC Section 127002)
- California Department of Public Health (CDPH)

A state **adopting** agency has authority to develop building standards, conduct its own public reviews and hearings, and to then adopt its proposed building standards. Its adoptions must be submitted to CBSC for approval and publication in Title 24. CBSC's authority to approve adoptions by state adopting agencies is limited to verifying that the adoption process was carried out in compliance with the requirements of state law. The state adopting agencies are:

- California Energy Commission (CEC)
- State Historical Building Safety Board (SHBSB)
- Department of Consumer Affairs (DCA), and various boards and bureaus therein
- Board of State and Community Corrections (BSCC)
- Department of Food and Agriculture (DFA)
- State Library (SL)
- State Lands Commission (SLC)
- Department of Water Resources (DWR)

This guide will generally disregard the technical differences between the state adopting and proposing agencies and will mostly refer only to state agencies. A complete list of state agencies and their respective code adoption authorities is provided in the section of this guide titled [How to Use Title 24](#).



## City and County Adoption of Title 24

CBSC has developed a guide for local government and fire protection districts relating to adoption of Title 24 and amendments thereto, also referred to as local ordinances. The [Guide for Local Amendments of Building Standards](#) is available on CBSC's website. This guide provides information developed specifically for local government about the Title 24 adoption process and contains references to applicable provisions of the HSC.

CBSC's [Education and Outreach webpage](#) hosts a link to a *Local Code Amendments* presentation video about local adoptions and amendments, and more information about local adoptions is provided later in this guide. If further assistance is needed, contact us at [ordinances@dgs.ca.gov](mailto:ordinances@dgs.ca.gov).

## How to Use Title 24

It is important to have read and understood the introduction above before proceeding. Some information will be repeated in this chapter for clarity.

To use Title 24 correctly, the reader must understand the following:

- The format of Title 24
- The use of state agency acronyms and abbreviations
- Code adoption responsibilities and authorities of each state agency
- The purpose and design of Matrix Adoption Tables (MATs)

These topics—and more—will be covered in this section.



## Title 24 Format

This year, ICC—the publisher of all parts of Title 24 except Parts 3, 4 and 5—has changed the layout of the code to one column to improve readability and accessibility. For the 2025 edition of Title 24, Parts 3, 4 and 5 (as published by NFPA and IAPMO) will keep the two-column layout.

Parts 2, 2.5, 3, 4, 5, 7, 9 and 10 of Title 24 are based on the model codes detailed previously. These parts contain adopted model code language and California amendments authored by several state agencies such as the Building Standards Commission (BSC), the Department of Housing and Community Development (HCD), the Division of the State Architect (DSA), the State Fire Marshal (SFM), the Office of Statewide Hospital Planning and Development (OSHPD) and others.

In the parts of Title 24 that are based on a model code, the model code language is shown in upright text and California amendments are shown in *italic* text. Below is a portion of Section 1003 from the 2025 California Building Code with multiple California amendments by HCD, DSA, OSHPD and SFM. The acronyms identifying state agencies within the code text will be explained later in the guide.

### SECTION 1003—GENERAL MEANS OF EGRESS

**1003.1 Applicability.** The general requirements specified in Sections 1003 through 1015 shall apply to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge detailed elsewhere in this chapter.

***[DSA-AC & HCD 1-AC]*** *In addition to the requirement of this chapter, means of egress, which provide access to, or egress from, buildings or facilities where accessibility is required for applications listed in Section 1.8.2.1.2 regulated by the Department of Housing and Community Development, or Section 1.9.1 regulated by the Division of the State Architect—Access Compliance, shall also comply with Chapter 11A or Chapter 11B, as applicable.*

***Exception: [SFM]*** *Exiting requirements for Fixed Guideway Transit Systems shall be as per Section 443.*

**1003.1.1 Means of egress for hospitals. [OSHPD 1]** *In addition to the requirements of this chapter, means of egress for hospitals shall comply with Part 10 California Existing Building Code Section 311A.*

**1003.1.2 Means of egress for hospital buildings removed from acute care service, skilled nursing facilities, intermediate care facilities and acute psychiatric hospitals. [OSHPD 1R, 2 & 5]** *In addition to the requirements of this chapter, means of egress for hospital buildings removed from acute care service, skilled nursing facilities, intermediate care facilities and acute psychiatric hospitals shall comply with OSHPD amendments to Part 10 California Existing Building Code Section 311.*

Users of this section of the code will note:

- Subsection 1003.1 is an example of model code text in upright type style.
- Subsection 1003.1 also contains a California amendment co-adopted by DSA and HCD, and an exception by SFM, as identified by the *italic* type style. This language can only be found in the California Building Code and not in the model code.
- Additional amendments in subsections 1003.1.1 and 1003.1.2 are authored by OSHPD as shown by the use of *italics* and the acronyms OSHPD 1 and OSHPD 1R, 2 and 5.

Exceptions and clarifications:

- There are a few exceptions to the use of *italic* text. Some model codes also use *italics* for special notes, identifiers and formulas. The way to be certain that *italicized* code text is actually a California amendment will be explained in the section about [Matrix Adoption Tables](#).
- Parts 1, 6, 8, 11 and 12 are California standards developed entirely by state agencies. These parts are not based on model codes. The text of these parts is an upright type style and not *italics* because there is no model code language and no need to distinguish between model code and California amendments.

## State Agency Acronyms

Below, references will be made to the 2025 California Building Code (CBC), Title 24, Part 2, Volumes 1 and 2, which is based on the 2024 International Building Code. However, the principles and processes explained here apply to all parts of Title 24 based on a model code.

Compared to other parts of Title 24, the CBC contains a large quantity of adoptions and state agency amendments. This occurs due to the various authorities and responsibilities granted to the state agencies by state laws that are within the scope of the building code. Therefore, a building design may be subject to the adoptions and amendments in the CBC that are promulgated by several state agencies.

As an example, the design and construction of a hotel will be subject to CBC provisions adopted by HCD for structural design and construction, DSA for accessibility, and SFM for fire and panic safety. Therefore, anyone applying the CBC to hotel construction must be able to identify relevant adoptions and amendments made by HCD, DSA and SFM.

State agency acronyms are used in two locations in the CBC. First, acronyms are used for the headers in Matrix Adoption Tables. Additionally, they are used throughout the text of Title 24 as a means of identifying California amendments that apply to buildings or features of buildings subject to that state agency's regulatory authority. Some agencies use more than one acronym to distinguish adoptions for different applications. HCD uses three acronyms: HCD 1, HCD 2 and HCD 1-AC; DSA uses three acronyms: DSA-SS, DSA-SS/CC and DSA-AC; and OSHPD uses several acronyms: OSHPD 1, 1R, 2, 3, 4, 5 and 6. Each of these acronyms has a different meaning and purpose in the code. A list of state agency acronyms is provided on page "vi" of the 2025 CBC and later in this section.

In Chapter 1 of the 2025 CBC, Sections 1.2 through 1.14 provide the following information about each of the state agencies:

- The application of each state agency's adoptions.
- The enforcement agency as designated in state law, which may be a state agency or the local building or fire official.
- The state agency's authority in state law to adopt building standards, and the specific state law that is being implemented by the adoption.
- The state agency acronyms (HCD 1, SFM, DSA-AC, etc.)

**Exception:** Section 1.12 and 1.14 do not identify the state agencies' acronyms, which are SL for State Library and SLC for the State Lands Commission.

There are sections in the other parts of Title 24 similar to CBC Sections 1.2 through 1.14 that illustrate each state agency's scope of application within the part.



Below is a snapshot of Section 1.8.2, including Subsections 1.8.2.1 and 1.8.2.1.1, taken from Chapter 1 in the 2025 CBC. This section is developed by HCD to explain the application of its adoptions in the CBC.

## **SECTION 1.8.2—AUTHORITY AND ABBREVIATIONS**

**1.8.2.1 General.** *The Department of Housing and Community Development is authorized by law to promulgate and adopt building standards and regulations for several types of building applications. The applications under the authority of the Department of Housing and Community Development are listed in Sections 1.8.2.1.1 through 1.8.2.1.3.*

*Note: See the California Residential Code for detached one- and two-family dwellings and townhouses.*

### **1.8.2.1.1 Housing construction.**

**Application**—*Hotels, motels, lodging houses, apartments, dwellings, dormitories, condominiums, shelters for homeless persons, congregate residences, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations with or without common toilet or cooking facilities including accessory buildings, facilities and uses thereto. Sections of this code which pertain to applications listed in this section are identified using the abbreviation “HCD 1.”*

**Enforcing agency**—*Local building department or the Department of Housing and Community Development.*

**Authority cited**—*Health and Safety Code Sections 17040, 17920.9, 17921, 17921.5, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17922.14, 17922.15, 17926, 17927, 17928, 17958.12, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.*

**Reference**—*Business and Professions Code Division 5; Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, 18938.6, 18941, 19890, 19891, 19892 and 19960 through 19997; Civil Code Sections 832, 1101.4, 1101.5, 1954.201, 1954.202 and 5551; and Government Code Sections 8698.4, 12955.1 and 12955.1.1. California Code of Regulations, Title 20, Sections 1605.1, 1605.3 and 1607.*

Users of this code should note:

- Section 1.8.2.1 provides a general explanation of the authority granted to HCD in statute to develop and adopt building standards for specific housing occupancies.
- Subsection 1.8.2.1.1 explains that the adoptions in the code identified by the acronym HCD 1 apply to the types of housing structures listed. Accordingly, wherever HCD 1 is found in the CBC, it means the provision is adopted by HCD and is applicable to hotels, motels, lodging houses, apartments and dwellings as listed in CBC Section 1.8.2.1.1.



- The “Enforcing agency” responsible for enforcing the HCD 1 adoptions is identified as being the local building department, or HCD. In the absence of local enforcement, or where the enforcement authority is removed pursuant to HSC Section 17952, HCD assumes this responsibility.
- The sections of state law requiring HCD to adopt building standards are identified under “Authority cited.” The sections of law being implemented by the HCD adoptions are identified under “Reference.”

The following table provides the acronyms for each state agency and, except as noted, references to sections of Chapter 1, Division 1 of the 2025 CBC. There are similar provisions within Parts 2.5, 3, 4, 5, 7, 9, 10 and 11 of Title 24 as appropriate for each part.

Agency Acronym and Name	General Application
<b>BSC</b> , Building Standards Commission	State buildings including buildings constructed by the Trustees of the California State University and the Regents of the University of California where no state agency has the authority to adopt building standards applicable to such buildings. CBC Section 1.2.
<b>BSC-CG</b> , Building Standards Commission, CALGreen	Green building standards for non-residential buildings. CBC Section 1.2.2 and Part 11, Section 103.
<b>SFM</b> , Office of the State Fire Marshal	Hotels, apartments, dwellings, assembly high-rise buildings and more buildings, structures and applications specified in CBC Section 1.11.
<b>HCD 1</b> , Department of Housing and Community Development	Hotels, apartments, dwellings and more specified in CBC Section 1.8.2.1.1. See Section 104 of Part 11, Title 24 for green standards for residential occupancies.
<b>HCD 2</b> , Department of Housing and Community Development	Permanent buildings within mobilehome parks and special occupancy parks. CBC Section 1.8.2.1.3.
<b>HCD 1-AC</b> , Department of Housing and Community Development - Access Compliance	Accessibility for covered multifamily dwellings. CBC Section 1.8.2.1.2.
<b>DSA-SS</b> , Division of the State Architect - Structural Safety	Public schools, community colleges and state-owned or state-leased essential services buildings. CBC Section 1.9.2.
<b>DSA-AC</b> , Division of the State Architect - Access Compliance	Accessibility in public accommodations and public housing. CBC Section 1.9.1 through 1.9.1.8.
<b>DSA-SS/CC</b> , Division of the State Architect - Structural Safety/Community Colleges	Alternate building standards for Community College buildings. CBC Section 1.9.2.2.

