

REVISION RECORD FOR THE STATE OF CALIFORNIA

SUPPLEMENT

July 1, 2012

2010 Title 24, Part 2.5, California Residential Code

**PLEASE NOTE: The date of this errata is for identification purposes only.
See the History Note Appendix.**

It is suggested that the section number, as well as the page number be checked when inserting this material and removing the superseded material. In case of doubt, rely on the section numbers rather than the page numbers because the section numbers must run consecutively.

It is further suggested that the superseded material be retained with this revision record sheet so that the prior wording of any section can be easily ascertained.

Please keep the removed pages with this revision page for future reference.

Note

Due to the fact that the application date for a building permit establishes the California Building Standards Code provisions that are effective at the local level, which apply to the plans, specifications, and construction for that permit, it is strongly recommended that the removed pages be retained for historical reference.

Part 2.5

Remove Existing Pages

1 and 2
9 and 10
15 and 16
21 and 22
29 and 30
39 and 40
93 through 98
103 and 106
547 and 548
637 and 638
703 and 704

Insert Blue-Colored Pages

1 and 2
9 and 10
15 and 16
21 and 22
29 and 30
39 and 40
93 through 98.2
103 and 106
547 and 548.2
637 and 638
703 and 704

CALIFORNIA RESIDENTIAL CODE – MATRIX ADOPTION TABLE CHAPTER 1 – SCOPE AND APPLICATION

Adopting agency	BSC	SFM	HCD			DSA		OSHPD				CSA	DPH	AGR	DWR	CEC	CA	SL	SLC
			1	2	1-AC	AC	SS	1	2	3	4								
Adopt entire chapter																			
Adopt entire chapter as amended (amended sections listed below)																			
Adopt only those sections that are listed below		X	X	X															
Chapter/Section																			
Division I																			
1.1 through 1.1.12		X	X	X															
1.8 through 1.8.9.2			X	X															
1.11 through 1.11.10		X																	
Division II																			
R104.2 - R104.4		X																	
R104.9 - R104.9.1		X																	
R105.1		X																	
R105.2 Building: Items 1 - 10			X	X															
Electrical:			†	†															
Gas:			†	†															
Mechanical:			†	†															
R105.2.1 - R105.2.2		X																	
R105.3 - R105.3.1		X																	
R105.4		X																	
R105.6		X																	
R105.7		X																	
R106 - R106.5		X																	
R107 - R107.4		X																	
R109.1		X	X	X															
R109.1.1			X	X															
R109.1.1.1			X	X															
R109.1.2			†	†															
R109.1.3			X	X															
R109.1.4		X	X	X															
R109.1.4.1			X	X															
R109.1.5		X	X	X															
R109.1.5.1		X	X	X															
R109.1.5.2			X	X															
R109.1.6		X	X	X															
R109.2 - R109.4		X																	
R110.1 - R110.5		X																	
R111.1 - R111.3		X																	
R113.1 - R113.2		X																	
R114.1 - R114.2		X																	

The state agency does not adopt sections identified with the following symbol: †

5. For applications subject to the Factory-Built Housing Law as referenced in Section 1.8.2.2.5 of this code, refer to Health and Safety Code, Division 13, Part 6, commencing with Sections 19960 and California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 1, commencing with Section 3000.

**SECTION 1.8.5
LOCAL MODIFICATION BY
ORDINANCE OR REGULATION**

1.8.5.1 General. Subject to other provisions of law, a city, county, or city and county may make changes to the provisions adopted by the Department of Housing and Community Development. If any city, county, or city and county does not amend, add or repeal by local ordinances or regulations the provisions published in this code or other regulations promulgated by the Department of Housing and Community Development, those provisions shall be applicable and shall become effective 180 days after publication by the California Building Standards Commission. Amendments, additions and deletions to this code adopted by a city, county, or city and county pursuant to California Health and Safety Code Sections 17958.5, 17958.7 and 18941.5, together with all applicable portions of this code, shall also become effective 180 days after publication of the California Building Standards Code by the California Building Standards Commission.

1.8.5.2 Findings, filings and rejections of local modifications. Prior to making any modifications or establishing more restrictive building standards, the governing body shall make express findings and filings, as required by California Health and Safety Code Section 17958.7, showing that such modifications are reasonably necessary due to local climatic, geological or topographical conditions. No modification shall become effective or operative unless the following requirements are met:

1. The express findings shall be made available as a public record.
2. A copy of the modification and express finding, each document marked to cross-reference the other, shall be filed with the California Building Standards Commission for a city, county, or city and county and with the Department of Housing and Community Development for fire protection districts.
3. The California Building Standards Commission has not rejected the modification or change.

Nothing in this section shall limit the authority of fire protection districts pursuant to California Health and Safety Code Section 13869.7(a).

**SECTION 1.8.6
ALTERNATE MATERIALS, DESIGNS,
TESTS AND METHODS OF CONSTRUCTION**

1.8.6.1 General. The provisions of this code as adopted by the Department of Housing and Community Development are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, design or method of construction not specifically prescribed by this code. Consideration and approval of alternates shall comply with Section 1.8.6.2 for local building departments and Section 1.8.6.3 for the Department of Housing and Community Development.

