



STATE HISTORICAL BUILDING SAFETY BOARD

Scope Development for Amendments to the California Historical Building Code

Pursuant to Health and Safety Code 18959.5
State Historical Building Safety Board

June 16, 2005

**CALIFORNIA HISTORICAL BUILDING CODE
(Part 8, Title 24, California Code of Regulations)**

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CHAPTER 8-1 ADMINISTRATION

SECTION 8-101 — TITLE, PURPOSE AND INTENT

8-101.1 Title. These regulations shall be known as the **California State** Historical Building Code and will be referred to herein as "the **SHBC CHBC.**"

8-101.2 Purpose. The purpose of this code is to provide regulations for the preservation, restoration, rehabilitation relocation or reconstruction, of buildings or structures designated as qualified historical buildings or properties (as defined in Section 8-218). Such regulations are intended to provide alternative solutions for the preservation of qualified historical buildings or properties, to provide **energy efficiency,** access for persons with disabilities, to provide a cost-effective approach to preservation, and to provide for the reasonable safety of the occupants or users. These regulations require enforcing agencies to accept reasonably equivalent alternatives to the regular code (as defined in Section 8-219) when dealing with qualified historical buildings or properties.

8-101.3 Intent. It is the intent of these regulations to facilitate the preservation and continuing use of qualified historical buildings or **properties** while providing reasonable safety for the building occupants and access for people with disabilities.

SECTION 8-102 — APPLICATION

8-102.1 Application. These regulations are applicable for all issues regarding ~~building~~ code compliance for qualified historical buildings or properties. These regulations shall be used in conjunction with the regular code to provide alternatives to the regular code to facilitate the preservation of qualified historical buildings or properties. **These regulations shall be used by any agency with jurisdiction and** whenever compliance with regular code is required for qualified historical buildings or properties.

1. State Agencies. All state agencies shall apply the alternatives in this code in permitting repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, safety, moving, or continued use of qualified historical buildings or properties.

8-102.1.1 Additions, Alterations and Repairs. It is the intent of these regulations to allow nonhistorical expansion or addition to a qualified historical building or property provided nonhistorical additions shall conform to the requirements of the regular code. See Section 8-202 – A

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2. ~~Additions, alterations or repairs shall not cause a qualified historic building or structure to become unsafe or overloaded.~~

8-102.1.2 Relocation. Relocated qualified historical buildings or properties shall be sited to comply with the regular code or with the alternatives listed in this code. Nonhistorical new construction related to relocation shall comply with regular code. Historical reconstruction and restoration related to relocation **of qualified historical buildings or properties** may comply with the alternatives contained in this code.

8-102.1.3 Change of Occupancy. For change of use or occupancy, see Chapter 8-3, Use and Occupancy.

8-102.1.4 Continued use. Qualified historical buildings or properties may have their existing use or occupancy continued if such use or occupancy does not constitute a distinct hazard to life-safety as defined in this code.

8-102.1.5 Unsafe Buildings. When a Qualified Historic Building or Property is determined to be unsafe as defined in the regular code, the requirements of ~~this code~~ **the CHBC** are applicable to the work necessary to correct the unsafe conditions. Work to remediate the building shall be limited to the correction of the unsafe conditions, and it shall not be required to bring the entire building in compliance with regular code.

Note: See Section 8-703, Structural Survey, to determine when a structural survey is required.

8-102.1.6 Triggers. **The CHBC does not recognize code requirements that are triggered by application of other code requirements.**

SECTION 8-103 — ORGANIZATION AND ENFORCEMENT

8-103.1 Authority. The state or local enforcing agency, pursuant to authority provided under Section 18954 of the Health and Safety Code, shall apply the provisions of this code in permitting repairs, alterations, and additions necessary for the preservation, restoration, reconstruction, rehabilitation, moving or continued use of a qualified historical building or property when so elected by the private property owner.

8-103.2 State Enforcement. All ~~the~~ state agencies ~~per Section 18958~~ **18961** of the Health and Safety Code shall administer and enforce this code with respect to qualified historical buildings or properties under their respective jurisdiction.

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8-103.3 Liability. Prevailing law regarding immunity of building officials is unaffected by the use and enforcement of this code.

SECTION 8-104 — REVIEW AND APPEALS

8-104.1 State Historical Building Safety Board (SHBSB). In order to provide for interpretation of the provisions of this code and to hear appeals, the SHBSB shall act as an appeal and review body to state and local agencies and any affected party.

8-104.2 SHBSB Review. When a proposed design, material or method of construction is being considered by the enforcing agency, the agency chief, the building official or the local board of appeals may file a written request for opinion to the SHBSB for its consideration, advice or findings. In considering such request, the SHBSB may seek the advice of other appropriate private or public boards, individuals, or state or local agencies. The SHBSB shall, after considering all of the facts presented including any recommendation of other appropriate boards, agencies or other parties, determine if, for the purpose intended, the proposal is reasonably equivalent to that allowed by these regulations in proposed design, material or method of construction, and it shall transmit such findings and its decision to the enforcing agency for its application. The Board shall may recover the costs of such reviews and shall report the decision in printed form, copied to the California Building Standards Commission.

8-104.2.1 State Agencies. State agencies shall consult and obtain SHBSB review prior to taking action or making decisions or appeals that affect qualified historical buildings or properties per section 18961 of Health and Safety Code.

8-104.2.2 Imminent Threat. A state agency, when assessing hazards and providing structural evaluations on qualified historical buildings or properties shall consult with the SHBSB where such buildings are declared an imminent threat.

8-104.3 SHBC Appeals. If any local agency administering and enforcing this code or any person adversely affected by any regulation, rule, omission, interpretation, decision, or practice of the agency enforcing this code wish to appeal the issue for resolution to the SHBSB, either of these parties may appeal directly to the Board. The Board may accept the appeal only if it determines that issues involved are of statewide significance. The Board shall may recover the costs of such reviews and shall make available copies

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of decisions in printed form at cost, copied to the California Building Standards Commission.

8-104.4 Costs for Board Action and Informational Material. An estimate of the Review and Appeals process can be provided by contacting:

Executive Director
The State Historical Building Safety Board
Division of the State Architect
c/o Department of General Services
707 3rd Street
West Sacramento, CA 95605
Telephone: (916) 445-7627

Cost information and availability of the codes, hearing information, informational and background material, and Board decisions are available from the same source.

8-104.5 Local Agency Fees. Local agencies, when actively involved in the appeal, may also charge affected persons reasonable fees not to exceed the cost of obtaining reviews and appeals from the Board.

SECTION 8-105 — CONSTRUCTION METHODS AND MATERIALS

8-105.1 Repairs. Repairs to any portion of a qualified historic building or property may be made in-kind with historic materials and the use of original or existing historic methods of construction, subject to conditions of this code. (See Chapter 8-8.)

8-105.2 Alternatives to the State California Historical Building Code. It is the intent of this code to allow the use of these alternatives or any other acceptable regulation or methodology of design or construction in whole or in part, with the regular code, or in any combination of the regular code and this code. These regulations are not intended to preclude the use of any proposed alternative or method of design or construction not specifically prescribed or otherwise allowed by these regulations. Any other alternative may be submitted for evaluation to the appropriate enforcing agency for review and acceptance. The enforcing agency may request that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding such alternatives. Any alternative offered in lieu of that prescribed or allowed in this code shall be reasonably equivalent in quality, strength, effectiveness, durability and safety to that of this code.

SECTION 8-106 — SHBSB RULINGS

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8-106.1 General. Rulings of the SHBSB (ie. formal appeals, case decisions, code interpretations and administrative resolutions, etc.) that are issues of statewide application are required to be submitted to the California Building Standards Commission in printed form. ~~The purpose of~~ **These** rulings **may be used** to provide guidance for similar cases or issues.

~~Note: The past appellate and interpretive rulings of the SHBSB are being compiled and catalogued to be published as an appendix to the State Historical Building Code~~

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CHAPTER 8-2 DEFINITIONS

SECTION 8-201 — DEFINITIONS

For the purpose of this code, certain terms and phrases, words, and their derivatives shall be construed as specified in this chapter. Additional definitions and / or terms may appear in the various other chapters relative to terms or phrases primarily applicable thereto.

SECTION 8-202—A

ADAPTIVE REUSE. The process of adapting a property, site, building, or structure for a use other than that for which it was originally designed or previously used.

ADDITION. A nonhistorical extension or increase in floor area or height of a building or structure.

ALTERATION. A modification to a building or qualified historical building or property that affects the usability of the building or structure property, or part thereof. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement of the structural parts or elements, and changes or rearrangements in the plan configuration of walls and full-height partitions.

ARCHITECTURAL SIGNIFICANCE. Importance of a historic property based on physical aspects of its design, materials, form, style, or workmanship.

SECTION 8-203—B

BUILDING. Any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING STANDARD. Any guideline, standard, regulation, or code that may be applied to a Qualified Historical Building or Property.

SECTION 8-204—C

CHARACTER DEFINING FEATURE. Those visual aspects and physical elements that comprise the appearance of an historic building, structure or property, and that are

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significant to its historic, architectural and cultural values, including the overall shape of the structure building or property, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

CONSERVATION. The practice of prolonging the physical and aesthetic life of pre-historic and historic material culture through documentation, preventive care, treatment and research.