Agency Acronym and Name	General Application
<b>OSHPD 1</b> , Office of Statewide Hospital Planning and Development	Acute care hospital buildings. CBC Section 1.10.1.
<b>OSHPD 1R</b> , Office of Statewide Hospital Planning and Development	Non-conforming hospital buildings removed from acute care service. CBC Section 1.10.1.
<b>OSHPD 2</b> , Office of Statewide Hospital Planning and Development	Skilled nursing facilities and intermediate care facility buildings. CBC Section 1.10.2.
<b>OSHPD 3</b> , Office of Statewide Hospital Planning and Development	Licensed clinics and hospital outpatient clinics. CBC Section 1.10.3.
<b>OSHPD 4</b> , Office of Statewide Hospital Planning and Development	Correctional treatment centers. CBC Section 1.10.4.
<b>OSHPD 5</b> , Office of Statewide Hospital Planning and Development	Acute psychiatric hospital buildings. CBC Section 1.10.5.
<b>OSHPD 6</b> , Office of Statewide Hospital Planning and Development	Chemical dependency recovery hospitals CBC Section 1.10.6.
<b>BSCC</b> , Board of State & Community Corrections	Local detention facilities. CBC Section 1.3.
<b>DPH</b> , Department of Public Health	Organized camps, animal laboratories, public swimming pools and more. CBC Section 1.7.
<b>AGR</b> , Department of Food and Agriculture	Dairies and places of meat and poultry inspection. CBC Section 1.6.
<b>CEC</b> , California Energy Commission	Energy standards for almost all buildings. Title 24, Part 6, the California Energy Code.
<b>CA</b> , Department of Consumer Affairs: Acupuncture Board Board of Barbering and Cosmetology Board of Pharmacy Structural Pest Control Board Veterinary Medical Board	Acupuncture offices, barber and cosmetology shops, pharmacies, structural pest control locations and veterinary facilities. CBC Section 1.4.
<b>SL</b> , State Library	Public library construction and renovation. CBC Section 1.12.
<b>SLC</b> , State Lands Commission	Marine oil terminals. CBC Sections 1.14 and 3101F.
<b>DWR</b> , Department of Water Resources	Recycled water systems for water closets and other allowed uses. Title 24, Part 5, the California Plumbing Code, Section 1.13.

The regulations in Title 24 that are to be enforced by local enforcement agencies (generally the building department and/or fire official) include many adoptions by state agencies identified in Sections 1.2 through 1.14 of the CBC. Some state agencies with adoptions to be enforced by local government are:

- BSC-CG for green building standards in the California Green Building Standards Code (CALGreen, Part 11 of Title 24) for nonresidential buildings.
- HCD 1 for residential occupancies.
- HCD 2 for permanent buildings in mobilehome parks and special occupancy parks where a local enforcement agency has assumed enforcement of the Mobilehome Parks Act in HSC, Division 13, Part 2.1, and Special Occupancy Parks Act in HSC, Division 13, Part 2.3, and implementing regulations in California Code of Regulations Title 25.
- HCD 1-AC for accessibility in privately funded multifamily dwellings as defined in the CBC.
- DSA-AC for accessibility in public buildings funded by local public funds other than state funds, public accommodations, commercial facilities and public housing.
- OSHPD 3 for licensed clinics.
- SFM for hotels, motels, lodging houses, apartments and dwellings, assembly buildings and others.

Additional enforcement information is provided in the [Enforcement section](#) of this guide.



Below is Section 1003 from the 2025 CBC, showing examples of how the state agency acronyms are used in code text.

### **SECTION 1003—GENERAL MEANS OF EGRESS**

**1003.1 Applicability.** The general requirements specified in Sections 1003 through 1015 shall apply to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge detailed elsewhere in this chapter.

***[DSA-AC & HCD 1-AC]*** *In addition to the requirement of this chapter, means of egress, which provide access to, or egress from, buildings or facilities where accessibility is required for applications listed in Section 1.8.2.1.2 regulated by the Department of Housing and Community Development, or Section 1.9.1 regulated by the Division of the State Architect—Access Compliance, shall also comply with Chapter 11A or Chapter 11B, as applicable.*

***Exception: [SFM]*** *Exiting requirements for Fixed Guideway Transit Systems shall be as per Section 443.*

**1003.1.1 Means of egress for hospitals. [OSHPD 1]** *In addition to the requirements of this chapter, means of egress for hospitals shall comply with Part 10 California Existing Building Code Section 311A.*

**1003.1.2 Means of egress for hospital buildings removed from acute care service, skilled nursing facilities, intermediate care facilities and acute psychiatric hospitals. [OSHPD 1R, 2 & 5]** *In addition to the requirements of this chapter, means of egress for hospital buildings removed from acute care service, skilled nursing facilities, intermediate care facilities and acute psychiatric hospitals shall comply with OSHPD amendments to Part 10 California Existing Building Code Section 311.*

Users of this code will see:

- Subsection 1003.1 contains a California amendment that is co-adopted by HCD-AC and DSA-AC, and an exception adopted by SFM, as identified by the use of *italics*.
- The provision in Subsection 1003.1.1 shown in *italics* is a California amendment adopted by OSHPD 1 only. It points to CEBC Section 311A that details additional requirements for hospital.
- The provision in Subsection 1003.1.2 shown in *italics* is a California amendment adopted by OSHPD 1R, 2 and 5 that points to additional requirements in CEBC Section 311.

In summary, when a state agency acronym appears within the text of Title 24, it identifies the state agency that has adopted that California amendment. The reader must then determine if the adoption is applicable to the project's building occupancy or building features. That is done by understanding the authority and responsibility of each state agency.



Sometimes, it's obvious which state agency has made the California amendment or the application of the amendment is obvious without determining ownership of the language, so a banner may not be included. Below is an example from the CBC.

**1005.7.1 Doors.** Doors, when fully opened, shall not reduce the required width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half.

**Exceptions:**

1. *In other than Group I-2 occupancies*, surface mounted latch release hardware shall be exempt from inclusion in the 7-inch maximum (178 mm) encroachment where both of the following conditions exist:
  - 1.1. The hardware is mounted to the side of the door facing away from the adjacent wall where the door is in the open position.
  - 1.2. The hardware is mounted not less than 34 inches (865 mm) nor more than 48 inches (1219 mm) above the finished floor.
2. The restrictions on door swing shall not apply to doors within individual dwelling units and sleeping units of Group R-2 occupancies and dwelling units of Group R-3 occupancies.

Section 1005.7.1 is a model code section that includes a California amendment as evidenced by the *italic* type style. In this case, the purpose of this amendment is to make the exception applicable to all occupancies except for I-2 occupancies. It is not necessary to know that SFM made the amendment to apply it correctly.

## Matrix Adoption Tables

Matrix Adoption Tables (MATs) play an important role in the proper use of Parts 2, 2.5, 3, 4, 5, 7, 9, 10 and 11 of Title 24. Adoptions of model code language and California amendments by the state agencies are identified in MATs located at the beginning of each chapter, article or division of the code. While MATs are helpful in determining the scope of Title 24, it is important to note that they are non-regulatory (i.e., MATs are not promulgated via the rulemaking process, approved by the commission and filed with the Secretary of State). If an error is identified in a MAT, the scope of that provision may be verified by reviewing the code language or the rulemaking record.

Occasionally a blank MAT is provided at the beginning of a model code chapter. If a MAT shows no "Xs" for adoptions, then the chapter is not adopted nor applicable to buildings or building features subject to adoptions by state agencies.

For building occupancies or building features not subject to a state agency authority, the published model code provisions apply. For example, no state agency has authority to regulate the structural system of a Group B, M, or S occupancy (unless part of state-regulated building occupancies such as multi-family dwellings, schools or hospitals), thus the published model code provisions apply without any California amendments.

CALGreen is not based on a model code. MATs are provided to illustrate adoptions by various state agencies for their scope of application.

There are also MATs for chapters that are California amendments in their entirety such as Chapters 11A and 11B in the CBC.

There are no MATs in Parts 1, 6, 8 or 12 of Title 24. These parts are not based on a model code. The state agencies that author these parts provide information to clarify the scope and application of the regulations and how they apply to specific building types, features or equipment.

Below is a portion of the Matrix Adoption Table for Chapter 3 of the 2025 CBC.

**CALIFORNIA BUILDING CODE – MATRIX ADOPTION TABLE**  
**CHAPTER 3 – OCCUPANCY CLASSIFICATION AND USE**

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.  
 See Chapter 1 for state agency authority and building applications.)

Adopting agency	BSC	BSC-CG	SFM	HCD			DSA			OSHDPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
				1	2	1/AC	AC	SS	SS/CC	1	1R	2	3	4	5	6							
Adopt entire chapter	X							X	X	X	X	X	X	X	X	X							
Adopt entire chapter as amended (amended sections listed below)			X	X	X																		
Adopt only those sections that are listed below																					X		
Chapter / Section																							
302.1			X	X	X																		
302.1.3																					X		
303.1			X																				
303.2			X																				
303.7			X																				

When reading a MAT, look for these features:

- The state adopting agencies are identified by their acronyms in the top row.
- The next three rows tell how the chapter is adopted by each state agency: the chapter is adopted in whole without amendment; the chapter is adopted with amendments that are identified in the table; or only selected sections of the chapter are adopted.
- Starting with the 6th row, code section and subsection numbers are listed in the left column.

- An “X” in a column identifies an adoption or amendment by the state agency identified at the top of the column. For example, SFM adopts the entire chapter but amends the sections and subsections of Chapter 3 marked by an “X”. The application of SFM adoptions is identified in Section 1.11, Chapter 1 of the 2025 CBC.

As shown above, rows two through four at the top of the MAT provide the key for how the chapter is adopted, and:

- An "X" in the "Adopt entire chapter" row indicates that the entire chapter is adopted without amendment by that state agency, and it may be enforced as applicable.
- An "X" for "Adopt entire chapter as amended (amended sections listed below)" indicates the entire chapter is adopted and those sections or subsections marked by the "X" will include California amendments adopted by that state agency.
- An “X” in the row “Adopt only those sections listed below” indicates that the code user should apply only those sections marked with an “X” and not apply the unmarked sections to the buildings, structures and applications within that state agency’s authority.
- If there is no “X” in any of the top three rows of the MAT, then that state agency did not adopt any provisions of the chapter.

Apply the adopted sections only to building occupancies or building features within the authority of the state agency or agencies making the adoption. However, as mentioned above, all model code provisions printed in Title 24 apply to all occupancies and applications not regulated by a state agency and do not need an “X” in the MAT to be applicable.

Further review of the MAT for CBC Chapter 3 (shown in part) indicates:

**CALIFORNIA BUILDING CODE – MATRIX ADOPTION TABLE  
CHAPTER 3 – OCCUPANCY CLASSIFICATION AND USE**

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.  
See Chapter 1 for state agency authority and building applications.)

Adopting agency	BSC	BSC- CG	SFM	HCD			DSA			OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
				1	2	1/AC	AC	SS	SS/CC	1	1R	2	3	4	5								
Adopt entire chapter	X							X	X	X	X	X	X	X	X	X							
Adopt entire chapter as amended (amended sections listed below)			X	X	X																		
Adopt only those sections that are listed below																				X			
Chapter / Section																							
302.1			X	X	X																		
302.1.3																				X			
303.1			X																				
303.2			X																				
303.7			X																				

- The first “X” under BSC in the “Adopt Entire Chapter” row indicates BSC adopts the entire chapter without amendment. The common misunderstanding is that BSC acronym in the MAT indicates statewide adoption of the building standards that are not within authority of other state agencies. CBC Section 1.2 advises that BSC adoptions apply to certain state buildings only, while CBC Section 1.1.3.1 states that standards in the Title 24 Parts 2, 2.5, 3, 4, 5, 6, 7, 9, 10 and 11 apply to all occupancies and applications not regulated by a state agency.
- SFM adopts the entire chapter but amends numerous sections to implement requirements of state law. Amended sections are identified by an “X”. All other sections of the chapter not marked by an “X” are adopted by SFM without amendment. See CBC Section 1.11 for the application of SFM adoptions.
- BSCC and DPH and other agencies do not adopt Chapter 3 because there is no “X” in any of the three rows of the table to indicate adoption of the chapter. Chapter 1 of the CBC shows that BSCC is the acronym for the Board of State and Community Corrections, and DPH is the acronym for the Department of Public Health.
- HCD 1 and HCD 2 adopt the entire chapter as amended, and amend subsection 302.1. CBC Section 1.8.2.1.1 advises that HCD 1 adoptions apply to several types of residential occupancies. CBC Section 1.8.2.1.3 explains that HCD 2 adoptions apply to permanent buildings in mobilehome parks and special occupancy parks.
- CA adopt Section 302.1.3 in Chapter 3 only. Chapter 1 of the CBC shows that CA is the acronym for the Department of Consumer Affairs and various boards which are part of this department (see CBC Section 1.4.1).