1.8.6.2 Local building departments. The building department of any city, county, or city and county may approve alternates for use in the erection, construction, reconstruction, movement, enlargement, conversion, alteration, repair, removal, demolition or arrangement of an apartment house, hotel, motel, lodging house, dwelling or an accessory structure, except for the following:

1. Structures located in mobilehome parks as defined in California Health and Safety Code Section 18214.
2. Structures located in special occupancy parks as defined in California Health and Safety Code Section 18862.43.
3. Factory-built housing as defined in California Health and Safety Code Section 19971.

1.8.6.2.1 Approval of alternates. The consideration and approval of alternates by a local building department shall comply with the following procedures and limitations:

1. The approval shall be granted on a case-by-case basis.
2. Evidence shall be submitted to substantiate claims that the proposed alternate, in performance, safety and protection of life and health, conforms to, or is at least equivalent to, the standards contained in this code and other rules and regulations promulgated by the Department of Housing and Community Development.
3. The local building department may require tests performed by an approved testing agency at the expense of the owner or owner's agent as proof of compliance.
4. If the proposed alternate is related to accessibility in covered multifamily dwellings or in facilities serving "COVERED MULTIFAMILY DWELLINGS" as defined in CBC Chapter 11A, the proposed alternate must also meet the threshold set for "EQUIVALENT FACILITATION" as defined in CBC Chapter 11A.

For additional information regarding approval of alternates by a building department pursuant to the State Housing Law, see California Health and Safety Code Section 17951(e) and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1.

1.8.6.3 Department of Housing and Community Development. The Department of Housing and Community Development may approve alternates for use in the erection, construction, reconstruction, movement, enlargement, conversion, alteration, repair, removal or demolition of an apartment house, hotel, motel, lodging house, dwelling or an accessory thereto. The consideration and approval of alternates shall comply with the following:

1. The department may require tests at the expense of the owner or owner's agent to substantiate compliance with the California Building Standards Code.
2. The approved alternate shall, for its intended purpose, be at least equivalent in performance and safety to the materials, designs, tests or methods of construction prescribed by this code.

SECTION 1.8.7 APPEALS BOARD

1.8.7.1 General. Every city, county, or city and county shall establish a process to hear and decide appeals of orders, decisions and determinations made by the enforcing agency relative to the application and interpretation of this code and other regulations governing use, maintenance and change of occupancy. The governing body of any city, county, or city and county may establish a local appeals board and a housing appeals board to serve this purpose. Members of the appeals board(s) shall not be employees of the enforcing agency and shall be knowledgeable in the applicable building codes, regulations and ordinances as determined by the governing body of the city, county, or city and county.

Where no such appeals boards or agencies have been established, the governing body of the city, county, or city and county shall serve as the local appeals board or housing appeals board as specified in California Health and Safety Code Sections 17920.5 and 17920.6.

1.8.7.2 Definitions. The following terms shall for the purposes of this section have the meaning shown.

HOUSING APPEALS BOARD. The board or agency of a city, county, or city and county which is authorized by the governing body of the city, county, or city and county to hear appeals regarding the requirements of the city, county or city and county relating to the use, maintenance and change of occupancy of buildings and structures, including requirements governing alteration, additions, repair, demolition and moving. In any area in which there is no such board or agency, "Housing Appeals Board" means the local appeals board having jurisdiction over the area.

LOCAL APPEALS BOARD. The board or agency of a city, county, or city and county which is authorized by the governing body of the city, county, or city and county to hear appeals regarding the building requirements of the city, county, or city and county. In any area in which there is no such board or agency, "Local Appeals Board" means the governing body of the city, county, or city and county having jurisdiction over the area.

1.8.7.3 Appeals. Except as otherwise provided in law, any person, firm or corporation adversely affected by a decision, order or determination by a city, county, or city and county relating to the application of building standards published in the California Building Standards Code, or any other applicable rule or regulation adopted by the Department of Housing and Community Development, or any lawfully enacted ordinance by a city, county, or city and county, may appeal the issue for resolution to the local appeals board or housing appeals board as appropriate.

The local appeals board shall hear appeals relating to new building construction, and the housing appeals board shall hear appeals relating to existing buildings.

SECTION 1.8.8 UNSAFE BUILDINGS OR STRUCTURES

1.8.8.1 Authority to enforce. Subject to other provisions of law, the administration, enforcement, actions, proceedings, abatement, violations and penalties for unsafe buildings and structures are contained in the following statutes and regulations:

1. For applications subject to the State Housing Law as referenced in Section 1.8.2.2.1 of this code, refer to Health and Safety Code, Division 13, Part 1.5, commencing with Section 17910 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, commencing with Section 1.
2. For applications subject to the Mobilehome Parks Act as referenced in Section 1.8.2.2.2 of this code, refer to Health and Safety Code, Division 13, Part 2.1, commencing with Section 18200 and California Code of Regulations, Title 25, Division 1, Chapter 2, commencing with Section 1000.
3. For applications subject to the Special Occupancy Parks Act as referenced in Section 1.8.2.2.3 of this code, refer to Health and Safety Code, Division 13, Part 2.3, commencing with Section 18860 and California Code of Regulations, Title 25, Division 1, Chapter 2.2, commencing with Section 2000.
4. For applications subject to the Employee Housing Act as referenced in Section 1.8.2.2.4 of this code, refer to Health and Safety Code, Division 13, Part 1, commencing with Section 17000 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 3, commencing with Section 600.
5. For applications subject to the Factory-Built Housing Law as referenced in Section 1.8.2.2.5 of this code, refer to Health and Safety Code, Division 13, Part 6, commencing with Section 19960 and California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 1, commencing with Section 3000.