CULTURAL RESOURCE. Building, site, structure, object, property or district evaluated as having significance in pre-history or history.

SECTION 8-205—D

DISTINCT HAZARD. Any clear and evident condition that exists as an immediate danger to the safety of the occupants. Conditions that do not meet the requirements of current regular codes and ordinances do *not*, of themselves, constitute a distinct hazard. Section 8-104.3 SHBC appeals, remains applicable.

DESIGNATED. See Qualified Historical Building or Property

DISTRICT. An historic district possessing a significant concentration, linkage, or continuity of sites, buildings, structures, properties or objects or combination thereof united historically or aesthetically by plan or physical development.

SECTION 8-206—E

No definitions.

SECTION 8-207—F

FACILITIES. A building and such other structures, topography, or development that may be within the confining or legal limits of the qualified historic property, site, group of such sites, historic district or districts.

FIRE HAZARD. Any condition or act which increases, or an increase the hazard or menace of fire to a greater degree than customarily recognized by the authority having jurisdiction, or any condition or act which could obstruct, delay, hinder or interfere with the operations of fire fighting personnel or the egress of occupants in the event of fire. Section 8-104.3 SHBC appeals remain applicable.

SECTION 8-208—G

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No definitions

SECTION 8-209—H

HISTORIC FABRIC OR MATERIALS. Original and later added significant construction materials, architectural finishes or elements in a particular pattern or configuration which form a historical property.

HISTORICAL SIGNIFICANCE. Importance for which a property has been evaluated and found to be historic, as determined by the authority having jurisdiction.

SECTION 8-210—I

IMMINENT THREAT. Any condition within or affecting a **qualified historical building or property** which, in the opinion of the authority having jurisdiction, would qualify a building or structure as dangerous to the extent that the life, health, property or safety of the public, its occupants or those performing necessary repair, stabilization or shoring work are in immediate peril due to conditions affecting the building or structure. Potential hazards to persons using, or improvements within, the right-of-way may not be construed to be “imminent threats” solely for that reason if the hazard can be mitigated by shoring, stabilization, barricades or temporary fences.

INTEGRITY. Authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic or prehistoric period.

SECTION 8-211—J

No definitions

SECTION 8-212—K

No definitions

SECTION 8-213—L

LIFE SAFETY EVALUATION. An evaluation of the life safety hazards of a **qualified historical building or property** based on procedures similar to those contained in *NFPA 909, Standard for the Protection of Cultural Resources, Appendix B, Fire Risk Assessment in Heritage Premises*.

LIFE SAFETY HAZARD. **Any clear and evident condition that exists as an immediate danger to the safety of the occupants. Conditions that do not meet the**

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requirements of current regular codes and ordinances do not, of themselves, constitute a distinct hazard. Section 8-104.3 SHBC appeals, remains applicable.

SECTION 8-214—M

No definitions

SECTION 8-215—N

No definitions

SECTION 8-217—O

OBJECT. Used to distinguish from buildings and structures **and properties from** those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, moveable, an object is associated with a specific setting or environment.

Section 8-218—P

PERIOD OF SIGNIFICANCE. The length of time when a historic building, property or site was associated with important events, activities, or persons, or attained the characteristic which qualify it for listing or registration.

PRESERVATION. The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an **historic building, or property, building** or structure. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-related work to make properties functional is appropriate within a preservation project.

SECTION 8-218—Q

QUALIFIED HISTORIC BUILDING OR PROPERTY. Defined in Health and Safety Code 18955 as Qualified Historical Building or Structure.

Any building, site, structure, object, district or collection of structures, and their associated sites, deemed of importance to the history, architecture, or culture of an area by an appropriate local, state or federal governmental jurisdiction. This shall include designated buildings or properties on, or determined eligible for, official national, state or local historical registers or official inventories, such as

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the National Register of Historic Places, California Register of Historical Resources, State Historical Landmarks, State Points of Historical Interest, and officially adopted city or county registers, inventories, or surveys of historical or architecturally significant sites, places or landmarks.

SECTION 8-219—R

RECONSTRUCTION. The act or process of depicting, by means of new construction, the form, features, and ~~or~~ detailing of a nonsurviving ~~site, landscape, building, structure or object~~ **qualified historical building or property** for the purpose of replicating its appearance at a specific period of time.

REGULAR CODE. The adopted regulations that govern the design and construction or alteration of nonhistorical buildings, **structures** and properties within the jurisdiction of the enforcing agency.

REHABILITATION. The act or process of making possible a compatible use for a **qualified historical building or property**, ~~building or structure~~ through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

RELOCATION. The act or process of moving any structure or a portion of a structure that may be moved to a new site, or a different location on the same site.

REPAIR. Renewal, reconstruction, or renovation of any portion of an existing property, site or building for the purpose of its continued use.

RESTORATION. The act or process of accurately depicting the form, features, and character of a ~~property, building or structure~~ **building or property** as it appeared at a particular period of time by the means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

SECTION 8-220—S

STRUCTURE. That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

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Section 8-221 – T.

TRIGGER. Any mechanism that requires the application of regular code requirements or ordinances when an unrelated action or treatment to a qualified historical building or property is undertaken.

TREATMENT. Preservation, restoration, stabilization, rehabilitation, retrofit

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USE AND OCCUPANCY

SECTION 8-301 — PURPOSE AND SCOPE

8-301.1 Purpose. The purpose of this chapter is to provide alternative regulations for the determination of occupancy classifications and conditions of use for **qualified historical buildings or properties buildings or structures designated as** qualified historical buildings or properties.

8-301.2 Scope. Every qualified historic building or property for which a building permit has been requested shall be classified prior to permit issuance according to its use or the character of its occupancy, in accordance with regular code and applicable provisions of this chapter.

8-302 — GENERAL

8-302.1 Existing Use. The use or character of occupancy of a qualified historic building or property, or portion thereof, shall be permitted to continue in use regardless of any period of time in which it may have remained unoccupied, or in other uses, provided such building or property otherwise conforms to all applicable requirements of this code **chapter.**

8-302.2 Change in Occupancy. The use or character of the occupancy of a historical building may be changed from its historic use or character provided the building conforms to the requirements applicable to the new use or character of occupancy as set forth in this code. Such change in occupancy shall not mandate conformance with **new construction** requirements as set forth in prevailing regular code, provided the new use or occupancy does not create a fire hazard or other condition detrimental to **the safety of occupants or of fire fighting personnel. life safety.**

<<Sections 8-302.3, 8-302.4, 8-302.5, 8-302.6, 8-402.1, 8-402.2, 403.2, 8-409, 8-410.1 and 8-410.2 need to be coordinated.>>.

8-302.3 Occupancy Separations. Required occupancy separations of more than 1-hour may be reduced to one-hour fire-resistive construction with all openings protected by not less than three-fourths hour fire-resistive assemblies of the self-closing or automatic closing type when the building is provided with an approved automatic sprinkler system throughout the entire building in accordance with prevailing code. Doors equipped with automatic-closing devices shall be of a type which will function

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upon activation of a device which responds products of combustion other than heat.

Required occupancy separations of one-hour may be omitted when the building is provided with an approved automatic sprinkler system throughout.

8-302.4 Maximum Floor Area. Regardless of the use or character of occupancy, the area of a one story historical building may have, but shall not exceed, a floor area of 15,000 square feet unless such increase is otherwise permitted in prevailing code. Multistory buildings (including basements and cellars) shall be in accordance with regular code requirements.

EXCEPTION: Historic buildings provided with an approved automatic sprinkler system may be unlimited in floor area without fire-resistive area separation walls.

8-302.5 Maximum Height. The maximum height and number of stories of a historical building shall not be limited because of construction type, provided such height or number of stories does not exceed that of its historical design.

8-302.6 Fire Resistive Construction. (See Chapter 4)

8-302.7 Light and Ventilation. Existing provisions for light and ventilation which do not, in the opinion of the enforcing agency, constitute a safety hazard may remain. See Section 8-303.6 for residential requirements. See Section 8-503 for Emergency Escape or Rescue Windows and Doors.

SECTION 303 — RESIDENTIAL OCCUPANCIES

8-303.1 Purpose. The purpose of this section is to provide alternative regulations for ~~those buildings or structures designated as~~ qualified historical buildings or properties ~~an~~ classified as dwelling occupancies. These regulations require enforcing agencies to accept any reasonably equivalent alternatives to regular code when dealing with qualified historic buildings and properties.

8-303.2 Intent. It is the intent of these regulations to preserve the integrity of qualified historic buildings and properties while maintaining a reasonable degree of protection of life, health and safety for the occupants.

8-303.3 Application and Scope. The provisions of this section shall apply to all qualified historical buildings used for human habitation. Those dwelling units intended only for display, or public use with no dwelling use involved, need not comply with the requirements of this section.

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8-303.4 Alternative Exit Definitions.

8-303.4.1 Exit Ladder Device. An exit ladder device is a permanently installed, fixed, folding, retractable, or hinged ladder intended for a means of emergency egress from areas of the second or third stories. Unless approved specifically for a longer length, the use shall be limited to 25 feet (7620mm) in length for residential occupancies where areas served by the ladder has an occupant load of less than 10 persons.