Information on how to read Matrix Adoption Tables is provided on pages vii and viii of the 2025 CBC. Similar information is provided near the front of Parts 2.5, 3, 4, 5, 7, 9, 10 and 11. Additionally, an informational video [About Matrix Adoption Tables in Title 24](#) is available on CBSC’s YouTube channel.

## Procedural Steps for Using Title 24

The following steps, when performed in the order shown, will ensure the proper application of Title 24 provisions. Much of this is a summary of information already provided, presented in the order it is applied.

1. **Identify Authority:** Identify the state agency or agencies having authority and jurisdiction for the project’s building occupancy, features or equipment. Learn each of the state agency acronyms by studying CBC Sections 1.2 through 1.14. Each part of Title 24 outlines the state agencies’ authorities and application of their adoptions in that part. The table beginning on page 17 of this guide provides a

listing of state agency acronyms, and the table beginning on page 43 provides a summary of the provisions of CBC Sections 1.2 through 1.14. Use these summaries to learn how to apply the code and not as a substitute for the code.

**2. Check the Matrix Adoption Tables and banners within the code language:**

Verify that the correct sections of model code and/or California amendments are being applied to a project based on the agency adoptions and amendments. Be sure to refer to the scope and application sections, along with MATs and banners within the code language to determine which state agency has adopted a California amendment. Then, determine if the state agency has authority for the project's building occupancy, features or equipment.

**3. Apply the code:**

- a. When a State Agency Has Authority:** Apply Title 24 Parts 2, 2.5, 3, 4, 5, 7, 9, 10 and 11 provisions (model code language and amendments) that are adopted by the state agencies having authority for the project's building occupancy, features or equipment. The Matrix Adoption Tables identify each adopted section or subsection of the code and the state agency, if any. Apply the provisions of Title 24 Parts 1, 6, 8, and 12 as explained in the preamble pages of each of these parts. These parts do not have Matrix Adoption Tables.
- b. When No State Agency Has Authority:** Apply the published model code provisions when there is no state agency with authority for the project's building occupancy, features or equipment. See [Adoptions for Specific Buildings](#) below for explanations and examples.

**4. Apply Local Amendments:** Apply local amendments to building standards (ordinance requirements) that have been lawfully adopted, filed with the appropriate state agency, and are effective on the date of application for a construction permit. See [Local Code Adoption](#) in this guide for information regarding local amendments.

An accomplished user of Title 24 will become familiar with the use of Matrix Adoption Tables, banners and the responsibilities and authority of various state agencies. With this knowledge, determinations of adoption and application of code provisions can be made quickly and accurately.





## Buying and Maintaining Title 24

All parts of Title 24 are available to read-only online via the [California Building Standards Commission website](#) or from the corresponding publisher's website. The publishers also make electronic versions and hard-copy, loose-leaf binders available for purchase. Use the publisher links below to explore viewing and purchase options:

### **International Code Council (ICC) for Parts 1, 2, 2.5, 4, 5, 6, 7, 8, 9, 10, 11 and 12.**

[ICC Online Store](#): [shop.iccsafe.org/state-and-local-codes/california.html](http://shop.iccsafe.org/state-and-local-codes/california.html).

[ICC Errata Central for Supplements & Errata](#): [iccsafe.org/errata-central](http://iccsafe.org/errata-central) (PDFs of errata and supplements for all Parts except 3, 4 and 5 can be downloaded).

### **National Fire Protection Association (NFPA) for Part 3.**

[NFPA Online Store](#): [nfpa.org/codes-and-standards](http://nfpa.org/codes-and-standards).

### **International Association of Plumbing and Mechanical Officials (IAPMO) for Parts 4 and 5.**

[IAPMO Online Store](#): [iapmostore.org/code-book-products/state-local-codes/](http://iapmostore.org/code-book-products/state-local-codes/)

[IAPMO Errata/State Codes](#): [iapmo.org/codes-standards-development/code-development/code-errata-addendums-formal-interpretations](http://iapmo.org/codes-standards-development/code-development/code-errata-addendums-formal-interpretations) (PDFs of errata and supplements for Parts 4 and 5 can be downloaded).

Title 24 is published as a new edition every three years as a result of a triennial code adoption cycle. During the three-year life of a current edition of Title 24, additions, amendments, repeals and corrections almost always occur. These updates are published in the form of supplements and errata. When purchasing Title 24, the buyer should also register with the publisher to automatically receive supplements and errata at no cost.

## Supplements

Supplements are the result of CBSC-approved additions, amendments, repeals and/or emergency building standards within an existing edition of Title 24. Supplements are printed on blue paper with the words "BLUE" and "SUPPLEMENT," and the effective date, at the bottom of each page. When the publisher issues supplements, instructions are provided identifying the locations of the new pages within the code book.

## Errata

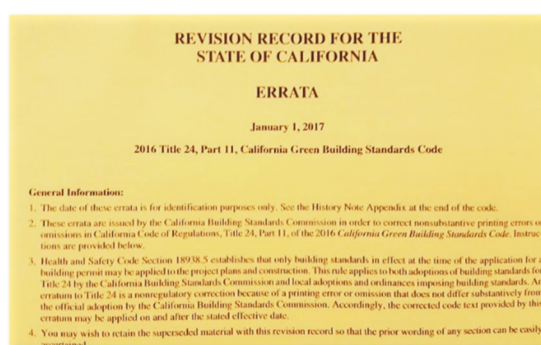
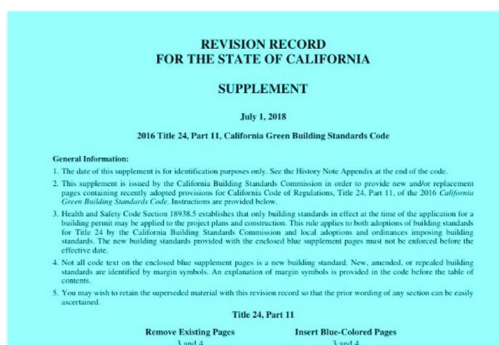
Errata are issued to correct non-substantive errors in an existing edition of Title 24. Errata are printed on buff paper with the words "BUFF" and "ERRATA," and the effective date, at the bottom of each page. When the publisher issues errata, instructions are provided identifying the locations of the new pages within the code book.

## How to Obtain Supplements and Errata

The first and recommended method is to register the purchase of Title 24 with the publisher. The publisher will mail issued supplements (blue) and errata (buff) as they are published or will notify buyers of electronic versions of their availability. Instructions for registration are included with purchased editions of Title 24.

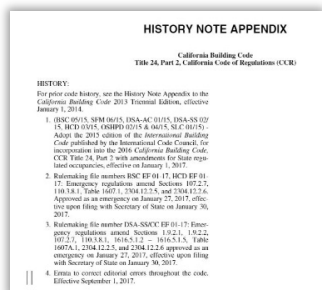
The second method is to access [CBSC's website](http://dgs.ca.gov/BSC), [dgs.ca.gov/BSC](http://dgs.ca.gov/BSC), click on the Codes tab, and then select the appropriate edition of Title 24. CBSC provides links to downloadable and printable errata and supplements. Use blue or buff paper in your printer to benefit from the color-coding. However, if colored paper is not available, the word "BLUE" or "BUFF," and the effective date, will be printed at the bottom of each supplement and errata page. Note that the original code text cannot be downloaded and printed due to copyright protections.

Code users may also contact the publishers using the information provided at the beginning of this section.



## History and Effective Date

A History Note Appendix is included with all publications of the code and its supplements and errata, and provides the sequential history of adoption, amendments, supplements and errata for the affected part of Title 24. The History Note Appendix should be kept in the code book because it documents the state agencies involved in amending the building standards, brief descriptions of changes, as well as the effective dates.



## Maintaining Title 24

CBSC recommends either of the following methods for maintaining Title 24 loose-leaf binders.

### Method A – Remove and Insert

1. Read the “General Information” on the cover sheet provided with each issued supplement or errata.
2. Remove superseded pages as indicated and replace with the new pages.
3. Place the cover sheet on top of the removed pages. Staple or clip these pages together as a set.
4. Place the set in the back of the code binder with the most recent on top. Over the three-year life of the edition of Title 24, more than one set of supplements and errata may be issued.
5. Also place the History Note Appendix in the back of the code binder on top of the sets of superseded pages, with the most recent on top.

### Method B – Retain and Insert

1. Read the “General Information” on the cover sheet provided with each issued supplement or errata.
2. Insert the new pages and, instead of removing the superseded pages, fold them in half, maintaining the old pages adjacent to the new pages. This includes updating the History Note Appendix.
3. Place the cover sheet of issued supplements or errata into the front pocket of the binder for reference.

This method allows for easy access to current code requirements if a supplement is not yet effective, and for verification of previous code requirements. Keep in mind that an issued supplement may not yet be effective, so retaining the superseded page(s) is essential for accurate application of the code.

Need help? Contact us at [cbssc@dgs.ca.gov](mailto:cbssc@dgs.ca.gov) or (916) 263-0916.

## Adoptions for Specific Buildings

Applying the California Building Standards Code, Title 24, California Code of Regulations (Title 24) is easier when the code user understands the application of the adoptions and amendments by the various state agencies. This can be accomplished by studying Sections 1.2 through 1.14 in the 2025 California Building Code (CBC), Part 2 of Title 24, and the state laws referenced therein. This information is also summarized in the table that begins on page 43. Information regarding the authority of state agencies and the application of their adoptions and amendments is also available in the first chapter or article of the California Residential Code (Part 2.5), California Electrical Code (Part 3), California Mechanical Code (Part 4), California Plumbing Code (Part 5),

California Wildland-Urban Interface Code (Part 7), California Fire Code (Part 9), California Existing Building Code (Part 10) and California Green Building Standards Code (Part 11), as appropriate for those specific parts of Title 24.

This section covers some general code adoptions for common building occupancies, building types or building features, and the enforcement responsibility. Most building standards are enforced by the local building official and/or fire official, and a few are enforced by a state agency. The state laws referenced in this section may be accessed at the [California Legislative Information website](http://leginfo.ca.gov/faces/home.xhtml) at [leginfo.ca.gov/faces/home.xhtml](http://leginfo.ca.gov/faces/home.xhtml).

## **Abbreviations used in this section**

### **State Agencies**

BSC – Building Standards Commission

CEC – California Energy Commission

DGS – Department of General Services

DSA-AC – Division of the State Architect-Access Compliance

DSA-SS – Division of the State Architect-Structural Safety

DSA-SS/CC – Division of the State Architect-Structural Safety/Community Colleges

HCD – Department of Housing and Community Development

SFM – Office of the State Fire Marshal

OSHPD – Office of Statewide Hospital Planning and Development

### **Title 24**

CBC – California Building Code, Part 2

CALGreen – California Green Building Standards Code, Part 11

MAT – Matrix Adoption Table

### **State Law**

EDC – California Education Code

HSC – California Health and Safety Code

GOV – California Government Code

PRC – California Public Resources Code

## Group R (Residential) Occupancies

Hotels, motels, lodging houses, condominiums, apartments and other dwellings are subject to the adopted model code, and California amendments and standards promulgated by multiple state agencies. In general, HCD 1, HCD 1-AC, SFM, DSA-AC and CEC adoptions apply to these structures.

