

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

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

(The State agency shall draft the regulations in plain, straightforward language, avoiding technical terms as much as possible and using a coherent and easily readable style. The agency shall draft the regulation in plain English. A notation shall follow the express terms of each regulation listing the specific statutes authorizing the adoption and listing specific statutes being implemented, interpreted, or made specific. (PART 1 – ADMINISTRATIVE CODE)

LEGEND FOR FINAL EXPRESS TERMS (combination of 45-day and 15-day changes)

1. For 45-day and 15-Day changes, existing California amendments or code language being modified appears in *italics*, with modified language underlined.
2. For 45-day and 15-Day changes, repealed text appears in ~~strikeout~~.

EXPRESS TERMS

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

...

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

...

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

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

Notation:

Authority: Health and Safety Code Section 18934.5.

Reference(s): Health and Safety Code, Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.

PART 2, CHAPTER 16

...
TABLE 1607.1
MINIMUM UNIFORM DISTRIBUTED LIVE LOADS, L_o,
AND MINIMUM CONCENTRATED LIVE LOADS^g

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

Notation:

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

PART 2, CHAPTER 23
WOOD

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

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

Notation:

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

PART 10, CHAPTER 1, DIVISION II
SCOPE AND ADMINISTRATION

...
101.8 Maintenance. [BSC] Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be re-inspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

...

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

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