

**15-DAY EXPRESS TERMS
FOR
PROPOSED BUILDING STANDARDS
OF THE
CALIFORNIA BUILDING STANDARDS COMMISSION**

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

(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 Express Terms:

- 1. Existing California amendment:** California 45-Day language will appear *italicized* in underline and ~~strikeout~~.
- 2. Amended, or repealed language:** Amended or repealed 15-Day language will appear *italicized* in double underline and ~~double strikeout~~.
- 3. Rationale:** The justification for the change is shown at the end of document.
- 4. Notation:** Authority and reference citations are provided at the end of each chapter.

EXPRESS TERMS

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

...

107.2.7 Exterior ~~balcony balconies~~ and elevated walking surfaces. [BSC] Where ~~balcony 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 ~~balcony 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	Same as occupancy served [BSC] 1.5 times the live load for the area served, <u>Not not required to exceed 100 psf</u>	---
...

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

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

Notation:

Authority – Health and Safety Code Section 18934.5.

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

PART 10, CHAPTER 1, DIVISION II
SCOPE AND ADMINISTRATION

...
106.2.6 Exterior ~~balcony~~ balconies and elevated walking surfaces. [BSC] Where the scope of work involves ~~a balcony~~ 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.

...

109.3.8.1 Weather-exposed balcony and walking surface waterproofing. [BSC] *Where the scope of work involves ~~a balcony 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, 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.

Rationale: Upon review of its own package, the CBSC is seeking to strike proposed language in the BSC EF-01/17 45-day Express Terms that does not align with existing language developed by the model codes in the 2018 IBC and IEBC.