

**FINAL EXPRESS TERMS
FOR
PROPOSED BUILDING STANDARDS
OF THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REGARDING THE AMENDMENT OF
THE 2016 CALIFORNIA BUILDING CODE AND
THE 2016 CALIFORNIA EXISTING BUILDING CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 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 the 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).
 5. **Repealed text:** All language shown in ~~strikeout~~.
 6. **Notation:** Authority and Reference citations are provided at the end of each action.
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1. HCD proposes to amend the 2016 CBC, Chapter 1, Division II, as follows:

**CHAPTER 1
SCOPE AND ADMINISTRATION**

**SECTION 107
SUBMITTAL DOCUMENTS**

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

**SECTION 110
INSPECTIONS**

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

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 LOADS⁹

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

2304.12.2.6 Ventilation 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 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 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.