### **Structural, Mechanical, Electrical and Plumbing**

The State Housing Law within HSC, Division 13, Part 1.5, commencing with Section 17910, charges HCD with the responsibility for developing building standards for hotels, motels, apartments, condominiums, lodging houses and other dwellings (including one- and two-family dwellings). The scope of HCD's authority is limited to structural, mechanical, electrical, plumbing systems and related equipment, and green building standards. Such adoptions are shown by the acronym HCD 1 within the code and MATs. Read more about HCD adoptions in Section 1.8 of the 2025 CBC. Also see HSC Sections 17921(a) and 17922.

### **Fire and Panic Safety**

State Housing Law within HSC Section 17921(b) assigns the responsibility for developing fire and panic safety building standards for these structures to SFM. Such adoptions are shown by the acronym SFM within the code text and MATs. Read more about SFM adoptions in Section 1.11 of the 2025 CBC.

### **Accessibility**

HSC Division 13, Parts 5.3 and 5.5, including Sections 19952 through 19959.5, assigns the responsibility for the development of building standards for accessibility in places of public accommodation and commercial facilities to DSA. Such adoptions are shown in the code and MATs by the acronym DSA-AC. Hotels and motels are included in the definition of "Place of Public Accommodation" and are therefore subject to accessibility requirements adopted by DSA. DSA-AC adoptions also apply to public housing, regardless of the number of dwelling units. Read more about DSA-AC adoptions in section 1.9 of the 2025 CBC and GOV Section 12955.1.

GOV Section 12955.1 assigns the responsibility for the development of building standards for accessibility in covered multifamily dwellings, not considered public housing, to HCD. Lodging houses, some timeshares, apartment buildings with three or more dwelling units, condominiums with four or more dwelling units, dormitories, and other dwellings defined as covered multifamily dwellings are subject to accessibility adoptions by HCD. Such adoptions are shown in the code and MATs with the acronym HCD 1-AC. One- and two-family dwellings are not subject to accessibility requirements unless considered public housing. Read Sections 1.8.2.1.2, 1101A and 1102A of the 2025 CBC for more information on the application of HCD 1-AC adoptions.



## **Energy Conservation**

PRC, Division 15, commencing with Section 25000, assigns the responsibility for the development of building standards for energy efficiency and conservation to CEC. Hotels, motels, condominiums, apartments, lodging houses and dwellings are subject to adoptions by CEC for energy conservation. Such adoptions are shown by the acronym CEC in the code text and MATs in applicable parts of Title 24. Most CEC provisions are in the 2025 California Energy Code, Part 6 of Title 24, which has no MATs because it is entirely adopted by CEC. Read Section 100 of the 2025 California Energy Code for more information and applications of CEC adoptions.

## **Green Building Standards**

The 2025 edition of CALGreen includes mandatory and voluntary provisions applicable to residential buildings that are developed and adopted by HCD under the authority of the State Housing Law. HCD adoptions are identified in the code and MATs by the acronym HCD 1. Read Sections 101, 104 and 301 of CALGreen for detailed scope and application information.

## **Enforcement**

HSC Section 17960 (within State Housing Law), and Sections 13145 and 13146, assign enforcement responsibility to the local building and/or fire official. In the absence of local enforcement, or where the enforcement authority is removed pursuant to HSC Section 17952, HCD assumes this responsibility. See the [Enforcement section](#) of this guide for more information about enforcement responsibilities.

## **Group A (Assembly), B (Business), M (Mercantile) and Similar Occupancies**

The following information is limited to privately-owned buildings of A, B, M and similar occupancies that are not within the jurisdiction of the Office of Statewide Hospital Planning and Development (OSHDPD).

### **Structural, Mechanical, Electrical, and Plumbing**

No state agency has authority to adopt specific structural, mechanical, electrical or plumbing standards for these occupancies if they are non-governmentally funded. Apply the published Title 24 provisions applicable to the occupancy and structure type.

### **Fire and Panic Safety**

HSC, Division 12, Part 2, commencing with Section 13100, assigns the responsibility for the development of building standards for fire and panic safety to SFM. Such adoptions are shown by the acronym SFM within the code and MATs. Whereas other state agencies adopt regulations for a limited scope of buildings, SFM adopts standards for several building types, occupancies and features as specified in Section 1.11 of the 2025 CBC.

## **Accessibility**

Buildings of Group A, B and M occupancies usually fall within the scope of a public building, place of public accommodation, or commercial facility. HSC Sections 19952 through 19959, and GOV Section 4450, assign the responsibility for the development of building standards for accessibility in these occupancies to DSA. Read more about DSA-AC adoptions in Section 1.9 of the 2025 CBC.

## **Energy Conservation**

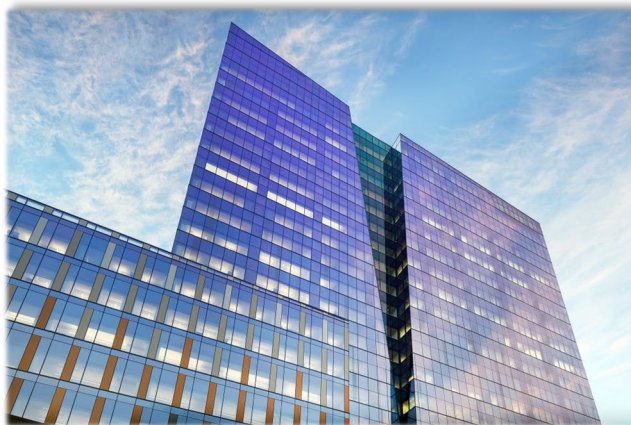
Buildings of Group A, B and M occupancies are subject to CEC's adoptions for energy efficiency and conservation. Such adoptions are shown by the acronym CEC in the code text and MATs in applicable parts of Title 24. Most CEC provisions are in the 2025 California Energy Code, Part 6 of Title 24, which has no MAT because it is entirely adopted by CEC. Read Section 100 of the California Energy Code for more information and applications of CEC adoptions.

## **Green Building Standards**

Buildings of Group A, B and M occupancies are subject to mandatory provisions in the 2025 edition of CALGreen. Mandatory green building standards for nonresidential buildings are adopted by BSC under the authority of Sections 18930.5 and 18940.5 of HSC Division 13, Part 2.5 (California Building Standards Law). The acronym BSC-CG is used in the code and MATs to identify the applicable standards. BSC also adopts voluntary green building standards in CALGreen. Read Sections 101, 102 and 103 in Chapter 1 of CALGreen for the scope and application of green building standards adopted by BSC.

## **Enforcement**

State law delegates enforcement responsibility to the local building and/or fire official. Reference HSC Sections 13145, 13146, 18938(b), and 18948 regarding code application, enforcement and related matters. See the [Enforcement section](#) of this guide and Section 1.11.2 of the 2025 CBC for more information about local enforcement responsibilities relating to these occupancies.



## Hospitals and Medical Care Facilities

In this section, the term "hospital and medical care facilities" refers to buildings identified in Section 1.10 of the 2025 CBC.

### **Structural, Mechanical, Electrical, and Plumbing**

HSC, Division 107, Part 7, Chapter 1 assigns the responsibility for the development of architectural, structural, mechanical, electrical and plumbing building standards for hospital and medical care facilities to OSHPD (HCAI). Such adoptions are shown in the code text and MATs by the acronyms OSHPD 1, OSHPD 1R, OSHPD 2, OSHPD 3, OSHPD 4, OSHPD 5 and OSHPD 6. Each of these acronyms relates to a specific type of medical building. Read Section 1.10 of the 2025 CBC for additional information about the application of OSHPD adoptions to the various medical buildings within its authority.

### **Fire and Panic Safety**

HSC, Division 12, Part 2, commencing with Section 13100, assigns the responsibility for the development of building standards for fire and panic safety to SFM. Such adoptions are shown by the acronym SFM within the code and MATs. Requirements are adopted for multiple types of buildings and occupancies as specified in Section 1.11 of the 2025 CBC.

### **Accessibility**

Hospitals and medical care facilities are categorized as places of public accommodation as defined in state law and in Chapter 2 of the 2025 CBC. HSC Sections 19952 through 19959 assign the responsibility for the development of building standards for accessibility in and about public accommodations to DSA. Government Code Sections 4450 through 4459 also require DSA to develop building standards for accessibility in and about public buildings. Such adoptions are identified in the code text and MATs by the acronym DSA-AC. Read more about DSA-AC adoptions in Section 1.9 of the 2025 CBC.

### **Energy Conservation**

Hospitals and medical care buildings of or including Groups A, B, E, F, H, I, M, R, S or U occupancies are subject to adoptions by CEC for energy conservation. The PRC, Division 15, commencing with Section 25000, assigns the responsibility for the development of building standards for energy efficiency and conservation to CEC. Such adoptions are shown by the acronym CEC in the code text and MATs in applicable parts of Title 24. Most CEC provisions are in the 2025 California Energy Code, Part 6 of Title 24, which has no MATs because it is entirely adopted by CEC. Read Section 100 of the California Energy Code for more information and applications of CEC adoptions.

## Green Building Standards

OSHDP has administrative and voluntary green building standards in the 2025 edition of CALGreen. The acronyms OSHPD 1, OSHPD 2, and OSHPD 4 are used in the code and MATs to identify the adoptions. See Section 106 in Chapter 1 of CALGreen.

## Enforcement

Enforcement, including plan review and inspection, of the Title 24 building standards adopted by DSA-AC, OSHPD and SFM applicable to hospital and medical care facilities identified in Section 1.10 of the 2025 CBC is performed or overseen by OSHPD. See the [Enforcement section](#) of this guide for more information about enforcement responsibilities.

Exceptions:

- Clinics, as defined in CBC Sections 1.10.3 and 1226, are subject to building standards identified by the acronym OSHPD 3. Building standards adopted for OSHPD 3 application are to be enforced by the local building department as specified in Section 1.10.3 of the 2025 CBC.
- Chemical dependency recovery hospitals not within an acute care hospital building or an acute psychiatric facility, are subject to building standards identified by the acronym OSHPD 6. Building standards adopted for OSHPD 6 application are to be enforced by the local building department as specified in Section 1.10.6 of the 2025 CBC.
- Buildings on properties with hospitals and medical care facilities that are not used for medical purposes, such as office buildings, storage buildings and parking garages, are subject to the building standards applicable to the building occupancy and the enforcement of the local fire and/or building official.
- HSC Section 129680 provides that where more restrictive local building standards have been adopted that apply to the occupancy of a building used as a hospital or medical care facility, OSHPD shall also enforce the more restrictive local building standards in hospitals and medical care facilities.



## Public School Buildings

In this section, the term “school buildings” means the buildings identified in Section 1.9.2 of the 2025 CBC and defined in EDC Sections 17283 and 81130.5(b), including elementary and secondary schools, and community colleges. State college and university buildings are included in the next section—State Buildings.

**Note:** The California Administrative Code, Part 1 of Title 24, Chapter 4, Group 1, commencing with Section 4-301, contains important regulations that should be used in conjunction with the balance of Title 24 when working with school buildings.

### Structural, Mechanical, Electrical, and Plumbing

EDC, Division 1, Part 10.5, Chapter 3, Sections 17310 and 81142 authorize DGS to develop building standards for structural, mechanical, electrical and plumbing systems in school buildings. DGS then delegates the authority to DSA. Such adoptions are shown in the code text and MATs by the acronym DSA-SS. Alternative structural safety provisions, developed under authority granted by Education Code Section 81053, for application to community college projects are identified by the acronym DSA-SS/CC and can be used instead of standards adopted by DSA-SS if a community college elects to do so. Read Section 1.9.2 of the 2025 CBC and the California Administrative Code, Chapter 4, Group 1 for more information regarding school buildings subject to DSA adoptions and exceptions.