8-303.4.2 Fire Escapes. Fire Escapes, see Chapter 8-5.

8-303.5 Room Dimensions. Rooms used for sleeping purposes may contain a minimum of 50 square feet (4.6m²) floor area provided there is maintained an average ceiling height of 7 feet (2134mm). Other habitable rooms need only be of adequate size to be functional for the purpose intended.

8-303.6 Light and Ventilation. Windows in habitable rooms shall have an area of 6 percent of the floor area, or 6 square feet (0.56 m²), whichever is greater. Windows in sleeping rooms shall be openable (See Section 8-503). Dwelling occupancies need not be provided with electrical lighting.

8-303.7 Alteration and Repair. The alteration and repair of historical buildings may permit the replacement, retention and extension of original materials and the continued use of original methods of construction provided a life safety hazard is not created or continued in existence. <<Note for board: Needs reference to Chapter 8-7 and 8-8. Limit Life Safety Hazards to those in the definition.>>

The amount of alterations and repairs is not limited provided there is no nonhistorical increase in floor area, volume, or size of the **building or** structure.

8-303.8 Exiting. (See Chapter 8-5)

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CHAPTER 8-4
FIRE PROTECTION
FIRE AND LIFE SAFETY

SECTION 8-401 — PURPOSE, INTENT AND SCOPE

8-401.1 Purpose. The purpose of this chapter is to provide alternative regulations for fire protection of ~~buildings or structures designated as~~ qualified historical buildings or properties. These regulations require enforcing agencies to accept any reasonably equivalent alternatives to regular code when dealing with qualified historical buildings or properties.

8-401.2 Intent. The intent of these regulations is to preserve the integrity of qualified historic buildings and properties while maintaining a reasonable degree of fire protection based primarily on the life safety of the occupants and firefighting personnel.

8-401.3 Scope. This chapter shall apply when required by the provisions of Section 8-102.

SECTION 8-402 — FIRE RESISTIVE CONSTRUCTION

8-402.1 Exterior Wall Construction. The fire resistance requirement for existing exterior walls and existing opening protection may be satisfied when an automatic fire-extinguishing system designed for exposure protection per this code is installed. The automatic sprinklers may be installed on the exterior under the roof line with at least one sprinkler head located over each opening required to be protected. Additional sprinkler heads shall also be distributed along combustible walls that do not meet the fire resistive requirement due to its relationship to property lines as required by regular code. Such sprinkler system may be connected to the domestic water supply on the street-main side of the building shut-off valve. A shut-off valve may be installed for the sprinkler system provided it is locked in an open position. An approved fire sprinkler system may or may not include "deluge heads". <<<This addresses mandates that these sprinklers be installed per regular code requirements – which conflicts with the intent of this section.>>>

8-402.2 One-hour Construction. Upgrading an existing qualified historical building or property to one-hour fire-resistive construction and one-hour fire resistive corridors shall not be required regardless of construction or occupancy when one of the following is provided:

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1. An automatic fire sprinkler system throughout.
2. An approved life safety evaluation is provided.
3. Other alternative measures are approved by the enforcing agency.

8-402.3 Glazing in Fire Rated Systems. Historic glazing materials in interior walls required to have one-hour fire rating may be approved subject to the concurrence of the enforcing agency when provided with approved smoke seals and when the area affected is provided with an automatic sprinkler system. <<Refine: blanking out the window with gyp is standard practice>>>

SECTION 8-403 — INTERIOR FINISH MATERIALS

New nonhistoric interior wall and ceiling finish shall conform to the provisions of the regular code. Existing nonconforming materials used in interior wall and finishes may be surfaced with an approved fire-retardant to increase the rating of the natural finish to within reasonable proximity of the required rating. For wood, lath, and plaster walls, see Section 8-404.

EXCEPTION: When an approved automatic sprinkler system is provided throughout the building, existing finishes need not be of fire-resistive construction.

SECTION 8-404 — WOOD LATH AND PLASTER

Wood lath and plaster walls may be considered in accordance with codes, standards, and listings published prior to 1943 whereby a wood stud wall assembly with gypsum or lime plaster on hand split or sawn wooden lath obtains a one-half hour fire resistive rating. This rating may be increased for interior walls to as much as one hour by filling the wall with mineral fiber or glass fiber.

SECTION 8-405 — OCCUPANCY SEPARATION

(See Chapter 8-3)

SECTION 8-406 — MAXIMUM FLOOR AREA

(See Chapter 8-3)

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SECTION 8-407 — VERTICAL SHAFTS

Vertical shafts need not be enclosed when such shafts are blocked at every floor level by the installation of not less than 2 full inches (51mm) of solid wood or equivalent construction installed as to prevent the initial passage of smoke and flame. Approved automatic sprinkler systems or other solutions may be considered on a case-by-case basis, in lieu of enclosure of vertical shafts and stairwells.

SECTION 8-408 ROOF COVERING

Existing or original roofing materials may be repaired or reconstructed subject to the following requirements:

1. The original or historic roofing system shall be detailed or modified as necessary in order to be capable of providing shelter to the building occupants and exclude dampness, while preserving the historic materials and appearance of the roof.
2. Wooden roof materials may be utilized where fire resistance is required provided they are treated with fire-retardent treatments to achieve ~~an equivalence to a Class "C"~~ a "Class B" roof assembly.
3. "Class A", SFM certified, wood roofing assembly is permitted in state designated Urban Wildland and High Fire Zones .
4. Jurisdictions that prohibit wood roofing shall provide arguments, presented to the jurisdiction for adoption of local ordinances, to the SHBSB as a part of requirements in H&SC 18959(f).

SECTION 8-409 — FIRE ALARM SYSTEMS

Every qualified historical building or property shall be provided with fire alarm systems as required for the use or occupancy by regular code. _<<Note to board: alarm systems for other fire issues?>>

SECTION 8-410 — AUTOMATIC FIRE EXTINGUISHING SYSTEMS

8-410.1 Every historical building which cannot be made to conform to the construction requirements specified in the regular code for the occupancy or use, and which constitutes a distinct fire hazard, (for definition of "distinct hazard" see Section 8-205) shall be deemed to be in compliance if provided with an approved automatic fire extinguishing system.

EXCEPTION: When an alternative life-safety system is approved by the

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enforcing agency.

8-410.2 An automatic fire extinguishing system shall not be used to substitute for or act as an alternate to the required number of exits from any facility. (See Chapter 8-5 for exiting requirements.)

~~**8-410.3** An automatic fire extinguishing system shall be provided in all detention facilities.~~

Other sections for development in rulemaking 8-410 Other technologies will be allowed that can provide demonstration of effectiveness. >>Note to board: Smoke control, modeling, etc. <<

8-410 High rise buildings (over 75 feet) >>Note to board: issues for post 1950 buildings.<<

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CHAPTER 8-5
MEANS OF EGRESS

SECTION 8-501 — PURPOSE, INTENT AND SCOPE

8-501.1 Purpose. The purpose of this chapter is to establish minimum means of egress regulations for qualified historical buildings or properties. These regulations require enforcing agencies to accept reasonably equivalent alternatives to the means of egress requirements in the regular code.

8-501.2 Intent. It is the intent of these regulations to provide an adequate means of egress.

8-501.3 Scope. Every qualified historical building or portion thereof shall be provided with exits as required by this chapter when required by the provisions of Section 8-102.

SECTION 8-502 — GENERAL

8-502.1 General. The enforcing agency shall grant reasonable exceptions to the specific provisions of applicable egress regulations where such exceptions will not adversely affect life safety.

8-502.2 Existing door openings and corridor widths of less than dimensions required by regular code shall be permitted where there is sufficient width and height for a person to pass through the opening or traverse the exit.

8-502.3 Stairs: Existing stairs having risers and treads at variance with the rise and run specified by regular code for the occupant load and uses shall be allowed. Handrails with non conforming grip size or extensions shall be allowed.

8-502.4 Main Entry Doors: The front or main exit entry doors need not be rehung to swing in the direction of exit travel provided other means or conditions of exiting, as necessary to serve the total occupant load are provided. ((expand to include other exist doors? What about door widths??))

8-502.5 Fire Escapes: Existing previously approved fire escapes and fire escape ladders shall be acceptable as on of the required means of egress provided they extend to the ground and are easily negotiated, adequately signed, and in good working order. Access shall be by an opening having a minimum width of 29

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inches (737mm) when open with a sill be no more than 30 inches (762mm) above the adjacent floor, landing, or approved step. ((New Fire escapes ?))

EXCEPTIONS: 1. New fire escapes and fire escape ladders which comply with Section 8-502.2 shall be acceptable as one of the required means of egress.

2. Existing previously approved fire escapes and fire escape ladders shall be acceptable as one of the required means of egress provided they extend to the ground and are easily negotiated, adequately signed, and in good working order. Access shall be by an opening having a minimum dimension of 29 inches (737mm) when open. No sill shall be more than 30 inches (762mm) above the adjacent floor, landing or approved step.

3. The enforcing agency shall grant reasonable exceptions to specific provisions covered under applicable regulations where such exceptions will not directly affect the life safety intended. (Examples: Existing door openings and corridor and stairway widths of less than the specified dimensions may be permitted, provided there is sufficient width and height for a person to pass through the opening or traverse the exit; existing stairways having risers and treads at variance with the specified rise and run for the occupant load and use are allowed.)