1.8.8.2 Actions and proceedings. Subject to other provisions of law, punishments, penalties and fines for violations of building standards are contained in the following statutes and regulations:

1. For applications subject to the State Housing Law as referenced in Section 1.8.2.2.1 of this code, refer to Health and Safety Code, Division 13, Part 1.5, commencing with Section 17910 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, commencing with Section 1.
2. For applications subject to the Mobilehome Parks Act as referenced in Section 1.8.2.2.2 of this code, refer to Health and Safety Code, Division 13, Part 2.1, commencing with Section 18200 and California Code of Regulations, Title 25, Division 1, Chapter 2, commencing with Section 1000.
3. For applications subject to the Special Occupancy Parks Act as referenced in Section 1.8.2.2.3 of this code, refer to the Health and Safety Code, Division 13, Part 2.3, commencing with Section 18860 and

as defined in Section 13244, or State Fire Marshal, whichever has primary jurisdiction, shall conduct a preinspection of the facility prior to the final fire clearance approval. At the time of the preinspection, the primary fire enforcing agency shall price consultation and interpretation of the fire safety regulations and shall notify the prospective licensee of the facility in writing of the specific fire safety regulations which shall be enforced in order to obtain fire clearance approval. A fee equal to, but not exceeding, the actual cost of the preinspection services may be charged for the preinspection of a facility with a capacity to serve 25 or fewer persons. A fee equal to, but not exceeding, the actual cost of the preinspection services may be charged for a preinspection of a facility with a capacity to serve 26 or more persons.

1.11.4.5 Care facilities. The primary fire enforcing agency shall complete the final fire clearance inspection for a community care facility, residential care facility for the elderly, or child day-care facility within 30 days of receipt of the request for the final inspection, or as of the date the prospective facility requests the final precensure inspection by the State Department of Social Services, whichever is later.

Pursuant to Health and Safety Code Section 13235, a preinspection fee equal to, but not exceeding, the actual cost of the preinspection services may be charged for a facility with a capacity to serve 25 or less clients. A fee equal to, but not exceeding, the actual cost of the preinspection services may be charged for a preinspection of a facility with a capacity to serve 26 or more clients.

Pursuant to Health and Safety Code Section 13131.5, a reasonable final inspection fee, not to exceed the actual cost of inspection services necessary to complete a final inspection may be charged for occupancies classified as residential care facilities for the elderly (RCFE).

Pursuant to Health and Safety Code Section 1569.84, neither the State Fire Marshal nor any local public entity shall charge any fee for enforcing fire inspection regulations pursuant to state law or regulation or local ordinance, with respect to residential care facilities for the elderly (RCFE) which service six or fewer persons.

1.11.4.6 Requests of the Office of the State Fire Marshal. Whenever a local authority having jurisdiction requests that the State Fire Marshal perform plan review and/or inspection services related to a building permit, the applicable fees for such shall be payable to the Office of the State Fire Marshal.

1.11.5 Inspections. Work performed subject to the provisions of this code shall comply with the inspection requirements of Sections R109.1 through R109.1.6.

1.11.5.1 Existing Group I -1 or R occupancies. Licensed 24-hour care in a Group I-1 or R occupancy in existence and originally classified under previously adopted state codes shall be reinspected under the appropriate previous code, provided there is no change in the use or character which would place the facility in a different occupancy group.

1.11.6 Certificate of occupancy. A Certificate of Occupancy shall be issued as specified in Section R110.

1.11.7 Temporary structures and uses. See Section R107.

1.11.8 Service utilities. See Section R111.

1.11.9 Stop work order. See Section R114.

1.11.10 Unsafe buildings, structures and equipment. See Title 24, Part 2, California Building Code, Section 115.

SECTION 1.12 **Reserved**

SECTION 1.13 **Reserved**

SECTION 1.14 **Reserved**

DIVISION II ADMINISTRATION

Division II is not adopted by the Department of Housing and Community Development or the State Fire Marshal except where specifically identified in the Matrix Adoption Table.

SECTION R101 GENERAL

R101.1 Title. These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of [NAME OF JURISDICTION], and shall be cited as such and will be referred to herein as “this code.”

R101.2 Scope. The provisions of the *California Residential Code for One- and Two-Family Dwellings* shall apply to the construction, *alteration*, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above *grade plane* in height with a separate means of egress and their *accessory structures*.