### Fire and Panic Safety

HSC, Division 12, Part 2, Section 13143, and EDC Section 17074.50 assign the responsibility for the development of building standards for fire and panic safety and fire sprinkler systems in school buildings to SFM. Such adoptions are shown by the acronym SFM within the code text and Matrix Adoption Tables. Read Section 1.11 of the 2025 CBC for more information and applications of SFM adoptions.

### Accessibility

GOV Sections 4450 through 4460 and HSC Sections 19952 through 19959 assign the responsibility for the development of building standards for accessibility in public buildings and places of public accommodation to DSA. Publicly-funded school buildings and adjacent grounds are both public buildings and places of public accommodation. Adoptions for accessibility by DSA are identified in the code text and MATs by the acronym DSA-AC. Read more about DSA-AC adoptions relating to school buildings in:

- Section 1.9 of the 2025 CBC
- Section 4-302 of the 2025 California Administrative Code
- Chapter 5 of the 2025 California Administrative Code



## **Energy Conservation**

PRC, Division 15, commencing with Section 25000, assigns the responsibility for the development of building standards for energy efficiency and conservation to CEC. Public and private school buildings of Groups A, B, E, F, H, R, S or U occupancies are subject to adoptions by CEC. Such adoptions are shown by the acronym CEC in the code text and MATs in appropriate parts of Title 24. Most CEC provisions are in the California Energy Code, Part 6 of Title 24, which has no MAT because it is entirely adopted by CEC. Read Section 100 of the 2025 California Energy Code for more information and applications of CEC adoptions.

## **Green Building Standards**

EDC Sections 17310 and 81142 authorize DGS to develop regulations deemed necessary, proper, or suitable for school buildings. Mandatory provisions of CALGreen have been adopted by DSA, a division within DGS, for application to school buildings. The acronym DSA-SS is used in the code and Matrix Adoption Tables to identify the adopted building standards. For more information on green building standards applicable to public school buildings read Sections 101.3.1 and 105 in Chapter 1 of CALGreen.

## **Enforcement**

Enforcement, including plan review and inspection, is carried out by DSA. Read Sections 1.9.2.1 and 1.9.2.2 of the 2025 CBC and Chapter 4, Group 1 of the 2025 California Administrative Code for more information.



## State Buildings

State buildings, as defined in the CBC, are structures for which a state agency or state entity has authority to construct, alter, enlarge, replace, repair or demolish, including California State University and University of California buildings.

### **Structural, Mechanical, Electrical, and Plumbing**

State buildings, including office buildings occupied by state agencies, and buildings within the University of California (UC) and California State University (CSU) systems, are subject to specific adoptions by BSC and shown by the acronym BSC in the code text and MATs. Read Section 1.2.1 of the 2025 CBC and referenced state laws for more information. State-owned or -leased essential service buildings are subject to adoptions by DSA, identified by the acronym DSA-SS in code text and MATs. See Articles 1 and 2, commencing with Section 4-201 in Chapter 4 of the 2025 California Administrative Code.

### **Fire and Panic Safety**

State buildings, including office buildings occupied by state agencies, and buildings within the University of California and California State University systems, are subject to fire and life safety adoptions by SFM and shown by the acronym SFM in the code text and MATs. Read Section 1.11 of the 2025 CBC and referenced state laws for more information.

### **Accessibility**

GOV Sections 4450 through 4460 assign the responsibility for the development of building standards for accessibility in public buildings and places of public accommodation to DSA. Publicly funded state buildings are both public buildings and places of public accommodation. Adoptions for accessibility by DSA are identified in the code text and MATs by the acronym DSA-AC. Read more about DSA-AC adoptions relating to state buildings in Section 1.9.1 of the 2025 CBC. Also read Chapter 5 commencing with Section 5-101, of the California Administrative Code.

### **Energy Conservation**

PRC, Division 15, commencing with Section 25000, assign the responsibility of the development of building standards for energy efficiency to CEC. State buildings are subject to adoptions by CEC. Such adoptions are shown by the acronym CEC in the code text and MATs in appropriate parts of Title 24. Most CEC provisions are in the California Energy Code, Part 6 of Title 24, which has no MATs because it is entirely adopted by CEC. Read Section 100 of the 2025 California Energy Code for more information and applications of CEC adoptions.

## Green Building Standards

BSC, under the authority of Section 18930.5 of HSC Division 13, Part 2.5 (California Building Standards Law), has adopted mandatory and voluntary green building standards applicable to state buildings. The acronym BSC-CG is used in the code and MATs to identify the applicable standards. Read Section 101, 102 and 103 in Chapter 1 of CALGreen for more information on the application of green building standards adopted by BSC.

## Enforcement

Enforcement, including plan review and inspection, is carried out by various state agencies including DGS, DSA, SFM and facility divisions within the UC and CSU systems. See Chapter 1 of each part of Title 24 for more information.



## Permanent Buildings in Mobilehome and Special Occupancy Parks

The following applies to permanent buildings in mobilehome parks and special occupancy parks, such as recreational vehicle parks. It does not apply to manufactured homes, multifamily manufactured homes, mobilehomes or recreational vehicles, or to their attachments and accessory structures. “Mobilehome Park” is defined in HSC Section 18214 and “Special Occupancy Park” is defined in HSC Section 18862.43.

**Note:** A “permanent building” is defined in HSC Sections 18214.5 and 18862.33 as a permanent structure under the control and ownership of the mobilehome park or special occupancy park owner or operator.

## Structural, Mechanical, Electrical, and Plumbing

The Mobilehome Parks Act in HSC Division 13, Part 2.1, commencing with Section 18200, and the Special Occupancy Parks Act, Division 13, Part 2.3, commencing with Section 18860, assign the responsibility for the development of building standards for the permanent buildings in these parks to HCD. Such adoptions are shown in the code text and MATs by the acronym HCD 2. Read Section 1.8.2.1.3 of the 2025 CBC for more information about HCD 2 adoptions.

## **Fire and Panic Safety**

Typically, permanent buildings in mobilehome and special occupancy parks are of occupancy classifications—Group A, B, M, R, S or U—that are subject to adoptions by SFM. Such adoptions are shown in the code text and MATs by the acronym SFM. Read more about the application of SFM adoptions in Section 1.11 of the 2025 CBC.

## **Accessibility**

HSC Sections 19952 through 19954.5, Sections 19955 through 19959.5 and GOV, Title 1, Division 5, Chapter 7, Sections 4450 through 4460, assign the responsibility for developing building standards for accessibility in places of public accommodation and commercial facilities to DSA. Such adoptions are shown in the code text and MATs by the acronym DSA-AC. Permanent buildings in mobilehome and special occupancy parks are usually privately funded places of public accommodation and are therefore subject to accessibility requirements adopted by DSA. However, exceptions may apply to buildings for the exclusive use of the residents. There may also be Group R occupancies subject to accessibility provisions adopted by HCD, shown with the acronym HCD 1-AC in code text and MATs. Contact HCD for clarification.

Read more about DSA-AC adoptions in Section 1.9 of the 2025 CBC. Read Title 25, Housing and Community Development, Division 1, Chapter 2.2, Section 2327, regarding accessibility to camping cabins located in special occupancy parks.

## **Energy Conservation**

PRC, Division 15, commencing with Section 25000, assigns the responsibility for the development of building standards for energy efficiency to CEC. Typically, permanent buildings in mobilehome and special occupancy parks are of occupancy classifications—Group A, B, M, R, S or U—that are subject to adoptions for energy conservation by CEC. Such adoptions are shown by the acronym CEC in the code text and MATs in appropriate parts of Title 24. Most CEC provisions are in the California Energy Code, Part 6 of Title 24, which has no MATs because it is entirely adopted by CEC. Read Section 100 of the 2025 California Energy Code for more information and applications of CEC adoptions.

## **Green Building Standards**

The Mobilehome Parks Act and Special Occupancy Parks Act within the HSC require HCD to promulgate building standards, and regulations other than building standards, for mobilehome parks and special occupancy parks. For permanent buildings in mobilehome and special occupancy parks that are other than Group R occupancies, no provisions of the 2025 CALGreen code have been adopted by HCD. Permanent buildings within these parks that are Group R occupancies are subject to green standards adopted by HCD and identified in the code and MATs by the acronym HCD 1.

## Enforcement

For mobilehome and special occupancy parks where local government has assumed enforcement responsibility pursuant to HSC Sections 18300 and 18865, respectively, the local building department enforces building codes; otherwise HCD is the enforcing entity.

See the [Enforcement section](#) of this guide for more information about local enforcement responsibilities.

## Requirements Based On Use or Type of Building or Facility

The following types of buildings and facilities are subject to specific adoptions as listed, in addition to other code provisions applicable to the building occupancy.

**Acupuncture, Barbering, Cosmetology, Electrolysis, Pharmacy, Structural Pest Control and Veterinary Facilities:** Buildings with these facilities are subject to additional adoptions by the Department of Consumer Affairs. Such adoptions are shown by the acronym CA in the code text and MATs. Read Section 1.4 of Chapter 1 in the 2025 CBC and referenced state laws for more information.

**Animal Handling:** Laboratory animal quarters and wild animal quarantine facilities are subject to additional adoptions by the California Department of Public Health. Such adoptions are shown by the acronym DPH in the code text and MATs. Read Section 1.7 of the 2025 CBC and referenced state laws for more information.

**Dairies, Meat and Poultry:** Buildings with dairy operations, or meat and poultry inspection facilities, are subject to additional adoptions by the Department of Food and Agriculture. Such adoptions are shown by the acronym AGR in the code text and MATs. Read Section 1.6 of Chapter 1 in the 2025 CBC and referenced state laws for more information.

**Essential Service Buildings:** Essential service buildings as defined in HSC Section 16007, such as a police or fire department facility, are subject to plan review and inspection by the local fire and building officials as set forth in HSC Division 12.5, Chapter 2, commencing with Section 16000, that refers to specific requirements within the California Administrative Code and the CBC. State-owned or state-leased essential service buildings are subject to structural requirements adopted by DSA and fire-life safety requirements adopted by SFM and shown by the acronyms DSA-SS and SFM. Enforcement of requirements applicable to state-owned and state-leased essential service buildings is performed by DSA and SFM. Read Section 1.9.2 of the 2025 CBC and Chapters 3 and 4 of the 2025 California Administrative Code, commencing with Section 3-101, for more information. See HSC Sections 16000 through 16022.



**Family Care Homes and Facilities, Motion Picture Studios, and State**

**Institutional Facilities:** Small and large family daycare homes, residential facilities, residential facilities for the elderly, residential care facilities, motion picture production studios, and any state institutions or other state-owned or state-occupied building are subject to additional adoptions by the Office of the State Fire Marshal. Such adoptions are shown by the acronym SFM in the code text and MATs. Read Section 1.11.1 of Chapter 1 in the 2025 CBC and referenced state laws for more information.

**Food Handling:** Food establishments, shellfish facilities, commissaries serving food, and mobile food preparation vehicles are subject to additional adoptions by the California Department of Public Health. Such adoptions are shown by the acronym DPH in the code text and MATs. Read Section 1.7 of the 2025 CBC and referenced state laws for more information.

**High Rise Buildings:** High rise buildings are subject to additional adoptions by the Office of the State Fire Marshal. Such adoptions are shown by the acronym SFM in the code text and MATs. Read Sections 1.11.1, 1.11.3 and 1.11.3.4 of the 2025 CBC and referenced state laws for more information.

**Local Detention Facilities:** Local detention facilities are subject to additional adoptions by the Board of State and Community Corrections. Such adoptions are shown by the acronym BSCC in the code text and MATs. Read Section 1.3 of Chapter 1 in the 2025 CBC and referenced state laws for more information.

**Marine Oil Terminals:** Marine oil terminals are subject to additional adoptions by the California State Lands Commission. Such adoptions are shown by the acronym SLC in the code text and MATs. Read Section 1.14 of Chapter 1 in the 2025 CBC and referenced state laws for more information.