4. Upon specific case approval, the front or main exit door(s) need not be rehung to swing in the direction of exit travel provided other means or conditions of exiting, as necessary to serve the total occupant load served, are otherwise provided.

5. In lieu of total conformance with existing exiting requirements, the enforcing agency may accept any other condition which will allow or provide for the ability to quickly and safely evacuate any portion of a building without undue exposure and which will meet the intended exiting and life safety stipulated by these regulations.

Fire Escapes and Fire Escape Ladders. New fire escapes and fire escape ladders shall comply with the following:

1. Access from a corridor shall not be through an intervening room.

2. All openings within 10 feet (3048mm) shall be protected by three-fourths-hour fire assemblies. When located within a recess or vestibule, adjacent enclosure walls shall be of not less than one-hour fire-resistive construction.

3. Egress from the building shall be by a clear opening having a minimum dimension of not less than 29 inches (737mm). Such openings shall be openable from the inside without the use of a key or special knowledge or effort. The sill of an opening

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giving access shall not be more than 30 inches (737mm) above the floor of the building or balcony.

4. Fire escape stairways and balconies shall support the dead load plus a live load of not less than 100 pounds per square foot (4.79kN/ m²) and shall be provided with a top and intermediate handrail on each side. The pitch of the stairway shall not exceed 72 degrees with a minimum width of 18 inches (457mm). Treads shall not be less than 4 inches (102mm) in width and the rise between treads shall not exceed 10 inches (254mm). All stair and balcony railings shall support a horizontal force of not less than 50 pounds per lineal foot (729.5 N/ m²) of railing.

5. Balconies shall not be less than 44 inches (1118mm) in width with no floor opening other than the stairway opening greater than 5/8 inch in width. Stairway openings in such balconies shall not be less than 22 inches by 44 inches (559 by 1118mm). The balustrade of each balcony shall not be less than 36 inches (914mm) high with not more than 9 inches (287mm) between balusters.

6. Fire escapes shall extend to the roof or provide an approved gooseneck ladder between the top floor landing and the roof when serving buildings four or more stories in height having roofs with less than 4 units vertical in 12 units horizontal (33.3%) slope. Fire escape ladders shall be designed and connected to the building to withstand a horizontal force of 100 pounds (445 N) placed anywhere on the rung. All ladders shall be at least 15 inches (381mm) wide, located within 12 inches (305mm) of the building. Ladder rungs shall be 3/4 inch (19.1mm) in diameter and shall be located 12 inches (305mm) on center. Openings for roof access ladders through cornices and similar projections shall have minimum dimensions of 30 inches by 33 inches (762 by 838mm).

The length of fire escapes and exit ladder devices shall be limited to that approved by the building official based on products listed by a recognized testing laboratory.

7. The lowest balcony shall not be more than 18 feet (5486mm) from the ground. Fire escapes shall extend to the ground or be provided with counterbalanced stairs reaching to the ground.

8. Fire escapes shall not take the place of stairways required by the codes under which the building was constructed.

9. Fire escapes shall be kept clear and unobstructed at all times and maintained in good working order.

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SECTION 8-503 — ESCAPE OR RESCUE WINDOWS AND DOORS.

Basements in dwelling units and every sleeping room below the fourth floor shall have at least one openable window or door approved for emergency escape which shall open directly into a public street, alley, yard or exit court. Escape or rescue windows or doors shall have a minimum clear area of 3.3 square feet (0.31 m²) and a minimum width or height dimension of 18 inches (457mm) and be operable from the inside to provide a full, clear opening without the use of special tool

EXCEPTION: Escape or rescue windows in Group R-1 Hotel occupancies **may** **(??)** comply with the regular code.

SECTION 8-504 – RAILINGS AND GUARDRAILINGS.

8-504.1 The height of railings and guard railings and the spacing of balusters may continue in their historic height and spacing unless a distinct hazard has been identified or created by change of use or occupancy.

8-504.2 The jurisdiction may permit alternative height of railings and spacing of balusters when presented with equivalent measures for safety.

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SECTION 8-602 — BASIC PROVISIONS

Applies

Applies

Applies

8-602.1 Regular Code. The regular code⁽¹⁾⁽²⁾ for access for people with disabilities shall be applied to qualified historical buildings or properties unless strict compliance with the regular code will threaten or destroy the historical significance or character-defining features of the building or property.

8-602.2 Alternative Provisions. If the historical significance or character-defining features are threatened, alternative provisions for access may be applied pursuant to this chapter provided the following conditions are met:

1. Such alternative provisions shall be applied only on an item-by-item or case-by-case basis.
2. Documentation stating the reasons for the application of the alternative provisions. Such documentation shall be maintained as a part of the public record.
3. If it is found that the application of the alternatives listed in Section 8-603 threaten the historical significance or character-defining features, the provisions of Section 8-604 may be applied as noted in this chapter.

SECTION 8-603 — ALTERNATIVES

The alternative provisions are applied according to the priorities outlined whereby the alternative providing the greatest accessibility is listed first.

Applies

Applies

Applies

8-603.1 Alternative Minimum Standards. The alternative minimum standards for alterations of

Applies

Applies

Applies

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qualified historic buildings or facilities are contained in Section 4.1.7(3) of *ADA Standards for Accessible Design*, as incorporated and set forth in federal regulation 28 C.F.R pt. 36.

8-603.2 Entry. These alternatives do not allow exceptions for the requirement of level landings in front of doors, except as provided in Section 8-603.3.

1. Access to any entrance used by the general public and no further than 200 feet (60960mm) from the primary entrance.
2. Access at any entrance not used by general public but open and unlocked with directional signs at the primary entrance and as close as possible to, but no further than 200 feet (60960mm) from the primary entrance.
3. Where security is a problem, remote monitoring may be used. The accessible entrance shall have a notification system.

8-603.3 Doors. Alternatives listed in order of priority are:

1. Single-leaf door which provides a minimum 30 inches (762mm) of clear opening.
2. Single-leaf door which provides a minimum 29½ inches (749mm) clear opening
3. Double door, one leaf of which provides a minimum 29½ inches (749mm) clear opening.
4. Double doors operable with a power-assist device to provide a minimum 29

Does not apply

Does not apply

Applies

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½ inches (749mm) clear opening when both doors are in the open position.

8-603.4 Power-assisted Doors. Power-assisted door or doors may be considered equivalent alternative to level landings, strikeside clearance and door opening forces required by regular code.	Does not apply	Does not apply	Applies
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8-603.5 Toilet Rooms. In lieu of separate-gender toilet facilities as required in the regular code, an accessible unisex toilet may be designated.	Applies	Applies	Applies
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8-603.6 Exterior and Interior Ramps and Lifts.	Applies	Applies	Applies
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1. A lift or a ramp of greater than standard slope but no greater than 1:10, for horizontal distances not to exceeds 5 feet (1525mm). Signs shall be posted at upper and lower levels to indicate steepness of the slope.

2. Access by ramps of 1:6 slope for horizontal distance not to exceed 13 inches (330mm). Signs shall be posted at upper and lower levels to indicate steepness of the slope.

SECTION 8-604 — EQUIVALENT FACILITATION	Applies	Waivers	Applies
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Use of other designs and technologies, or deviation from particular technical and scoping requirements, are permitted if the application of the alternative provisions contained in Section 8-603 would threaten or destroy the historical significance or character-defining features of the building or site

If a builder applies for a waiver of an ADA accessibility requirement for an element of a building, he or she will not be entitled to certification's rebuttable evidence of

1. Such alternatives shall be applied only

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on an item-by-item or case-by-case basis.

compliance for
that element.

2. Access provided by experiences, services, functions, materials and resources through methods including, but not limited to, maps, plans, videos, virtual reality, and related equipment, at accessible levels. The alternative design and/or technologies used will provide substantially equivalent or greater accessibility to, and usability of, the facility.

3. The official charged with the enforcement of the standards shall document the reasons for the application of the alternative design and/or technologies and their effect on the historical significance or character-defining features. Such documentation shall be in accordance with Section 8-602.2, Item 3, and shall include the opinion and comments of state or local accessibility officials, the opinion and comments of representative local groups of people with disabilities. Such documentation shall be recorded and entered into the permanent file of the enforcing agency.

Notes:

- (1) The regular code for Chapter 8-6 is contained in Title 24, Part 2, Vol.1, Chapter 11B, which contain standards for new and existing non-historic construction.
- (2) Provisions of this chapter may be used in conjunction with all other provisions of the regular code and ADA regulations

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CHAPTER 8-7
ALTERNATIVE STRUCTURAL REGULATIONS

SECTION 8-701 — PURPOSE, INTENT AND SCOPE

8-701.1 Purpose. The purpose of this chapter is to provide alternative regulations for the structural safety of buildings or structures designated as qualified historical buildings or properties. These regulations require enforcing agencies to accept any reasonably equivalent alternatives to regular code when dealing with qualified historical buildings or properties.

8-701.2 Intent. It is the intent of these regulations to encourage the preservation of qualified historical buildings while providing a reasonable level of structural safety for occupants and the public at large through the application of this code for such historical **buildings or** structures.