Exception: Live/work units complying with the requirements of Section 419 of the *California Building Code* shall be permitted to be built as one- and two-family *dwellings* or townhouses. Fire suppression required by Section 419.5 of the *California Building Code* when constructed under the *California Residential Code for One- and Two-Family Dwellings* shall conform to Section 903.3.1.3 of the *California Building Code*.

R101.3 Intent. The purpose of this code is to establish minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

SECTION R102 APPLICABILITY

R102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

R102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

R102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

R102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such

reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

Exception: Where enforcement of a code provision would violate the conditions of the *listing* of the *equipment* or *appliance*, the conditions of the *listing* and manufacturer’s instructions shall apply.

R102.5 Appendices. Provisions in the appendices shall not apply unless specifically referenced in the adopting ordinance.

R102.6 Partial invalidity. In the event any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

R102.7 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Property Maintenance Code* or the *California Fire Code*, or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

R102.7.1 Additions, alterations or repairs. *Additions, alterations* or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. *Additions, alterations* or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

SECTION R103 DEPARTMENT OF BUILDING SAFETY

R103.1 Creation of enforcement agency. The department of building safety is hereby created and the official in charge thereof shall be known as the *building official*.

R103.2 Appointment. The *building official* shall be appointed by the chief appointing authority of the *jurisdiction*.

R103.3 Deputies. In accordance with the prescribed procedures of this *jurisdiction* and with the concurrence of the appointing authority, the *building official* shall have the authority to appoint a deputy *building official*, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the *building official*.

R107.3 Temporary power. The *building official* is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

R107.4 Termination of approval. The *building official* is authorized to terminate such *permit* for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION R108 FEES

R108.1 Payment of fees. A *permit* shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a *permit* be released until the additional fee, if any, has been paid.

R108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or *alterations* requiring a *permit*, a fee for each *permit* shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

R108.3 Building permit valuations. Building *permit* valuation shall include total value of the work for which a *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment and other permanent systems, including materials and labor.

R108.4 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection with or concurrently with the work authorized by a building *permit* shall not relieve the applicant or holder of the *permit* from the payment of other fees that are prescribed by law.

R108.5 Refunds. The *building official* is authorized to establish a refund policy.

R108.6 Work commencing before permit issuance. Any person who commences work requiring a *permit* on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority that shall be in addition to the required *permit* fees.

SECTION R109 INSPECTIONS

R109.1 Types of inspections. For onsite construction, from time to time the *building official*, upon notification from the *permit holder* or his agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the *permit holder* or his or her agent wherein the same fails to comply with this code. *The enforcing agency upon notification of the permit holder or their agent shall within a reasonable time make the inspections set forth in Sections R109.1.1, R109.1.1.1,*

R109.1.3, R109.1.4, R109.1.4.1, R109.1.5, R109.1.5.1, R109.1.5.2 and R109.1.6.

Note: *Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the enforcing agency.*

R109.1.1 Foundation inspection. Inspection of the foundation and *footings* shall be made after poles or piers are set or trenches or *basement* areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation or *footing* inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or *equipment* and special requirements for wood foundations. *Materials for the foundation shall be on the job site except where concrete is ready-mixed in accordance with ASTM C 94. Under this circumstance concrete is not required to be at the job site.*

R109.1.1.1 Concrete slab and under-floor inspection. *Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduits, piping or other ancillary building trade products or equipment are installed, but before any concrete is placed or floor sheathing is installed, including the subfloor.*

R109.1.2 Plumbing, mechanical, gas and electrical systems inspection. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or *appliances* are set or installed, and prior to framing inspection.

Exception: Back-filling of ground-source heat pump loop systems tested in accordance with Section M2105.1 prior to inspection shall be permitted.

R109.1.3 Floodplain inspections. For construction in areas prone to flooding as established by Table R301.2(1), upon placement of the lowest floor, including *basement*, and prior to further vertical construction, the *building official* shall require submission of documentation, prepared and sealed by a registered *design professional*, of the elevation of the lowest floor, including *basement*, required in Section R322.

R109.1.4 Frame and masonry inspection. Inspection of framing and masonry construction shall be made after the roof, masonry, all framing, firestopping, draftstopping and bracing are in place and after *chimneys and vents to be concealed* are completed and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

R109.1.4.1 Lath and gypsum board inspection. *Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.*

R109.1.5 Other inspections. In addition to the called inspections above, the *building official* may make or require any other inspections to ascertain compliance with this code and other laws enforced by the *building official*.

R109.1.5.1 Fire-resistance-rated construction inspection. Where fire-resistance-rated construction is required between dwelling units or due to location on property, the building official shall require an inspection of such construction after all lathing and/or wallboard is in place, but before any plaster is applied, or before wallboard joints and fasteners are taped and finished. *Protection of joints and penetrations in fire resistance rated assemblies shall not be concealed from view until inspected and approved.*

R109.1.5.2 Special Inspections. For special inspections, see *California Building Code, Chapter 17.*

R109.1.6 Final inspection. Final inspection shall be made after the permitted work is complete and prior to occupancy.