**Organized Camps:** Organized camps are subject to additional adoptions by the California Department of Public Health and the Office of the State Fire Marshal. Such adoptions are shown by the acronyms DPH and SFM in the code text and MATs. Read Sections 1.7 and 1.11.1 of Chapter 1 in the 2025 CBC and referenced state laws for more information.

**Publicly Funded Sidewalks:** GOV Section 4450 directs DSA to develop building standards for accessibility in public buildings, places of public accommodation, commercial facilities and publicly funded sidewalks and curbs. These building standards are in Chapter 11B of the CBC. Such adoptions are shown by the acronym DSA-AC in the code text and MATs. Read Section 1.9.1 in Chapter 1, and Chapter 11B of the 2025 CBC, and GOV Sections 4450 through 4453, and 4460 for more information.

**Public Swimming Pools:** Public swimming pools are subject to additional adoptions by the California Department of Public Health. Such adoptions are shown by the acronym DPH in the code text and MATs. Read Section 1.7 of the 2025 CBC and referenced state laws for more information.

**Radiation Protection and Producing Facilities:** These facilities are subject to additional adoptions by the California Department of Public Health. Such adoptions are shown by the acronym DPH in the code text and MATs. Read Section 1.7 of the 2025 CBC and referenced state laws for more information.

**Recycled Water Systems:** Installation, construction, alteration, or repair of recycled water systems for water closets, urinals, trap primers, floor sinks and other acceptable uses are subject to additional adoptions by the Department of Water Resources. Such adoptions are shown by the acronym DWR in the code text and MATs. Read Section 1.13.0 of Chapter 1 in the 2025 California Plumbing Code, Part 5 of Title 24, and referenced state laws for more information.

**State Libraries:** Buildings of the public library system constructed or renovated using funds from the California Library Construction and Renovation Bond Act of 1988 are subject to additional adoptions by the State Librarian. Such adoptions are shown by the acronym SL in the code text and MATs. Read Section 1.12 of Chapter 1 in the 2025 CBC and referenced state laws for more information.

**Tents, Awnings or Other Fabric Enclosures:** These types of enclosures are subject to additional adoptions by the Office of the State Fire Marshal. Such adoptions are shown by the acronym SFM in the code text and MATs. Read Section 1.11.1 of Chapter 1 in the 2025 CBC and referenced state laws for more information.



## Examples of Code Application by Type of Building, Occupancy, or Feature

The types of buildings and occupancies shown below are specifically selected to illustrate that multiple state agencies may have adoptions applicable to a single type of building.

This table is for informational purposes only and is not a substitute for the code. In case of conflict, the code shall prevail. Exceptions to code provisions are not shown.

Building Type, Occupancy or Feature	Subject	State Law	State Adopting Agency	Enforcement Agency
Hotels, Motels, Lodging Houses	Structural, Mechanical, Electrical, Plumbing	State Housing Law HSC Division 13, Part 1.5, Sec 17921(a) & 17922	HCD 1	Local Government or HCD
	Fire & Panic Safety	HSC 17921(b)	SFM	
	Accessibility	GOV 4450-4460 HSC 19952-19959	DSA-AC (see table footnote 1)	
	Energy Conservation	PRC 25402	CEC (see table footnote 2)	
	Green Building Standards	HSC 17921(a) & 17922	HCD 1	
Apartments and Condominiums (not public housing)	Structural, Mechanical, Electrical, Plumbing	HSC 17921(a) & 17922	HCD 1	Local Government or HCD
	Fire & Panic Safety	HSC 17921(b)	SFM	
	Accessibility	GOV 12955.1	HCD 1-AC (see table footnote 3)	
	Energy Conservation	PRC 25402	CEC (see table footnote 2)	
	Green Building Standards	HSC 17921(a) & 17922	HCD 1	

Building Type, Occupancy or Feature	Subject	State Law	State Adopting Agency	Enforcement Agency
One- & Two-Family Dwellings (not public housing)	Structural, Mechanical, Electrical, Plumbing	HSC 17921(a) & 17922	HCD 1	Local Government or HCD
	Fire & Panic Safety	HSC 17921(b)	SFM	
	Accessibility	None	None (see table footnote 4)	
	Energy Conservation	PRC 25402	CEC (see table footnote 2)	
	Green Building Standards	HSC 17921(a) & 17922	HCD 1	
Group A, B, M and other occupancies	Structural, Mechanical, Electrical, Plumbing	HSC 18938(b)	None (see table footnote 5)	Local Government
	Fire & Panic Safety	HSC 13143	SFM	
	Accessibility	GOV 4450-4460 HSC 19952-19959	DSA-AC (see table footnote 1)	
	Energy Conservation	PRC 25402	CEC (see table footnote 2)	
	Green Building Standards	HSC 18930.5 & 18938	BSC-CG	

<b>Building Type, Occupancy or Feature</b>	<b>Subject</b>	<b>State Law</b>	<b>State Adopting Agency</b>	<b>Enforcement Agency</b>
Hospitals & Medical Care Facilities	Structural, Mechanical, Electrical, Plumbing	HSC Div.107, Parts 1 & 7	OSHDP 1, 1R, 2 or 4	OSHDP
	Fire & Panic Safety	HSC 13143	SFM	
	Accessibility	GOV 4450-4460 HSC 19952-19959	DSA-AC	
	Energy Conservation	PRC 25402	CEC (except Group I occupancy)	
	Green Building Standards	HSC 1275 & 129850	OSHDP 1, 2 or 4	
Licensed Clinics	Structural, Mechanical, Electrical, Plumbing	HSC Div.107, Part 1 & 7	OSHDP 3	Local Government
	Fire & Panic Safety	HSC 13143	SFM	
	Accessibility	GOV 4450-4460 HSC 19952-19959	DSA-AC	
	Energy Conservation	PRC 25402	CEC (except Group I occupancy)	
	Green Building Standards	HSC 18930.5 & 18938	See footnote 6	
Public Schools (K-12 & Community Colleges)	Structural, Mechanical, Electrical, Plumbing	EDC 17310, 81142, 81053	DSA-SS and DSA-SS/CC	DSA
	Fire & Panic Safety	HSC 13143	SFM	
	Accessibility	GOV 4450-4460 HSC 19952-19959	DSA-AC	
	Energy Conservation	PRC 25402	CEC	
	Green Building Standards	EDC 17310, 81142	DSA-SS	

#### Table Notes:

1. Exception: Lodging houses meeting the definition of covered multifamily dwelling and other occupancies accessory to covered multifamily dwellings are subject to HCD 1-AC. See Sections 1.8.2.1.2 and 1101A.1 and 1102A.1 in Chapter 11A of the 2025 California Building Code.
2. See Title 24, Part 6, Section 100 for a listing of occupancies subject to CEC adoptions.
3. Applicable only to buildings meeting the definition of covered multifamily dwelling. See Sections 1.8.2.1.2 and 1101A.1 and 1102A in Chapter 11A of the 2025 California Building Code. Public use areas are subject to DSA-AC adoptions in CBC Chapter 11B. See CBC Section 1101A.1 for scoping.
4. If publicly funded, then DSA-AC adoptions apply.
5. No state agency has authority to adopt specific requirements. Apply currently effective Title 24 model provisions applicable to the occupancy and structure without state agencies amendments. See HSC Sections 18938 and 18938.5 to learn more about effective dates of Title 24 regulations.
6. Contact OSHPD/HCAI and local government if there are questions.

See page 17 for acronyms used above.





## State and Local Code Adoption

This section will briefly explain the code adoption process used to create the California Building Standards Code, Title 24 of the California Code of Regulations (Title 24), and how local government is required by statute to enforce Title 24. Review CBSC's [Glossary of Terms](#) to become familiar with words and terms related to code adoption.

### The State Rulemaking Process for Building Standards

The process of adopting building standards is governed by requirements in the California Building Standards Law in Health and Safety Code (HSC), Division 13, Part 2.5, commencing with Section 18901; the Administrative Procedure Act (APA, Government Code, commencing with Section 11340); and Chapter 1 of the California Administrative Code, Part 1 of Title 24. The California Building Standards Commission (CBSC) is responsible for carrying out the code adoption process in accordance with these state laws and regulations.

CBSC is established by—and functions pursuant to—California Building Standards Law. CBSC administers and coordinates the building standards adoption activities of various state agencies called **proposing** agencies. CBSC is responsible for making proposed code adoptions and amendments available to the public on [its website](#) and by submitting rulemaking documents to the Office of Administrative Law's [California Regulatory Notice Register](#) ([oal.ca.gov/publications/notice\\_register/](http://oal.ca.gov/publications/notice_register/)). CBSC is also responsible for conducting public workshops and approving or adopting proposed building standards that meet the requirements of law during public meetings. Finally, CBSC works with the publishers to prepare the approved and adopted building standards, along with adopted model codes, for publication in Title 24.

Other state agencies, called **adopting** agencies, conduct their own public hearings and adopt building standards under their own authority. These agencies must submit their adopted building standards to CBSC for approval by the commission prior to publication in Title 24. The purpose of CBSC's review and approval of adopting agency regulations is to verify that the process was carried out in compliance with the requirements of the HSC and APA. Two examples of adopting agencies are the California Energy Commission (CEC) and the State Historical Building Safety Board (SHBSB), which are responsible for Parts 6 and 8 of Title 24, respectively.

Parts 2, 2.5, 3, 4, 5, 7, 9 and 10 of Title 24 are based on model codes, which are issued every three years by private code development organizations: the International Code Council, International Association of Plumbing and Mechanical Officials, and the National Fire Protection Association. When the new model code editions are published, CBSC and other state agencies begin an adoption process called the Triennial Code Adoption Cycle. During this cycle, state agency staff review the new editions of the model codes and prepare rulemaking documents such as a Notice of Proposed Action (NOPA), Express Terms (ET) and Initial Statement of Reasons (ISOR).

These (and other required documents) contain proposals to adopt the new edition of model codes, as well as California amendments that are necessary to implement state and federal laws, and to remove conflicts between the model codes and requirements of state law and regulations.

At the beginning of a code adoption cycle, CBSC convenes its Coordinating Council to plan and organize the rulemaking work of the state agencies, each of which has specific areas of authority and expertise. The initial rulemaking files developed by the state proposing agencies are submitted to CBSC, then the Code Advisory Committees (CAC) convene at public meetings to assist with review of the proposed building standards. The state agencies may make amendments to their proposals to address comments and recommendations from the CACs.

Next, a NOPA is issued to advise the public of the proposed building standards and provide information regarding a minimum 45-day public comment period and possible public meeting. The rulemaking documents such as the ET and ISOR are made available to the public via CBSC's website and the website of the state agency proposing the regulatory action.

Often, comments received during a public comment period result in the need to modify proposed code language. When this occurs, CBSC schedules an additional public comment period and posts the amended ET on its website. If the change to the code language is substantial and not sufficiently related to the original ET, the second public comment period must be for at least 45 days. If the code language modifications are substantial, but are sufficiently related to the original ET, a minimum 15-day public comment period is allowed (GOV 11346.8(c)). Changes that are non-substantial or solely grammatical in nature do not require an additional public comment period.

Following the public comment period(s), the state agencies finalize their rulemaking documents in preparation for a public commission meeting. At this meeting, state agency representatives present their proposals to the commissioners, who hear a summary of the code development process, and consider comments from the various CACs and from the public. They then vote to approve, disapprove, approve as amended, or return for further study the proposed building standards. According to HSC 18930(d), for a commissioner to vote for anything other than approval, they have to specifically find and document their reasoning that the factual determination provided by an agency in compliance with HSC 18930(a) is arbitrary and capricious or substantially unsupported by the evidence considered by the agency.