8-701.3 Scope. The alternative structural regulations provided by Section 8-705 shall be applied in conjunction with regular code whenever a structural upgrade or reconstruction is undertaken for qualified historical buildings or properties.

1-701.3.1. Reconstruction. The alternative regulations in this chapter do not apply to new construction/ reconstruction/replicas of historical buildings.

SECTION 8-702 — GENERAL

8-702.1 These regulations shall not be construed to allow the enforcing agency to approve or permit a lower level of safety of structural design and construction than that which is reasonably equivalent to the regular code provisions in occupancies which are critical to the safety and welfare of the public at large, including, but not limited to, public and private schools, hospitals, municipal police and fire stations and essential services facilities.

8-702.2 Nothing in these regulations shall prevent voluntary and partial seismic upgrades when it is demonstrated that such upgrades will improve life safety and when a full upgrade would not otherwise be required.

SECTION 8-703 — STRUCTURAL SURVEY

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8-703.1 **When a** structure, or portion of a structure **is to** be evaluated for structural capacity under this code, it shall be surveyed for structural conditions by an architect or engineer knowledgeable in historical structures. The survey shall document deterioration or signs of distress. The survey shall determine the details of the structural framing and the system for resistance of gravity and lateral loads. Details, reinforcement and anchorage of structural systems and veneers shall be determined and documented.

8-703.2 The results of the survey shall be utilized for **evaluating the structural capacity and for** designing modifications to the structural system to reach compliance with this code.

SECTION 8-704 — NON-HISTORICAL ADDITIONS AND NON-HISTORICAL ALTERATIONS

New nonhistorical additions and nonhistorical alterations which are structurally separated from an existing historical structure shall comply with regular code requirements.

New nonhistorical additions which impose vertical or lateral loads on an existing structure shall not be permitted unless the affected part of the supporting structure is evaluated and strengthened, if necessary, to meet regular code requirements.

Note: For use of archaic materials, see Chapter 8-8.

SECTION 8-705 — STRUCTURAL REGULATIONS

8-705.1 Gravity Loads. The capacity of the structure to resist gravity loads shall be evaluated and the structure strengthened as necessary. The evaluation shall include all parts of the load path. Where no distress is evident, and a complete load path is present, the structure may be assumed adequate by having withstood the test of time if anticipated dead and live loads will not exceed those historically present.

8-705.2 Wind and Seismic Loads. The ability of the structure to resist wind and seismic loads shall be evaluated. The evaluation shall be based on the requirements of Section 8-706.

Any unsafe conditions in the lateral load resisting system shall be corrected, or alternative resistance shall be provided. Additional resistance shall be provided to meet the minimum requirements of this code.

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The architect or engineer shall consider additional measures with minimal loss of, and impact to historic materials which will reduce damage and needed repairs in future earthquakes to better preserve the historical structure in perpetuity. These additional measures shall be presented to the owner for consideration as part of the rehabilitation or restoration.

SECTION 8-706 — LATERAL LOAD REGULATIONS

8-706.1 Lateral Loads. The forces used to evaluate the structure for resistance to seismic loads need not exceed 0.75 times the seismic forces prescribed **by the regular code requirements but the seismic base shear need not exceed 0.14W. This limit of 0.14W does not include near fault effects and historic structures with limited ductility in their lateral force resisting system within near fault zones (maximum considered earthquake ground motion of 0.2 second spectral response greater than 150% g at 5% damping) shall use a base shear increased by an appropriate amount . The architect or engineer performing the evaluation shall justify the base shear used in the evaluation.** The seismic forces may be computed based on the **R** values tabulated in the **regular code** for similar lateral force-resisting-systems. All deviations of the detailing provisions of the lateral-force-resisting systems shall be evaluated for stability and the ability to maintain load-carrying capacity at increased lateral loads. Unreinforced masonry bearing wall buildings shall comply with Appendix A **Chapter A1 of the International Existing Building Code, (IEBC), 2003 edition,** and as modified by this code. Reasonably equivalent standards may be used on a case-by-case basis when approved by the authority having jurisdiction. **Wind loads used to evaluate historic structures shall comply with regular code requirements.** <<The IEBC won't be adopted until a year after Part 8.>>

8-706.2 Existing Building Performance. The seismic resistance may be based upon the ultimate capacity of the structure to perform giving due consideration to ductility and reserve strength of the lateral-force resisting-system and materials while maintaining a reasonable factor of safety. Broad judgement may be exercised regarding the strength and performance of materials not recognized by regular code requirements. (See Chapter 8-8, Archaic Materials and Methods of Construction.)

8-706.2.1 All structural materials or members that do not comply with detailing and proportioning requirements of the regular code shall be evaluated for potential seismic performance and the consequence of noncompliance. All members which might fail and lead to possible collapse, or threaten life-safety when **subjected to seismic demands in excess of those prescribed in Section 8-706.1,** shall be judged

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unacceptable and appropriate structural strengthening shall be developed.

8-706.3 Load Path. A complete and continuous load path, including connections, from every part or portion of the structure to the ground shall be provided for the required forces. It shall be verified that the structure is adequately tied together to perform as a unit when subjected to earthquake forces.

8-706.4 Parapets. Parapets and exterior decoration shall be investigated for conformance with regular code requirements for anchorage and ability to resist prescribed seismic forces.

An exception to regular code requirements shall be permitted for those parapets and decorations which are judged not to be a hazard to life safety.

8-706.5 Historical Records. Past historical records of the structure or similar structures may be used in the evaluation, including the effects of subsequent alterations.

8-706.6 Nonstructural Features. Nonstructural features of an historic structure, such as exterior veneer, cornices and decorations, which might fall and create a life-safety hazard in an earthquake, shall be investigated. Their ability to resist seismic forces shall be verified, or the feature shall be strengthened.

8-706.6.1 Partitions and ceilings of corridors and stairways serving an occupant load of 30 or more shall be investigated to determine their ability to remain in place when the building is subjected to earthquake forces.

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**CHAPTER 8-8
ARCHAIC MATERIALS AND METHODS OF CONSTRUCTION**

SECTION 8-801 — PURPOSE, INTENT AND SCOPE

8-801.1 Purpose. The purpose of this chapter is to provide regulations for the use of historical methods and materials of construction that are at variance with regular code requirements or are not otherwise codified, in buildings or structures designated as qualified historical buildings or properties. These regulations require enforcing agencies to accept any reasonably equivalent alternatives to regular code when dealing with qualified historical buildings or properties.

8-801.2 Intent. It is the intent of these regulations to provide for the use of historical methods and materials of construction that are at variance with specific code requirements or are not otherwise codified.

8-801.3 Scope. Any construction type or material that is, or was, part of the historic fabric of a structure, is covered by this chapter. Archaic materials and methods of construction present in an historic structure may remain or be reinstalled or be installed with new materials of the same class to match existing conditions.

SECTION 8-802 — GENERAL ENGINEERING APPROACHES

Allowable stresses or ultimate strengths for archaic materials shall be assigned, based upon similar conventional codified materials, or on tests as hereinafter indicated. The archaic materials and methods of construction shall be thoroughly investigated for their details of construction in accordance with Section 8-703. Testing shall be performed when applicable to evaluate existing conditions. The architect or structural engineer in responsible charge of the project shall assign allowable stresses or ultimate strength values to archaic materials. Such assigned allowable stresses, or ultimate strength values, shall not be greater than those provided for in the following sections without adequate testing, and shall be subject to the concurrence of the enforcing agency.

SECTION 8-803 — NONSTRUCTURAL ARCHAIC MATERIALS

Where nonstructural historic materials exist in uses which do not meet the requirements of the regular code, their continued use is allowed by this code, provided that any public health and life-safety hazards are mitigated subject to the concurrence of the enforcing agency.

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SECTION 8-804 — ALLOWABLE CONDITIONS FOR SPECIFIC MATERIALS

Archaic materials which exist and are to remain in historic structures shall be evaluated for their condition and for loads required by this code. The structural survey required in Section 8-703 of this code shall document existing conditions, reinforcement, anchorage, deterioration and other factors pertinent to establishing allowable stresses and adequacy of the archaic materials. The remaining portion of this chapter provides additional specific requirements for commonly encountered archaic materials.

SECTION 8-805 — MASONRY

For adobe, see Section 8-806

8-805.1 Existing Solid Masonry. Existing solid masonry walls of any type, except adobe, may be allowed, without testing, a maximum value of three pounds per square inch in shear where there is a qualifying statement by the architect or engineer that an inspection has been made, that mortar joints are filled and that both brick and mortar are reasonably good. The allowable shear stress above applies to unreinforced masonry, except adobe, where the maximum ratio of unsupported height or length to thickness does not exceed 12, and where minimum quality mortar is used or exists. Wall height or length is measured to supporting or resisting elements that are at least twice as stiff as the tributary wall. Stiffness is based on the gross section. Allowable shear stress may be increased by the addition of 10 percent of the axial direct stress due to the weight of the wall directly above. Higher quality mortar may provide a greater shear value and shall be tested in accordance with UBC Standard 21-6 as referenced in the 1997 UBC.

8-805.2 Stone Masonry.