R109.2 Inspection agencies. The *building official* is authorized to accept reports of *approved* agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

R109.3 Inspection requests. It shall be the duty of the *permit* holder or their agent to notify the *building official* that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work.

R109.4 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building official* upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the *permit* holder or an agent of the *permit* holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *building official*.

SECTION R110 CERTIFICATE OF OCCUPANCY

R110.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the *jurisdiction*. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the *jurisdiction* shall not be valid.

Exceptions:

1. Certificates of occupancy are not required for work exempt from permits under Section R105.2.
2. Accessory buildings or structures.

R110.2 Change in use. Changes in the character or use of an existing structure shall not be made except as specified in Sections 3406 and 3407 of the *California Building Code*.

R110.3 Certificate issued. After the *building official* inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the depart-

ment of building safety, the *building official* shall issue a certificate of occupancy which shall contain the following:

1. The building *permit* number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
6. The name of the *building official*.
7. The edition of the code under which the *permit* was issued.
8. If an automatic sprinkler system is provided and whether the sprinkler system is required.
9. Any special stipulations and conditions of the building *permit*.

R110.4 Temporary occupancy. The *building official* is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. The *building official* shall set a time period during which the temporary certificate of occupancy is valid.

R110.5 Revocation. The *building official* shall, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

SECTION R111 SERVICE UTILITIES

R111.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a *permit* is required, until *approved* by the *building official*.

R111.2 Temporary connection. The *building official* shall have the authority to authorize and approve the temporary connection of the building or system to the utility, source of energy, fuel or power.

R111.3 Authority to disconnect service utilities. The *building official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section R102.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the approval required by Section R111.1 or R111.2. The *building official* shall notify the serving utility and whenever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action if not notified prior to disconnection. The owner or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

Part II—Definitions

CHAPTER 2 DEFINITIONS

SECTION R201 GENERAL

R201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings indicated in this chapter.

R201.2 Interchangeability. Words used in the present tense include the future; words in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

R201.3 Terms defined in other codes. Where terms are not defined in this code such terms shall have meanings ascribed to them as in *the California Building Standards Code, Title 24, California Code of Regulations*.

R201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

For applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies. Webster's Third New California Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings.

SECTION R202 DEFINITIONS

ACCESSORY STRUCTURE. A structure not greater than 3,000 square feet (279 m²) in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.

ADDITION. An extension or increase in floor area or height of a building or structure.

ADHERED STONE OR MASONRY VENEER. Stone or masonry veneer secured and supported through the adhesion of an *approved* bonding material applied to an *approved* backing.

AGED HOME OR INSTITUTION. A facility used for the housing of persons 65 years of age or older in need of care and supervision. (See definition of “care and supervision”)

ALTERATION. Any construction or renovation to an existing structure other than repair or addition that requires a permit. Also, a change in a mechanical system that involves an extension, addition or change to the arrangement, type or purpose of the original installation that requires a permit.

ANCHORED STONE OR MASONRY VENEER. Stone or masonry veneer secured with *approved* mechanical fasteners to an approved backing.

ANCHORS. See “Supports.”

APPROVED. Meeting the approval of the enforcing agency, except as otherwise provided by law, when used in connection with any system, material, type of construction, fixture or appliance as the result of investigations and tests conducted by the agency, or by reason of accepted principles or tests by national authorities or technical, health, or scientific organizations or agencies.

Notes:

1. See Health and Safety Code Section 17920 for “Approved” as applied to residential construction and buildings or structures accessory thereto, as referenced in Section 1.8.1.1.1.
2. See Health and Safety Code Section 17921.1 for “Approved” as applied to the use of hotplates in residential construction referenced in Section 1.8.1.1.1.
3. See Health and Safety Code Section 17921.3 for “Approved” as applied to low-flush water closets in residential construction, as referenced in Section 1.8.1.1.1.
4. See Health and Safety Code Section 19966 for “Approved” as applied to factory-built housing as referenced in Section 1.8.2.2.5.
5. See Health and Safety Code Section 18201 for “Approved” as applied to mobilehome parks as referenced in Section 1.8.2.2.2.
6. See Health and Safety Code Section 18862.1 for “Approved” as applied to special occupancy parks as referenced in Section 1.8.2.2.3.

APPROVED AGENCY. An established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been *approved* by the building official. “Approved agency” shall mean “Listing agency” and “Testing agency.”

APPROVED LISTING AGENCY. Any agency approved by the enforcing agency, unless otherwise provided by statute, which is in the business of listing and labeling and which makes available at least an annual published report of such listings in which specific information is included that the product has been tested to recognized standards and found to comply.

APPROVED TESTING AGENCY. Any agency which is determined by the enforcing agency, except as otherwise provided by statute, to have adequate personnel and expertise to carry out

DEFINITIONS

the testing of systems, materials, and construction fixtures or appliances.

ASPECT RATIO. The ratio of longest to shortest perpendicular dimensions, or for wall sections, the ratio of height to length.

ATTIC. The unfinished space between the ceiling assembly of the top *story* and the roof assembly.