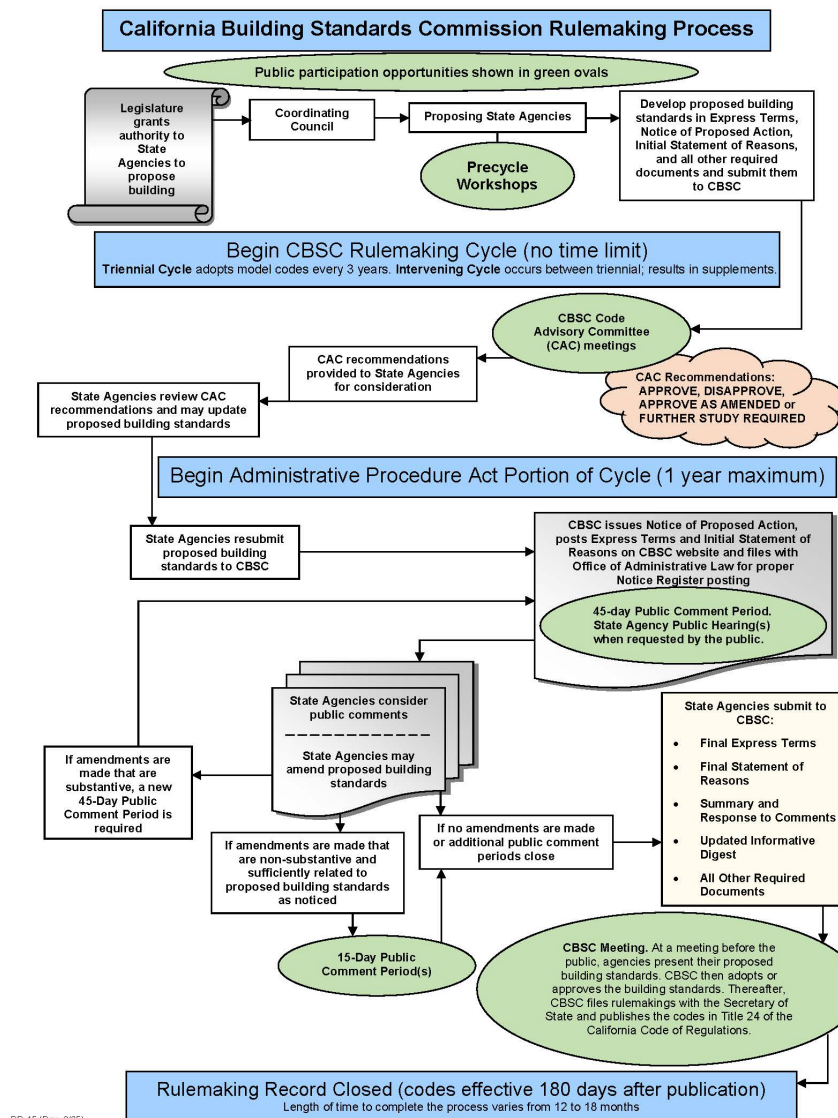
The entire adoption process requires at least 18 months to complete, after which the model code language along with California amendments is published in a new edition of Title 24. The effective date for a new edition of Title 24 is no sooner than 180 days following the publication date established by CBSC. This minimum 180-day period is required by HSC Section 18938 to allow local government and those subject to the codes time to adjust processes and designs, or to obtain or provide training. Occasionally, CBSC has

established an effective date greater than 180 days after publication. Administrative regulations in the California Administrative Code (Part 1 of Title 24) may become effective 30 days after filing the adopted building standards with the Secretary of State.

An Intervening Code Adoption Cycle is conducted between the Triennial Code Adoption Cycles to consider proposed modifications to the current Title 24 edition, including new regulatory language, editorial changes, and repeals. The intervening cycle follows the same process as the triennial cycle, and the adoptions result in the issuance of supplement pages to be inserted into the current edition of Title 24. See the section of this guide about [Maintaining Title 24](#) for more about supplements.

Learn more about the code adoption process in CBSC's publication, [A Public Guide to the Building Standards Adoption Process](#), found on the Resources tab of CBSC's website, and by watching CBSC's educational video, [About the Rulemaking Process](#), available on the Education and Outreach webpage.

Below is an illustration of CBSC's code adoption process for building standards.



## Local Code Adoption (Ordinances)

State law requires local governments to enforce the California Building Standards Code, Title 24 of the California Code of Regulations (Title 24), through a local building department and/or fire district, as it applies to buildings constructed, repaired, altered, and added to, that are not subject to state agency enforcement (such as public schools and hospitals). Most local jurisdictions adopt the published Title 24 by reference in their ordinances. Title 24 applies throughout the state and to all buildings and occupancies, whether or not the local government has an adoption ordinance. This is made clear in HSC Section 18938 and in Section 1.1.3 of Chapter 1 in the 2025 CBC, Part 2 of Title 24.

Local governments are permitted by state law in HSC Sections 17958.5 and 18941.5 to adopt local ordinances that include building standards which are generally more restrictive than the standards contained in Title 24. Amendments to Title 24 that are included in a local ordinance must be justified as reasonably necessary because of local climatic, geological, or topographical conditions.

Health and Safety Code Section 17958.5 (in part and with emphasis added):

*(a) Except as provided in Section 17922.6, in adopting the ordinances or regulations pursuant to Section 17958, a city or county may make such changes or modifications in the requirements contained in the provisions published in the California Building Standards Code and the other regulations adopted pursuant to Section 17922 as it determines, pursuant to the provisions of Section 17958.7, are **reasonably necessary because of local climatic, geological, or topographical conditions**. For purposes of this subdivision, a city and county may make reasonably necessary modifications to the requirements, adopted pursuant to Section 17922, contained in the provisions of the code and regulations on the basis of local conditions.*

Health and Safety Code Section 18941.5 (in part and with emphasis added):

*(b) Neither the State Building Standards Law contained in this part, nor the application of building standards contained in this section, shall limit the authority of a city, county, or city and county to establish **more restrictive building standards, including, but not limited to, green building standards, reasonably necessary because of local climatic, geological, or topographical conditions**. The governing body shall make the finding required by Section 17958.7 and the other requirements imposed by Section 17958.7 shall apply to that finding. Nothing in this section shall limit the authority of fire protection districts pursuant to subdivision (a) of Section 13869.7.*

**Explanation:** Section 17922.6 referenced above is state law requiring noise insulation. Local governments may not amend the noise insulation standards adopted by state agencies into Title 24.

A local government exercising the authority provided in HSC Sections 17958.5 and 18941.5 to adopt more restrictive requirements must make an express (written) finding of need as required by HSC Section 17958.7. The express finding explains the local climatic, geological or topographical conditions that make it necessary to implement more restrictive requirements.

HSC Sections 13143.5 and 13869.7 authorize adoption of local ordinances containing fire and panic safety requirements more restrictive than those in Title 24 adopted by the Office of the State Fire Marshal (SFM). Any local ordinance establishing more restrictive fire and panic safety requirements must be limited only to those needed for local climatic, geological, or topographical conditions.

Local amendments to Title 24 by a city, county, or city and county are neither effective nor operative until copies of both the ordinance and express finding of need are accepted for filing with CBSC (HSC Section 17958.7) or other appropriate state agency (examples below).

- Local amendments to Title 24 by a local fire protection district are not operative until ratified by the city, county, or city and county where the ordinance will apply, and copies of the ordinance and finding of need are filed with the Department of Housing and Community Development (HSC Section 13869.7).
- Local amendments to Title 24 for fire and panic safety requirements in a shelter crisis are not operative until reviewed and approved by the Office of the State Fire Marshal (GOV Section 8968.1).
- Local amendment to Title 24 by a city, county, or city and county that apply to qualified historical buildings must be filed with the State Historical Building Safety Board (HSC, Division 13, Part 2.7, Section 18959).

Local building and fire district officials are strongly urged to review the [Guide for Local Amendments of Building Standards](#) available on CBSC's website. It explains the requirements of state law for Title 24 amendment documents and provides mailing addresses for filing with the state agencies. CBSC's Education and Outreach webpage also hosts a presentation [video regarding local code adoption](#).

## Enforcement

California jurisdictions are required by state law to enforce the California Building Standards Code, Title 24 of the California Code of Regulations (Title 24) as it applies to buildings not subject to enforcement by state agencies. The California Building Code (CBC), Part 2 of Title 24, Chapter 1, Sections 1.2 through 1.14 provides information related to the enforcement responsibilities for various types of buildings, uses and features. Where these sections of law provide enforcement authority to local government, refer to the following state laws (descriptions are abridged):

**Health and Safety Code (HSC) Sections 13145, 13146 and 13196** require the local building or fire official to enforce Title 24 provisions shown as adopted by the State Fire Marshal (SFM).

**HSC Section 13869.7** authorizes a fire protection district to adopt local amendments to building standards within Title 24 that were adopted by SFM. Subsection (h)(1) requires a city, county, or city and county that ratifies an ordinance by a fire protection district relating to fire and panic safety to delegate the enforcement of the ordinance to either the chief of the fire protection district that adopted the ordinance, or the chief building official of the city, county, or city and county.

**HSC Section 17958** (State Housing Law) establishes Title 24 as the applicable code when a city or county does not specifically adopt Title 24 by ordinance, or adopt modifications to Title 24 provisions as authorized by this and other provisions of the HSC.

**HSC Section 17960** (State Housing Law) requires every city and county to enforce Title 24.

**HSC Section 18938(b)** (California Building Standards Law) establishes that Title 24 shall apply to all occupancies throughout the state and that it shall become effective 180 days after publication or at a later date established by the commission.

**HSC Section 18948** (California Building Standards Law) reads, “The responsibility for the enforcement and administration of building standards shall remain in the state or local agency specified by other provisions of law.” **Note:** The state laws identified in this section of the guide are those “other provisions of law.”

**HSC Section 18959** requires local government to administer and enforce the California Historical Building Code, Part 8 of Title 24.

**HSC Section 19958** requires the building department of every city and county, or city and county, to enforce the published Title 24 building standards for accessibility in buildings and related facilities.

**Government Code Sections 4450-4453**, within Title 1, Division 5, Chapter 7 directs the governing bodies of counties, municipalities, or other political subdivisions to assume responsibility for enforcement of accessibility requirements outlined in this chapter on projects where funds of counties, municipalities, or other political subdivisions are utilized except for the construction of elementary, secondary, or community college projects.

**Civil Code Section 55.53(d)** requires a local enforcement agency (building department) to employ or retain a sufficient number of building inspectors who are certified access specialists (CASp). Persons having the CASp certification are to conduct permitting and plan check services to ensure compliance with state accessibility standards for new construction and tenant improvements that may impact accessibility. If a local agency employs or retains two or more CASps to comply with this subdivision, at least one-half of the CASps shall be building inspectors.



**Public Resources Code Section 25402.1(g)** requires the building department of every city, county, and city and county to enforce the building standards for energy conservation adopted by the California Energy Commission. The standards are published in the California Energy Code, Part 6 of Title 24.

## Criminal Penalties

State law establishes criminal and civil penalties for violating some provisions of the California Building Standards Code in Title 24 of the California Code of Regulations (Title 24). The various state laws that charge specific state agencies with the responsibility of developing Title 24 also establish criminal and civil penalties for violations of the law or the building standards adopted to implement that law. Caution is needed, however. It is necessary to be sure that the state law establishing a penalty is the same state law authorizing the specific building standard being violated. All state laws referenced herein are available to read and print at the [California Legislative Information website](http://leginfo.legislature.ca.gov/faces/home.xhtml): [leginfo.legislature.ca.gov/faces/home.xhtml](http://leginfo.legislature.ca.gov/faces/home.xhtml).

Following are explanations and examples of some criminal penalties provided in state law regarding building standards.