8-805.2.1 Solid-backed Stone Masonry. Stone masonry solidly backed with brick masonry shall be treated as solid brick masonry as described in Section 8-805.1 and in the UCBC, provided representative testing and inspection verifies solid collar joints between stone and brick and that a reasonable number of stones lap with the brick wythes as headers or that steel anchors are present. Solid stone masonry where the wythes of stone effectively overlap to provide the equivalent header courses may also be treated as solid brick masonry.

8-805.2.2 Independent Wythe Stone Masonry. Stone masonry with independent face wythes may be treated as solid brick masonry as described in Section 8-805.1 and the UCBC, provided representative testing and inspection verify that the core is essentially solid in the masonry wall and that steel ties are epoxied in drilled holes between outer

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stone wythes at floors, roof and at not-to-exceed 4 feet (1219mm) on center in each direction, between floors and roof.

8-805.2.3 Testing of Stone Masonry. Testing of stone masonry shall be similar to **IEBC requirements for brick masonry**, except that representative stones which are not interlocked shall be pulled outward from the wall and shear area appropriately calculated after the test.

8-805.3 Reconstructed Walls. Totally reconstructed walls utilizing original brick or masonry, constructed similar to original, shall be constructed in accordance with regular code. Repairs or infills may be constructed in a similar manner to the original walls without conforming to regular code.

SECTION 8-806 — ADOBE

8-806.1 General. Unburned clay masonry may be constructed, reconstructed, stabilized, or rehabilitated subject to this chapter. Alternate approaches which provide an equivalent or greater level of safety may be used, subject to the concurrence of the enforcing agency.

8-806.2 Protection. Provisions shall be made to protect adobe **buildings or** structures from moisture and deterioration. The unreinforced adobe shall be maintained in reasonably good condition. Particular attention shall be given to moisture content of adobe walls. Unmaintained or unstabilized walls or ruins shall be evaluated for safety based on their condition and stability. Additional safety measures may be required subject to the concurrence of the enforcing agency.

8-806.3 Requirements. Unreinforced new or existing adobe walls shall meet the following requirements. Where existing dimensions do not meet these conditions, additional strengthening measures may be required.

1. One-story adobe load-bearing walls shall not exceed a height to thickness ratio of 6.
2. Two-story adobe **buildings or** structures' height to thickness wall ratio shall not exceed 5 at the ground floor and 6 at the second floor, and shall be measured at floor-to-floor height when the second floor and attic ceiling/roof are connected to the wall as described below.
3. Non load-bearing adobe partitions and gable end walls shall be evaluated for stability and anchored against out-of-plane failure.

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4. A bond beam of reinforced concrete or an equivalent design of other materials shall be provided at the top of all adobe walls, and for two-story **buildings or** structures, at the second floor. The size and configuration of the bond beam shall be designed in each case to meet the requirements of the existing conditions and provide an effective brace for the wall.

5. Anchorage of the bond beam of **or** the equivalent design of other materials to the adobe walls shall be provided with anchors or suitable design compatible with the adobe material.

8-806.4 Repair or Reconstruction. Repair or reconstruction of wall area may utilize unstabilized brick or adobe masonry designed to be compatible with the constituents of the existing adobe materials.

8-806.5 Shear Values. Existing adobe may be allowed a maximum value of four pounds per square inch (27.6 kPa) for shear, with no increase for lateral forces.

8-806.6 Mortar. Mortar may be of the same soil composition as that used in the existing wall, or in new walls as necessary to be compatible with the adobe brick.

SECTION 8-807 — WOOD

8-807.1 Existing Wood Diaphragms or Walls. Existing wood diaphragms or walls of straight or diagonal sheathing shall be assigned shear resistance values appropriate with the fasteners and materials functioning in conjunction with the sheathing. The structural survey shall determine fastener details and spacings and verify a load path through floor construction. Shear values of Tables 8-8-A and 8-8-B may be used.

8-807.2 Wood Lath and Plaster. Wood lath and plaster walls and ceilings may be utilized using the shear values referenced in Section 8-807.1

8-807.3 Existing Wood Framing. Existing wood framing members may be assigned allowable stresses consistent with codes in effect at the time of construction. Existing or new replacement wood framing may be of archaic types originally used if properly researched, such as balloon and single wall. Wood joints such as dovetail and mortise and tenon types may be used structurally, provided they are well made. Lumber selected for use and type need not bear grade marks, and greater or lesser species such as low level pine and fir, boxwood and indigenous hardwoods and other variations may be used for specific conditions where they were or would have been used.

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Wood fasteners such as square or cut nails may be used with a maximum increase of 50% over wire nails for shear.

SECTION 8-808 — CONCRETE

8-808.1 Materials. Natural cement concrete, unreinforced rubble concrete, and similar materials may be utilized wherever that material is used historically. Concrete of low strength and with less reinforcement than required by regular code may remain with the architect or engineer assigning appropriate values of strength based on testing of samples of the materials. Bond and development lengths shall be determined based on historical information or tests.

8-808.2 Detailing. The architect or engineer shall carefully evaluate all detailing provisions of the regular code which are not met and shall consider the implications of these variations on the ultimate performance of the **building or** structure, giving due consideration to ductility and reserve strength.

8-809 Steel and Iron. The hand-built, untested use of wrought or black iron, the use of cast iron or grey iron, and the myriad of joining methods that are not specifically allowed by code may be used wherever applicable and wherever they have proven their worth under the considerable span of years involved with most historical buildings. Uplift capacity should be evaluated and strengthened where necessary. Fixed conditions or midheight lateral loads on cast iron columns that could cause failure should be taken into account. Existing structural wrought, forged steel or grey iron may be assigned the maximum working stress prevalent at the time of original construction.

SECTION 8-810 — HOLLOW CLAY TILE

The historic performance of hollow clay tile in past earthquakes shall be carefully considered in evaluating walls of hollow clay tile construction. Suitable protective measures shall be provided to prevent blockage of stair shafts, exitways and public ways following an earthquake.

SECTION 8-811 — VENEERS

8-811.1 Terra Cotta and Stone. Terra Cotta, cast stone and natural stone veneers shall be investigated for the presence of suitable anchorage. Steel anchors shall be investigated for deterioration or corrosion. New or supplemental anchorage shall be provided as appropriate.

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8-811.2 Anchorage. Brick veneer with anchorage at spacing greater than required by regular code may remain provided the anchorages have not corroded. Nail strength in withdrawal in wood sheathing may be utilized to its capacity in accordance with code values.

SECTION 8-812 — GLASS AND GLAZING

8-812.1 Glazing Subject to Human Impact. Historic glazing material located in areas subject to human impact may be approved subject to the concurrence of the enforcing agency when alternative protective measures are provided. These measures may include, but not be limited to, additional glazing panels, protective film, protective guards or systems, and devices or signs which would provide adequate public safety.

8-812.2 Glazing in Fire-rated Systems. See Section 8-403.3.

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TABLE 8-A—ALLOWABLE VALUES FOR EXISTING MATERIALS

Reprinted from Title 24 Part 10

EXISTING MATERIALS OR CONFIGURATIONS OF MATERIALS ¹	ALLOWABLE VALUES
	x14.594 for N/m
<p>1. Horizontal diaphragms²</p> <p>1.1 Roofs with straight sheathing and roofing applied directly to the sheathing</p> <p>1.2 Roofs with diagonal sheathing and roofing applied directly to the sheathing</p> <p>1.3 Floors with straight tongue-and-groove sheathing</p> <p>1.4 Floors with straight sheathing and finished wood flooring with board edges offset or perpendicular</p> <p>1.5 Floors with diagonal sheathing and finished Wood flooring</p>	<p>100 lbs. Per foot for seismic shear</p> <p>250 lbs. Per foot for seismic shear</p> <p>100 lbs. Per foot for seismic shear</p> <p>500 lbs. Per foot for seismic shear</p> <p>600 lbs. Per foot for seismic shear</p>
<p>2. Crosswalls^{2,3}</p> <p>2.1 Plaster on wood or metal lath</p> <p>2.2 Plaster on gypsum lath</p> <p>2.3 Gypsum wallboard, unblocked edges</p> <p>2.4 Gypsum wallboard, blocked edges</p>	<p>Per side: 200 lbs. Per foot for seismic shear</p> <p>175 lbs. Per foot for seismic shear</p> <p>75 lbs. Per foot for seismic shear</p> <p>125 lbs. Per foot for seismic shear</p>
<p>3. Existing footings, wood framing, structural steel and reinforced steel</p> <p>3.1 Plain concrete footings</p> <p>3.2 Douglas fir wood</p> <p>3.2 Reinforcing steel</p> <p>3.4 Structural steel</p>	<p>$f'_c=1,500$ psi (10.34 MPa) unless otherwise shown by tests⁴</p> <p>Allowable stress same as D.F. No. 1⁴</p> <p>$f_t=18,000$ lbs. Per square inch (124.1 M/mm²)</p>

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	maximum $f_t=200,00$ lbs. Per square inch (137.9 N/mm ² maximum ⁴
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¹Material must be sound and in good condition.

²A one-third increase in allowable stress is not allowed.

³Shearvalues of these materials may be combined, except the total combined value shall not exceed 300 pounds per foot (4380 N/m).

⁴Stresses given may be increased for combinations of loads as specified in the regular code.