ATTIC, HABITABLE. A finished or unfinished area, not considered a *story*, complying with all of the following requirements:

1. The occupiable floor area is at least 70 square feet (17 m²), in accordance with Section R304,
2. The occupiable floor area has a ceiling height in accordance with Section R305, and
3. The occupiable space is enclosed by the roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling assembly below.

BASEMENT. That portion of a building that is partly or completely below *grade* (see “*Story above grade*”).

BASEMENT WALL. The opaque portion of a wall that encloses one side of a *basement* and has an average below *grade* wall area that is 50 percent or more of the total opaque and non-opaque area of that enclosing side.

BASIC WIND SPEED. Three-second gust speed at 33 feet (10 058 mm) above the ground in Exposure C (see Section R301.2.1) as given in Figure R301.2(4).

BEDRIDDEN PERSON. *A person, requiring assistance in turning and repositioning in bed, or being unable to independently transfer to and from bed, except in facilities with appropriate and sufficient care staff, mechanical devices if necessary, and safety precautions as determined in Title 22 regulations, by the Director of Social Services or his or her designated representative. Persons who are unable to independently transfer to and from bed, but who do not need assistance to turn or reposition in bed, shall be considered nonambulatory.*

The Director of Social Services or his or her designated representative shall make the determination of the bedridden status of persons with developmental disabilities, in consultation with the Director of Developmental Services or his or her designated representative.

The Director of Social Services or his or her designated representative shall make the determination of the bedridden status of all other persons with disabilities who are not developmentally disabled.

BOND BEAM. A horizontal grouted element within masonry in which reinforcement is embedded.

BRACED WALL LINE. A straight line through the building plan that represents the location of the lateral resistance provided by the wall bracing.

BRACED WALL LINE, CONTINUOUSLY SHEATHED. A *braced wall line* with structural sheathing applied to all sheathable surfaces including the areas above and below openings.

BRACED WALL PANEL. A full-height section of wall constructed to resist in-plane shear loads through interaction of

framing members, sheathing material and anchors. The panel’s length meets the requirements of its particular bracing method, and contributes toward the total amount of bracing required along its *braced wall line* in accordance with Section R602.10.1.

BUILDING. Building shall mean any one- and two-family dwelling or portion thereof, including *townhouses*, that is used, or designed or intended to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, and shall include accessory structures thereto.

Exceptions: *For applications listed in Section 1.8.1 regulated by the Department of Housing and Community Development, “Building” shall not include the following:*

1. Any mobilehome as defined in Health and Safety Code Section 18008.
2. Any manufactured home as defined in Health and Safety Code Section 18007.
3. Any commercial modular as defined in Health and Safety Code Section 18001.8 or any special purpose commercial modular as defined in Section 18012.5.
4. Any recreational vehicle as defined in Health and Safety Code Section 18010.
5. Any multifamily manufactured home as defined in Health and Safety Code Section 18008.7.

For additional information, see Health and Safety Code Section 18908.

Note: *Building shall have the same meaning as defined in Health and Safety Code Sections 17920 and 18908 for the applications specified in Section 1.11.*

BUILDING, EXISTING. Existing building is a building erected prior to the adoption of this code, or one for which a legal building permit has been issued.

BUILDING LINE. The line established by law, beyond which a building shall not extend, except as specifically provided by law.

BUILDING OFFICIAL. The officer or other designated authority charged with the administration and enforcement of this code.

BUILT-UP ROOF COVERING. Two or more layers of felt cemented together and surfaced with a cap sheet, mineral aggregate, smooth coating or similar surfacing material.

CAP PLATE. The top plate of the double top plates used in structural insulated panel (SIP) construction. The cap plate is cut to match the panel thickness such that it overlaps the wood structural panel facing on both sides.

CARE AND SUPERVISION. *Any one or more of the following activities provided by a person or facility to meet the needs of the clients:*

Assistance in dressing, grooming, bathing and other personal hygiene
Assistance with taking medication
Central storing and/or distribution of medications
Arrangement of and assistance with medical and dental care
Maintenance of house rules for the protection of clients
Supervision of client schedules and activities

**CALIFORNIA RESIDENTIAL CODE – MATRIX ADOPTION TABLE
CALIFORNIA CHAPTER 3 – BUILDING PLANNING**

Adopting agency	BSC	SFM	HCD			DSA		OSHDPD				CSA	DPH	AGR	DWR	CEC	CA	SL	SLC
			1	2	1-AC	AC	SS	1	2	3	4								
Adopt entire chapter																			
Adopt entire chapter as amended (amended sections listed below)			X	X															
Adopt only those sections that are listed below		X																	
Chapter/Section																			
R301.1		X																	
R301.1.1			X	X															
R301.1.1.1			X	X															
R301.1.3			X	X															
R301.1.3.1			X	X															
R301.1.3.2			X	X															
R301.1.3.3			X	X															
Table R301.2(1)			X	X															
R301.2.2.1.1			X	X															
R301.2.2.1.2			X	X															
R301.2.2.3.7			X	X															
R301.2.2.4			X	X															
R301.3			X	X															
R302.1		X	X	X															
Table R302.1(1)		X	X	X															
Table R302.1(2)		X	X	X															
R302.2		X	X	X															
R302.5.1		X	X	X															
R302.6		X	X	X															
Table 302.6		X																	
R302.9.4		X																	
R302.9.5		X																	
R302.13		X	X	X															
R303.1			X	X															
R303.3			X	X															
R303.6		X																	
R303.6.1		X																	
R303.7		X	X	X															
R303.7.1		X																	
R303.7.1.1			X	X															
R303.8		X	X	X															
R304.1		X																	
R304.2		X																	
R304.3		X	X	X															
R304.4		X																	
R305.1		X																	
R305.1.1		X																	
R306.1		X																	
R307.1			X	X															
R308.3 through R308.4		X																	
R308.5			X	X															
R309.4			X	X															
R309.5			X	X															
R309.6		X																	