**State Housing Law:** Health and Safety Code (HSC), Division 13, Part 1.5 commencing with Section 17910, known as State Housing Law (SHL), charges the Department of Housing and Community Development with the task of developing Title 24 provisions (excluding fire and panic safety) applicable to the construction of hotels, motels, lodging houses, apartments and dwellings. Section 17995 within the SHL establishes penalties for violation of the SHL and Title 24 provisions adopted under the authority of and to implement the SHL. HSC Section 17995 reads (with clarification added):

*“Any person who violates any of the provisions of this part (the word “part” is referring to Part 1.5 of Division 13 in the HSC), the building standards published in the State Building Standards Code relating to the provisions of this part, or any other rule or regulation promulgated pursuant to the provisions of this part is guilty of a misdemeanor, punishable by a fine not exceeding one thousand dollars (\$1,000) or by imprisonment not exceeding six months, or by both such fine and imprisonment.”*

Accordingly, any violation of Title 24 regulations shown as an HCD 1 adoption in the Matrix Adoption Tables is punishable as a misdemeanor.

It is noteworthy that Section 17995 language does not include the words “willfully” or “knowingly.” Sometimes, a law that establishes a criminal penalty will specify that a person is guilty of the crime only if the violation is willful or knowingly permitted. Here, a person may be found guilty under Section 17995 without willfulness or knowledge of the violation, therefore the burden of proof on the plaintiff is less.

The SHL also charges the State Fire Marshal (SFM) with the responsibility of developing Title 24 provisions relating to fire and panic safety in hotels, motels, lodging houses, apartments and dwellings. A violation of any Title 24 provision adopted by SFM that implements the SHL is also punishable under HSC Section 17995 (shown above) as a misdemeanor.

**Fire Protection Laws:** HSC Division 12, Part 2, Chapter 1, establishes the responsibility for the SFM to develop building standards for fire alarms, egress systems, and public address system backup in specific buildings and for buildings located in hazardous fire areas and/or wildland urban interface areas. HSC Section 13112 provides for misdemeanor convictions and reads as follows:

*"Every person who violates any provision of this chapter, or any order, rule, or regulation made pursuant to this chapter, is guilty of a misdemeanor punishable by a fine of not less than one hundred dollars (\$100) or more than five hundred dollars (\$500), or by imprisonment for not more than six months, or by both. A person is guilty of a separate offense each day during which he or she commits, continues, or permits a violation of any provision of, or any order, rule, or regulation made pursuant to, this chapter."*

Thus, a violation of a provision of Title 24 shown as adopted by SFM is punishable as a misdemeanor.

Remember that the application of penalties is generally limited to violations of that segment of law (part, chapter, division, etc.) where the penalties are established.

Further, the penalties are limited to violations of the building standards adopted to implement that segment of law. There are building standards within Title 24 that are implementing state laws that do not provide for criminal penalties. Some laws provide for only injunctive relief or civil penalties, and not criminal penalties.

For additional information regarding criminal penalties for violations of Title 24, read HSC Sections 13199, 13190.4, 18700, and 19997.

## Civil Penalties and Injunctions

Following are examples of some civil penalties and injunctive relief provided in state law for violation of the building codes.

**Government Code Sections 4450 through 4461** establish that publicly funded buildings, sidewalks and housing must provide for accessibility as required by regulations promulgated by the Division of the State Architect (DSA). Such regulations, or building standards, are found primarily in California Building Code Chapter 11B (Part 2 of Title 24).

**Health and Safety Code Sections 19953 and 19954** authorize any person who is aggrieved or potentially aggrieved by a violation of accessibility provisions, or the district attorney, city attorney, county counsel or the Attorney General, to bring an action to enjoin (meaning to obtain a court order to stop) those accessibility violations.

**HSC Section 19955** establishes that places of public accommodation (i.e., privately owned buildings open to the public) must be designed and constructed to provide accessibility for persons with disabilities. **HSC Section 19958.6** establishes that a person who violates Section 19955 (and other sections) or "*any of the regulations that have been promulgated by the State Architect pursuant to Section 4450 of the Government Code and approved by the California Building Standards Commission shall be subject to a civil penalty of two thousand five hundred dollars (\$2,500) for each violation.*"

**Government Code Section 12955.1(a)** reads in part, "*For purposes of Section 12955, 'discrimination' includes, but is not limited to, a failure to design and construct a covered multifamily dwelling in a manner that allows access to, and use by, disabled persons.*" **Government Code Section 12955** makes it unlawful to discriminate in housing sales, rent or lease, based on disabilities. **Government Code Section 12980** provides that civil actions may be brought in the court of competent jurisdiction by the Department of Fair Employment and Housing for violations of **Government Code Sections 12955, 12955.1 and 12955.7**. A civil action may also be brought by any person aggrieved by violations under **Government Code Section 12989.1**. The courts may sanction violators with civil penalties.

**California Civil Code Section 54.3** establishes civil penalties for each violation of a person's rights under **Civil Code Sections 54, 54.1 and 54.2**, which can include a violation of building standards requiring accessibility in places of public accommodation and housing accommodation. The code violation constitutes an act of discrimination. The amount of the civil penalty is determined by a jury, or the court sitting without a jury, up to a maximum of three times the amount of actual damages but in no case less than one thousand dollars (\$1,000), and attorney fees.

For additional information regarding civil remedies (other than criminal penalties) for violations of building laws, read HSC Sections 13250, 19953, 19954, 19958.5 and 19958.6, Government Code Sections 12956.2, 12980, 12981 and 12987, and Civil Code Sections 54, 54.1, 54.2, 55 and 55.1. Access these codes at the [California Legislative Information website](http://leginfo.legislature.ca.gov/faces/home.xhtml) [leginfo.legislature.ca.gov/faces/home.xhtml](http://leginfo.legislature.ca.gov/faces/home.xhtml).

## Appendix A - Self-evaluation Quiz

Visit the link or scan the QR code below to test your knowledge of the use and application of Title 24.

[Guide to Title 24 Quiz](#)

or



Questions may be answered from the information provided in this guide and using the graphics below or within the 2025 California Building Code, Part 2 of Title 24.

Quiz results can be viewed upon completion of the online quiz. Questions answered correctly will confirm understanding of Title 24, while questions answered incorrectly will identify areas needing additional study. Answers are also provided in Appendix B, along with the *Guide* location for more information or a brief explanation of the answer.

**Questions 21 through 31 are based on the Matrix Adoption Table for Chapter 10 of the 2025 California Building Code shown in part below.**

### CALIFORNIA BUILDING CODE – MATRIX ADOPTION TABLE CHAPTER 10 – MEANS OF EGRESS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.  
See Chapter 1 for state agency authority and building applications.)

Adopting agency	BSC	BSC- CG	SFM	HCD			DSA			OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
				1	2	1/AC	AC	SS	SS/CC	1	1R	2	3	4	5	6							
Adopt entire chapter	X							X	X				X			X							
Adopt entire chapter as amended (amended sections listed below)			X	X	X	X				X	X	X		X	X								
Adopt only those sections that are listed below							X																
Chapter / Section																							
1003.1			X			X	X																
1003.1.1										X													
1003.1.2											X	X			X								
1003.2			X																				
1003.3, Exception			X																				
1003.3.1			X																				
1003.3.3.1			X																				
1003.3.4				X	X	X																	
1003.5				X	X	X																	
Table 1004.5			X																				
1004.9			X																				
1005.3.1			X																				
1005.3.2			X																				
1005.7.1			X																				
1005.7.2			X																				
1006.2.1			X																				
Table 1006.2.1			X																				
1006.2.2			X																				
1006.2.2.3			X																				
1006.2.2.4			X																				
1006.2.2.6			X																				
1006.2.2.7			X																				

**Questions 32 through 35 are based on the 2025 California Building Code, Chapter 10 text shown below.**

**1009.8.1 System requirements.** Two-way communication systems shall provide communication between each required location and the fire command center or a central control point location approved by the fire department. Where the central control point is not a constantly attended location, the two-way communication system shall have timed, automatic telephone dial-out capability that provides two-way communication with an approved supervising station or emergency services. The two-way communication system shall include both audible and visible signals. Systems shall be listed in accordance with UL 2525 and installed in accordance with NFPA 72.

**1009.8.1.1 Visible communication method. [DSA-AC and HCD 1-AC]**  
*A button complying with Section 1138A.4 or Sections 11B-205 and 11B-309 in the area of refuge shall activate both a light in the area of refuge indicating that rescue has been requested and a light at the central control point indicating that rescue is being requested. A button at the central control point shall activate both a light at the central control point and a light in the area of refuge indicating that the request has been received.*

**1009.8.2 Directions.** Directions for the use of the two-way communication system, instructions for summoning assistance via the two-way communication system and written identification of the location shall be posted adjacent to the two-way communication system. Signage shall comply with *Chapter 11A, Section 1143A or Section 11B-703.5* requirements for visual characters.

## Appendix B - Self-evaluation Quiz Answers

1. a Introduction to Title 24
2. b “
3. d “
4. c “
5. b About the Guide to Title 24
6. b Introduction to Title 24
7. c Introduction and How to Use Title 24
8. d Introduction to Title 24
9. a “
10. c “
11. a “
12. c Introduction and How to Use Title 24
13. a How to Use Title 24
14. c Introduction and How to Use Title 24
15. b “
16. c “
17. a “
18. d “
19. a “
20. c “
21. d In the Matrix Adoption Table, an "X" appears in the row "Adoption entire chapter" under BSC.
22. c In the Matrix Adoption Table there is no "X" in the top three rows under BSCC, thus no adoption.
23. a In the Matrix Adoption Table, an "X" appears in the HCD 1 column opposite "Adopt Entire Chapter as amended (amended sections listed below)". This means the chapter is adopted in whole and marked sections are amended.
24. a In the Matrix Adoption Table, an "X" appears in the SFM column opposite "Adopt Entire Chapter as amended (amended sections listed below)." An "X" appears for sections 1003.2, 1003.3.1 and others.
25. c In the Matrix Adoption Table, an "X" appears in the HCD 2 column opposite "Adopt Entire Chapter as amended (amended sections listed below)." The acronym "HCD 2" identifies adoptions by HCD with application to permanent buildings in mobile home parks according to 2025 California Building Code Section 1.8.2.1.3.
26. b In the Matrix Adoption Table, an "X" appears in the HCD 1 column opposite "Adopt Entire Chapter as amended (amended sections listed below)." An "X" appears opposite Section 1003.3.4. The acronym HCD 1 applies to hotels, motels, apartments and dwellings according to 2025 California Building Code Section 1.8.2.1.1.



- 27. c In the Matrix Adoption Table, HCD 1-AC adopts the entire Chapter with amendments. The acronym HCD 11AC identifies accessibility adoptions applicable to multifamily dwellings (2025 CBC Section 1.8.2.1.2).
- 28. b In the Matrix Adoption Table, an "X" appears in the DSA-AC column opposite "Adopt only those sections that are listed below." The acronym DSA-AC identifies adoptions with accessibility requirements applicable to public buildings, public accommodations, commercial facilities and publicly funded housing (2025 CBC Section 1.9).
- 29. b The agency with adoption authority for this subject is HCD. HCD 1 adoptions apply to single-family dwellings. The entire chapter is adopted as amended under HCD 1. DSA-SS adoptions do not apply to off-campus housing occupancies.
- 30. a Accessibility in retail occupancies is within the adoption authority of DSA-AC. An "X" appears opposite "Adopt only those sections that are listed below" in the DSA-AC column. Section 1004.9 is not a listed section under DSA-AC.
- 31. c DSA-SS adoptions apply to specific building uses including public school buildings as explained in Section 1.9.2 of the 2025 California Building Code.
- 32. b The upright type style identifies the text as model code text.
- 33. b The italic type style identifies the text as being a California amendment.
- 34. a Within the text, the state agency acronyms DSA-AC and HCD 1-AC are included. An experienced code user will recognize that both acronyms relate to accessibility adoptions. Otherwise, the code user will need to read CBC Sections 1.8 and 1.9 to learn the meaning of the two acronyms.
- 35. c Whenever there is a California amendment without a state agency acronym to identify the state agency adopting the amendment, the only way to determine the identity of the agency is to refer to the Matrix Adoption Table.