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**TABLE 8-B—ALLOWABLE VALUES OF NEW MATERIALS USED
IN CONJUNCTION WITH EXISTING CONSTRUCTION**

NEW MATERIALS OR CONFIGURATIONS OF MATERIALS	ALLOWABLE VALUES¹
<p>1. Horizontal diaphragms²</p> <p>1.1 Plywood sheathing nailed directly over existing straight sheathing with ends of plywood sheets bearing on joists or rafters and edges of plywood located on center of individual sheathing boards</p> <p>1.2 Plywood sheathing nailed directly over existing diagonal sheathing with ends of plywood sheets bearing on joists or rafters</p> <p>1.3 Plywood sheathing nailed directly over existing straight or diagonal sheathing with ends of plywood sheets bearing on joists or rafters with edges of plywood located over new blocking and nailed to provide a minimum nail penetration into framing and blocking of 1_ inches (41 mm)</p>	<p>225 lbs. Per foot (3283 N/m)</p> <p>375 lbs. Per foot (5473 N/m)</p> <p>75 percent of the values specified in the regular code</p>
<p>2. Shear walls: (general procedure)</p> <p>Plywood sheathing applied directly over wood studs. No value shall be given to plywood applied over existing plaster or wood sheathing</p>	<p>100 percent of the value specified in the regular code for shear walls</p>
<p>3. Crosswalls: (special procedure only)</p> <p>3.1 Plywood sheathing applied directly over wood studs. No value shall be given to plywood applied over existing plaster or wood sheathing</p> <p>3.2 Drywall or plaster applied directly over wood studs</p> <p>3.3 Drywall or plaster applied to</p>	<p>133 percent of the value specified in the regular code for shear walls</p> <p>100 percent of the values in the regular code</p> <p>The values specified in the regular code</p>

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sheathing over existing wood studs	reduced as noted. ³ (UBC Table 25-I, Footnote 1)
<p>4. Tension bolts</p> <p>4.1 Bolts extending entirely through unreinforced masonry walls secured with bearing plates on far side of a three-wythe-minimum wall with at least 30 square inches (19 350 mm²) of area^{4,5}</p> <p>4.2 Bolts extending to the exterior face of the wall with a 2½-inch (63.5 mm) round plate under the head and drilled at an angle of 22½ degrees to the horizontal, installed as specified for shear bolts^{4,5,7}</p>	<p>1,800 lbs. (8006 N) per bolt⁶ 900 lbs. (4003 N) per bolt for two-wythe walls⁶</p> <p>1,200 lbs. (5338 N) per bolt</p>
<p>5. Shear bolts</p> <p>Bolts embedded a minimum of 8 inches (203 mm) into unreinforced masonry walls and centered in a 2½-inch-diameter (63.5 mm) hole filled with dry-pack or nonshrink grout. Through bolts with first 8 inches (203 mm) as noted above and embedded bolts as noted in Item 4.2^{5,7}</p>	<p>½ inch (12.7 mm) diameter = 350 lbs. (1557 N)⁶ ⁵/₈ inch (15.9 mm) diameter = 500 lbs. (2224 N)⁶ ³/₄ inch (19 mm) diameter = 750 lbs. (3336 N)⁶</p>
<p>6. Infilled walls</p> <p>Reinforced masonry infilled openings in existing unreinforced masonry walls. Provide keys or dowels to match reinforcing</p>	Same as values specified for unreinforced masonry walls
<p>7. Reinforced masonry</p> <p>Masonry piers and walls reinforced per the regular code</p>	Same as values specified in the regular code
<p>8. Reinforced concrete</p> <p>Concrete footings, walls and piers reinforced as specified in the regular code and designed for tributary loads</p>	Same values as specified in the regular code ⁸

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¹A one-third increase in allowable stress is not allowed, except as noted.

²Values and limitations are for nailed plywood. Higher values may be used for other fastening systems such as wood screws or staples when approved by the enforcing authority.

³In addition to existing sheathing value.

⁴Bolts to be ½-inch (12.7 mm) minimum diameter.

⁵Drilling for bolts and dowels shall be done with an electric rotary drill. Impact tools shall not be used for drilling holes or tightening anchors and shear bolt nuts.

⁶Other bolt sizes, values and installation methods may be used provided a testing program is conducted in accordance with regular code standards. Bolt spacing shall not exceed 6 feet. (1830 mm) on center and shall not be less than 12 inches (305 mm) on center.

⁷Embedded bolts to be tested as specified in regular code standards.

⁸Stresses given may be increased for combinations of loads as specified in the regular

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**CHAPTER 8-9
MECHANICAL, PLUMBING AND ELECTRICAL REQUIREMENTS**

SECTION 8-901 — PURPOSE, INTENT AND SCOPE

8-901.1 Purpose. The purpose of this chapter is to provide alternative regulations for the mechanical, plumbing and electrical systems of buildings or structures designated as Qualified Historic Buildings or Properties. These regulations require enforcing agencies to accept any reasonable equivalent alternatives to regular code when dealing with qualified historical buildings or properties.

8-901.2 Intent. It is the intent of these regulations to preserve the integrity of qualified historical buildings or properties while providing a reasonable level of protection from fire, health, and life safety hazards (hereinafter referred to as safety hazards) for the building occupants.

8-901.3 Scope. These regulations shall be applied in conjunction with regular code whenever compliance with regular code is required for qualified historical buildings or properties.

8-901.4 Safety Hazard. No person shall permit any safety hazard to exist on premises under their control, or fail to take immediate action to abate such hazard. Existing systems which constitute a safety hazard when operational may remain in place provided they are completely and permanently rendered inoperative. Safety hazards created by inoperative systems shall not be permitted to exist. Requirements of the regular code concerning general regulations shall be complied with except that the enforcing agency shall accept alternatives which do not cause a safety hazard.

8-901.5 Energy Conservation. Qualified historical buildings or structures covered by this part are exempted from compliance with energy conservation standards. When new appliances or equipment are added, they should **shall** comply with regular code, **except where the historical significance or character-defining features are threatened provisions by the requirements of Title 24 Part 6, The California Energy Code.** <<language similar to accessibility>>

SECTION 902 — MECHANICAL

8-902.1 General. Mechanical systems shall comply with the regular code unless

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otherwise modified by this chapter.

8-902.1.1 The provisions of these regulations shall apply to the acceptance, location, installation, alteration, repair, relocation, replacement or addition of any heating, ventilating, air conditioning, domestic incinerators, kilns or miscellaneous heat-producing appliances or equipment within or attached to a historical building.

8-902.1.2 Existing systems which do not, in the opinion of the enforcing agency, constitute a safety hazard may remain in use.

8-902.1.3 The enforcing agency may approve any alternative to these regulations which would achieve equivalent life safety.

8-902.2 Heating Facilities. All dwelling type occupancies covered under this chapter shall be provided with heating facilities. Wood-burning or pellet stoves or fireplaces may be acceptable as heating facilities.

8-902.3 Fuel Oil Piping and Tanks. Fuel oil piping and tanks shall comply with regular code requirements except that the enforcing agency may waive such requirements where the lack of compliance does not create a safety or environmental hazard.

8-902.4 Heat-Producing and Cooling Equipment. Heat-producing and cooling equipment shall comply with regular code requirements, governing equipment safety, except that the enforcing agency may accept alternatives which do not create a safety hazard.

8-902.5 Combustion Air.

8-902.5.1 All fuel burning appliances and equipment shall be provided a sufficient supply of air for proper fuel combustion, ventilation, and draft hood dilution.

8-902.5.2 The enforcing agency may require operational tests for combustion air systems which do not comply with applicable requirements of regular code.

8-902.6 Venting of Appliances.

8-902.6.1 Every appliance required to be vented shall be connected to an approved venting system. Venting systems shall develop a positive flow adequate to convey all combustion products to the outside atmosphere.

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8-902.6.2 Masonry chimneys in structurally sound condition may remain in use for all fuel burning appliances **provided the flue is inspected and the masonry and grout are in good condition.** Terra cotta chimneys and Type C metallic vents installed in concealed spaces shall not remain in use unless otherwise mitigated and approved on a case-by-case basis.

8-902.6.3 The enforcing agency may require operational tests for venting systems which do not comply with applicable requirements of the regular code.

8-902.7 Ducts.

8-902.7.1 New ducts shall be constructed and installed in accordance with applicable requirements of the regular code.

8-902.7.2 Existing duct systems which do not comply with applicable requirements of the regular code and do not, in the opinion of the enforcing agency, constitute a safety or health hazard may remain in use.

8-902.8 Ventilating Systems.

8-902.8.1 Ventilating systems shall be installed so that no safety hazard is created.

8-902.8.2 Grease hoods and grease hood exhaust systems shall be furnished and installed in accordance with applicable requirements of the regular code. Existing systems which are altered shall comply with the regular code.

8-902.9 Miscellaneous Equipment Requirements.

8-902.9.1 The following appliances and equipment shall be installed so that no safety hazard is created: Warm air furnaces, space heating equipment, vented decorative appliances, floor furnaces, vented wall furnaces, unit heaters, room heaters, absorption units, refrigeration equipment, duct furnaces, infrared radiant heaters, domestic incinerators, miscellaneous heat-producing appliances and water heaters.

8-902.9.2 Storage-type water heaters shall be equipped with a temperature-and-pressure-relief valve in accordance with applicable requirements of the regular code.