(continued)

**CALIFORNIA RESIDENTIAL CODE – MATRIX ADOPTION TABLE
CALIFORNIA CHAPTER 3 – BUILDING PLANNING—continued**

Adopting agency	BSC	SFM	HCD		DSA			OSHDPD				CSA	DPH	AGR	DWR	CEC	CA	SL	SLC
			1	2	1-AC	AC	SS	1	2	3	4								
Adopt entire chapter																			
Adopt entire chapter as amended (amended sections listed below)			X	X															
Adopt only those sections that are listed below		X																	
Chapter/Section																			
R310 through R310.4		X																	
R311 through R31108.3.3		X																	
R312.2		X	X	X															
R312.3		X																	
R312.4		X																	
R313.1		X																	
R313.1.1		X	X	X															
R313.2		X	X	X															
R313.2.1		X	X	X															
R313.3 through R313.3.8.2		X																	
R314 through R314.6.3		X																	
R315.1			X	X															
R315.1.1			X	X															
R315.1.2			X	X															
R315.1.3			X	X															
R315.1.4			X	X															
R315.1.5			X	X															
R315.2			X	X															
R315.2.1			X	X															
R315.2.2			X	X															
R315.2.3			X	X															
R315.2.3.1			X	X															
R315.2.3.2			X	X															
R315.2.4			X	X															
R315.2.5			X	X															
R315.2.6			X	X															
R315.3			X	X															
R315.3.1			X	X															
R316.3 through R316.4		X																	
R316.5.8 through R316.5.11		X																	
R319		X																	
R320.1			X	X															
R321.3			X	X															
R322.1.6			X	X															
R322.1.7			X	X															
R322.1.9			†	†															
R325 through R325.8		X	X																
R326 through R326.8		X																	
R327 through R327.10.4		X																	
R328 through R328.4		X																	

TABLE R313.3.6.2(9)
ALLOWABLE PIPE LENGTH FOR 1-INCH PEX TUBING

SPRINKLER FLOW RATE ^a (gpm)	WATER DISTRIBUTION SIZE (inch)	AVAILABLE PRESSURE - P _f (psi)									
		15	20	25	30	35	40	45	50	55	60
		Allowable length of pipe from service valve to farthest sprinkler (feet)									
8	1	314	418	523	628	732	837	941	1046	1151	1255
9	1	252	336	421	505	589	673	757	841	925	1009
10	1	208	277	346	415	485	554	623	692	761	831
11	1	174	232	290	348	406	464	522	580	638	696
12	1	148	198	247	296	346	395	445	494	543	593
13	1	128	170	213	256	298	341	383	426	469	511
14	1	111	149	186	223	260	297	334	371	409	446
15	1	98	131	163	196	229	262	294	327	360	392
16	1	87	116	145	174	203	232	261	290	319	348
17	1	78	104	130	156	182	208	233	259	285	311
18	1	70	93	117	140	163	187	210	233	257	280
19	1	63	84	106	127	148	169	190	211	232	253
20	1	58	77	96	115	134	154	173	192	211	230
21	1	53	70	88	105	123	140	158	175	193	211
22	1	48	64	80	97	113	129	145	161	177	193
23	1	44	59	74	89	104	119	133	148	163	178
24	1	41	55	69	82	96	110	123	137	151	164
25	1	38	51	64	76	89	102	114	127	140	152
26	1	35	47	59	71	83	95	106	118	130	142
27	1	33	44	55	66	77	88	99	110	121	132
28	1	31	41	52	62	72	82	93	103	113	124
29	1	29	39	48	58	68	77	87	97	106	116
30	1	27	36	45	54	63	73	82	91	100	109
31	1	26	34	43	51	60	68	77	85	94	102
32	1	24	32	40	48	56	64	72	80	89	97
33	1	23	30	38	46	53	61	68	76	84	91
34	1	22	29	36	43	50	58	65	72	79	86
35	1	20	27	34	41	48	55	61	68	75	82
36	1	19	26	32	39	45	52	58	65	71	78
37	1	18	25	31	37	43	49	55	62	68	74
38	1	18	23	29	35	41	47	53	59	64	70
39	1	17	22	28	33	39	45	50	56	61	67
40	1	16	21	27	32	37	43	48	53	59	64

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 kPa, 1 gallon per minute = 0.963 L/s.

a. Flow rate from Section R313.3.4.2.

