

**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. **New California amendments:** All such language is shown in Arial 9 point; *underlined and in italics*.
2. **Existing text not being modified:** All language not displayed in full is shown as “...” (i.e., ellipsis).
3. **Repealed text:** All language appears in ~~strikeout~~.
4. **Amended, adopted or repealed language after public hearing:** All language is shown in double underline or ~~double strikeout~~.
5. **Notation:** Authority and Reference citations are provided at the end of each section.

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 CBC 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 and elevated walking surfaces. [HCD 1, HCD 2] *Where balcony 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 (110.3.11 in CBSC package) Weather exposed balcony and walking surface waterproofing. [HCD 1, HCD 2] *Where balcony 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, *Lo*,
AND MINIMUM CONCENTRATED LIVE LOADS⁹**

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs.)
1. Apartments (see residential)
.....
5. Balconies and decks ⁿ	Same as occupancy served <u>[HCD 1, HCD 2]</u> <i>1.5 times the live load for the area served. Not required to exceed 100 psf.</i>	--
....

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 101
GENERAL**

101.8 Maintenance. [HCD 1, HCD 2] *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 reinspected. 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.*

**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 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 (109.3.10 in CBSC package) Weather exposed balcony and walking surface waterproofing.[HCD 1, HCD 2] *Where the scope of the work involves a balcony 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 buildings...(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.