SECTION 8-903 — PLUMBING

8-903.1 General. Plumbing systems shall comply with the regular code unless

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otherwise noted.

8-903.1.1 The provisions of these regulations shall apply to the acceptance, location, installation, alteration, repair, relocation, replacement or addition of any plumbing system or equipment within or attached to a historical building.

8-903.1.2 Existing systems which do not, in the opinion of the enforcing agency, constitute a safety hazard may remain in use.

8-903.1.3 The enforcing agency may approve any alternative to these regulations which achieves equivalent life safety.

8-903.2 Dwelling Type Occupancies.

8-903.2.1 Where toilet facilities are provided, alternative sewage disposal methods may be acceptable if approved by the local health department. In hotels, where private facilities are not provided, water closets at the ratio of one for each 15 rooms may be acceptable.

8-903.2.2 Toilet facilities are not required to be on the same floor nor in the same building as sleeping rooms. Water flush toilets may be located in a building immediately adjacent to the sleeping rooms. When alternative sewage disposal methods are utilized, they shall be located a minimum distance from the sleeping rooms or other locations as approved by the local Health Department.

8-903.2.3 Kitchen sinks shall be provided in all kitchens. The sink and counter top may be of any smooth nonabsorbent finish which can be maintained in a sanitary condition.

8-903.2.4 Hand washing facilities shall be provided for each dwelling unit and each hotel guest room. A basin and pitcher may be acceptable as adequate hand washing facilities.

8-903.2.5 Hot or cold running water is not required for each plumbing fixture, provided a sufficient amount of water is supplied to permit the fixture's normal operation.

8-903.2.6 Bathtubs and lavatories with filler spouts less than one inch (25.4mm) above the fixture rim may remain in use provided there is an acceptable overflow below the rim.

8-903.2.7 Historically accurate or salvage, non-low-consumption water closets,

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urinals, and flushometer valves, that would be installed in a qualified historical building or property, where historically accurate water closets and urinals that comply with the flush volumes specified in the regular code are not available, shall be permitted. <<Pursuant to H&SC 17921.3>>>

8-903.3 Materials. New nonhistorical materials shall comply with the regular code requirements. The enforcing agency shall accept alternative materials which do not create a safety hazard where their use is necessary to maintain the historical integrity of the building.

8-903.4 Drainage and Vent Systems. Plumbing fixtures shall be connected to an adequate drainage and vent system. The enforcing agency may require operational tests for drainage and vent systems which do not comply with applicable requirements of the regular code. Vent terminations may be installed in any location which, in the opinion of the enforcing agency, does not create a safety hazard.

8-903.5 Indirect and Special Wastes. Indirect and special waste systems shall be installed so that no safety hazard is created. Chemical or industrial liquid wastes which may detrimentally affect the sanitary sewer system shall be pretreated to render them safe prior to discharge.

8-903.6 Traps and Interceptors. Traps and interceptors shall comply with the regular code requirements except that the enforcing agency shall accept alternatives which do not increase the safety hazard. Properly maintained "S" and drum traps may remain in use.

8-903.7 Joints and Connections.

8-903.7.1 Joints and connections in new plumbing systems shall comply with applicable requirements of the regular code.

8-903.7.2 Joints and connections in existing or restored systems may be of any type that does not create a safety hazard.

8-903.8 Water Distribution. Plumbing fixtures shall be connected to an adequate water distribution system. The enforcing agency may require operational tests for water distribution systems which do not comply with applicable requirements of regular code. Prohibited (unlawful) connections and cross connections shall not be permitted.

8-903.9 Building Sewers and Private Sewage Disposal Systems. New building

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sewers and new private sewage disposal systems shall comply with applicable requirements of the regular code.

8-903.10 Fuel Gas Piping. Fuel gas piping shall comply with the regular code requirements except that the enforcing agency shall accept alternatives which do not increase the safety hazard.

SECTION 904 — ELECTRICAL

8-904.1 General. Electrical systems shall comply with the regular code unless otherwise permitted by this code, or approved by the authority having jurisdiction.

8-904.1.1 The provisions of these regulations shall apply to the acceptance, location, installation, alteration, repair, relocation, replacement or addition of any electrical system or portion thereof, the premise wiring, or equipment fixed in place as related to restoration within or attached to a qualified historical building.

8-904.1.2 Existing systems, wiring methods and electrical equipment which do not, in the opinion of the enforcing agency, constitute a safety hazard may remain in use.

8-904.1.3 The enforcing agency may approve any alternative to these regulations which achieves equivalent safety.

8-904.1.4 Archaic methods that do not appear in present codes may remain and may be extended if, in the opinion of the enforcing agency, they constitute a safe installation.

8-904.2 Wiring Methods.

8-904.2.1 Where existing branch circuits do not include an equipment grounding conductor and, in the opinion of the enforcing agency, it is impracticable to connect an equipment grounding conductor to the grounding electrode system, receptacle convenience outlets may remain the nongrounding type.

8-904.2.2 Ground-fault circuit interrupter (GFCI) protected receptacles shall be installed where replacements are made at receptacle outlets that are required to be so protected by the regular code in affect at the time of replacement. Metallic face plates shall either be grounded to the grounded metal outlet box or be grounded to the grounding type device when used with devices supplied by branch circuits without equipment grounding conductors.

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8-904.2.3 Grounding-type receptacles shall not be used without a grounding means in an existing receptacle outlet unless GFCI protected. Existing nongrounding receptacles shall be permitted to be replaced with non-grounding or grounding-type receptacles where supplied through a ground fault circuit interrupter.

8-904.2.4 Extensions of existing branch circuits without equipment grounding conductors shall be permitted to supply grounding type devices only when the equipment grounding conductor of the new extension is grounded to any accessible point on the grounding electrode system.

8-904.2.5 Receptacle outlet spacing and other related distance requirements shall be waived or modified if determined to be impractical by the enforcing agency.

8-904.2.6 For the replacement of lighting fixtures on an existing nongrounded lighting outlet, or when extending an existing nongrounding lighting outlet, the following shall apply:

1. The exposed conductive parts of lighting fixtures shall be connected to any acceptable point on the grounding electrode system, or
2. The lighting fixtures shall be made of insulating material and shall have no exposed conductive parts.

EXCEPTION: Lighting fixtures mounted on electrically non-conductive ceilings or walls where located not less than either 8 feet (2438mm) vertically or five 5 feet (1524mm) horizontally from grounded surfaces.

8-904.2.6 Lighting load calculations for services and feeders may be based on actual loads as installed in lieu of the "watts per square foot" method.

8-904.2.7 Determination of existing loads may be based on maximum demand recordings in lieu of calculations provided all of the following are met:

1. Recordings are provided by the serving agency.
2. The maximum demand data is available for a one-year period,

EXCEPTION: If maximum demand data for one-year period is not available, the maximum demand data shall be permitted to be based on the actual amperes continuously recorded over a minimum 30-day period by a recording ammeter connected to the

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highest loaded phase of the feeder or service. The recording should reflect the maximum demand when the building or space is occupied and include the measured or calculated load at the peak time of the year including the larger of the heating or cooling equipment load.

3. There has been no change in occupancy of character of load during the previous 12 months.
4. The anticipated load will not change, or the existing demand load at 125 percent plus the new load does not exceed the ampacity of the feeder or rating of the service.

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CHAPTER 10 HISTORIC DISTRICTS, SITES AND OPEN SPACES

SECTION 1001— PURPOSE, SCOPE AND APPLICABILITY

8-1001.1 Purpose. It is the purpose of this chapter to permit alternative regulations and criteria to govern the impact of development or redevelopment on sites, open space, accessway, artifacts and landscaped areas coinciding with the rehabilitation, preservation, restoration, relocation or reconstruction of designated qualified historical buildings or properties.

8-1001.2 Scope. The range of forms and physical features to which alternative design standards and regulations may be applied include, but are not limited to, natural open space, including earth, rock, water and vegetation; landscaping, gardens and plant materials; landscape features, including walls, fences, trellises, yard lights, pools, lawn and garden ornamentations and the like; patios, courts, malls, play areas, shelters and promenades; pedestrian and vehicular access, including paths, sidewalks, driveways, parking spaces, service delivery, trash and garbage disposal areas; grading, topography and erosion control; and public utilities.

8-1001.3 Applicability. Alternative regulations and criteria shall apply to all sites, open space, accessways, artifacts and landscape areas associated with qualified historic buildings or historic districts.

8-1002 Site Relations. Insofar as regular regulations, standards and requirements may impact on sites, open space, accessway, artifacts and landscaped areas within historic districts or beyond the qualified historic property proper, those areas and physical features come within the purview of this code. A designated historic building or district may be considered to include the site, open space, accessway and landscaped areas beyond the immediate **building or** structure as these elements are an integral part of and significant to the historic **building** or district. The relationship between a **building or** structure and its site is important and of special importance in historic districts. Districts consist of a series of buildings that form the urban character of the area and the ties to less significant structures which support the district. Viewed as a whole, with the spaces between the structures (including streets, sidewalks, landscaping and street furniture) a total identity of place is created.

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8-1003 The application of building standard requirements shall not unduly restrict the use of a qualified historical building or property that is otherwise permitted pursuant to Chapter 8-3 and the intent of this code per section 18956 of Health and Safety Code.