

**15-DAY EXPRESS TERMS
FOR
PROPOSED BUILDING STANDARDS
OF THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REGARDING THE AMENDMENT OF THE
2016 CALIFORNIA BUILDING CODE AND
2016 CALIFORNIA EXISTING BUILDING CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PARTS 2 AND 10

(HCD EF 01/17)**

The Department of Housing and Community Development (HCD) proposes these emergency regulations to be permanently included into the 2016 editions of the California Building Code (CBC) and California Existing Building Code (CEBC) as presented on the following pages.

LEGEND FOR EXPRESS TERMS:

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 **Amended, or repealed language:** Amended or repealed 15-Day language will appear in *italics and double underline* and ~~double strikeout~~.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

SUMMARY OF REGULATION ACTION

Adopt new 2016 California amendments on a permanent basis into the 2016 California Building Code.

Adopt new 2016 California amendments and re-establish a previous 2013 California Building Code provision on a permanent basis into the 2016 California Existing Building Code.

In response to the June 19, 2015, Berkeley balcony collapse resulting in six deaths and multiple injuries and Senate Bill 465 (Chapter 372/Statutes of 2016), the California Building Standards Commission has directed state agencies, including the HCD, to propose changes to building standards requiring additional construction details and inspections related to exterior elevated elements, such as balconies. These changes address waterproofing, ventilation of enclosed wood framing, load designs and drainage which may prevent failures of exterior elevated elements. In addition to the new proposals, HCD intends to reestablish a prior 2013 code provision that would authorize local enforcing agencies to conduct reinspections of buildings for purposes of safety and maintenance.

1. HCD proposes to amend the 2016 CBC, Chapter 1, as follows:

**CHAPTER 1
SCOPE AND ADMINISTRATION**

**SECTION 107
SUBMITTAL DOCUMENTS**

107.2.7 Exterior ~~balcony~~ balconies and elevated walking surfaces. [HCD 1, HCD 2] *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.*

**SECTION 110
INSPECTIONS**

110.3.8.1 Weather-exposed balcony and walking surface waterproofing. [HCD 1, HCD 2] *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.*

NOTE:

Authority Cited: Health and Safety Code Sections 17040, 17050, 17921, 17921.5, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11, and 19990; and Government Code Section 12955.1, and Water Code Section 14877.3, 13552.2, 13552.4, 13553.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

2. HCD proposes to amend the 2016 CBC, Chapter 16, as follows:

**CHAPTER 16
STRUCTURAL DESIGN**

**SECTION 1607
LIVE LOADS**

**TABLE 1607.1
MINIMUM UNIFORMLY 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 <u>[HCD 1, HCD 2]</u> 1.5 times the live load for the area served. Not, not required to exceed 100 psf.	--
.....

No changes to footnotes.

NOTE:

Authority Cited: Health and Safety Code Sections 17040, 17050, 17921, 17921.5, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11, and 19990; and Government Code Section 12955.1, and Water Code Section 14877.3, 13552.2, 13552.4, 13553.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

3. HCD proposes to amend the 2016 CBC, Chapter 23, as follows:

**SECTION 2304
GENERAL CONSTRUCTION REQUIREMENTS**

2304.12.2.5 Supporting members for permeable floors and roofs. [HCD 1, HCD 2] 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. The impervious moisture barrier system protecting the structure supporting floors shall provide positive drainage of water that infiltrates the moisture-permeable floor topping.

Exception: (No change to text)

2304.12.2.6 Ventilation ~~required~~ beneath balcony or elevated walking surfaces. [HCD 1, HCD 2] 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.

NOTE:

Authority Cited: Health and Safety Code Sections 17040, 17050, 17921, 17921.5, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11, and 19990; and Government Code Section 12955.1, and Water Code Section 14877.3, 13552.2, 13552.4, 13553.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

4. HCD proposes to amend the 2016 CEBC, Chapter 1, as follows:

**CHAPTER 1
SCOPE AND ADMINISTRATION**

**SECTION 106
CONSTRUCTION DOCUMENTS**

106.2.6 Exterior balconies and elevated walking surfaces. [HCD 1, HCD 2] 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.

**SECTION 109
INSPECTIONS**

109.3.7.1 Weather-exposed balcony and walking surface waterproofing. [HCD 1, HCD 2] *Where the scope of the 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 of the California Building Code.*

Note: Residential building (No change to Note.)

NOTE:

Authority Cited: Health and Safety Code Sections 17040, 17050, 17921, 17921.5, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

Rationale: HCD proposes to modify the language in sections 107.2.7, 110.3.8.1, 2304.12.2.6 and Table 1607.1 of the CBC to align with the published text in the 2018 International Building Code and sections 106.2.6 and 109.3.7.1 of the CEBC to align with the published text in the 2018 International Existing Building Code. The modifications are editorial only.

There is no intended change in regulatory effect.

HCD proposes to repeal the “Exception” from section 2304.12.2.5. The “Exception” is not in the 2016 CBC language and was inadvertently included in the Express Terms. There is no intended change in regulatory effect.