SECTION R314
SMOKE ALARMS

R314.1 Smoke detection and notification. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning *equipment* provisions of NFPA 72. *Systems and components shall be California State Fire Marshal listed and approved in accordance with California Code of Regulations, Title 19, Division 1 for the purpose for which they are installed.*

R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and

owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NFPA 72.

Exception: Where smoke alarms are provided meeting the requirements of Section R314.4.

R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional *story* of the *dwelling*, including *basements* and habitable attics but not including crawl spaces and uninhabitable *attics*. In *dwellings* or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full *story* below the upper level.

When more than one smoke alarm is required to be installed within an individual *dwelling* unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

R314.3.1 Alterations, repairs and additions. When *alterations*, repairs or *additions* requiring a *permit* occur, or when one or more sleeping rooms are added or created in existing *dwellings*, the individual *dwelling unit* shall be equipped with smoke alarms located as required for new *dwellings*.

Exceptions: See Section R314.6.

R314.4 Power source. *Smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.*

Exceptions:

1. *Smoke alarms are permitted to be solely battery operated in existing buildings where no construction is taking place.*
2. *Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.*
3. *Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.*
4. *Smoke alarms are permitted to be solely battery operated where repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.*

5. *Smoke alarms are permitted to be solely battery operated when work is limited to the installation, alteration or repairs of plumbing or mechanical systems or the installation, alteration or repair of electrical systems which do not result in the removal of interior wall or ceiling finishes exposing the structure.*

R314.5 Interconnection. *Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.*

Exceptions:

1. *Interconnection is not required in buildings that are not undergoing alterations, repairs or construction of any kind.*
2. *Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.*
3. *Smoke alarms are not required to be interconnected where repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.*
4. *Smoke alarms are not required to be interconnected when work is limited to the installation, alteration or repairs of plumbing or mechanical systems or the installation, alteration or repair of electrical systems which do not result in the removal of interior wall or ceiling finishes exposing the structure.*

R314.6 Existing Group R-3 occupancies.

R314.6.1 Existing buildings housing Group R-3 occupancies established prior to the effective date of these regulations may have their use continued if they conform or are made to conform to provisions of these regulations to the extent that reasonable and adequate life safety against the hazards of fire, panic and explosion is substantially provided. Additional means of egress, the installation of automatic sprinkler systems, automatic fire alarm system or other life safety measures may be required to provide reasonable and adequate safety.

Note: It is the intent of this section that every existing occupancy need not mandatorily conform with the requirements for new construction. Reasonable judgment in the application of requirements must be exercised by the enforcing agency.

R314.6.2 For purposes of clarification, Health and Safety Code Section 13113.7 is repeated.

- a. Except as otherwise provided in this section, a smoke detector, approved and listed by the State Fire Marshal pursuant to Section 13114, shall be installed, in

accordance with the manufacturer's instructions in each dwelling intended for human occupancy within the earliest applicable time period as follows:

1. For all dwelling units intended for human occupancy, upon the owner's application on or after January 1, 1985, for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000).
2. For all other dwelling units intended for human occupancy on or after January 1, 1987.

However, if any local rule, regulation, or ordinance, adopted prior to the compliance dates specified in paragraphs (1) and (2) requires installation in a dwelling unit intended for human occupancy of smoke detector, which receive their power from the electrical system of the building and requires compliance with the local rule, regulation, or ordinance at a date subsequent to the dates specified in this section, the compliance date specified in the rule, regulation, or ordinance shall, but only with respect to the dwelling units specified in this section, take precedence over the dates specified in this section.

The State Fire Marshal may adopt regulations exempting dwellings intended for human occupancy with fire sprinkler systems from the provisions of this section, if he or she determines that a smoke detector is not reasonably necessary for fire safety in the occupancy.

Unless prohibited by local rules, regulations, or ordinances, a battery-operated smoke detector which otherwise meets the standards adopted pursuant to Section 13114 for smoke detectors, satisfies the requirements of this section.

- b. "Dwelling units intended for human occupancy," as used in this section, includes a duplex, lodging house, apartment complex, hotel, motel, condominium, stock cooperative, time-share project, or dwelling unit of a multiple-unit dwelling complex. For the purpose of this part, "dwelling units intended for human occupancy" does not include manufactured homes as defined in Section 18007, mobile homes as defined in Section 18008, and commercial coaches as defined in Section 18001.8.
- c. The owner of each dwelling unit subject to this section shall supply and install smoke detectors required by this section in the locations and in the manner set forth in the manufacturer's instructions, as approved by the State Fire Marshal's regulations. In the case of apartment complexes and other multiple-dwelling complexes, a smoke detector shall be installed in the common stairwells. All fire alarm warning systems supplemental to the smoke detector shall also be listed by the State Fire Marshal.

- d. A high-rise structure, as defined in subdivision (b) of Section 13210 and regulated by Chapter 3 (commencing with Section 13210), and which is used for purposes other than as dwelling units intended for human occupancy, is exempt from the requirements of this section.
- e. The owner shall be responsible for testing and maintaining detectors in hotels, motels, lodging houses, and common stairwells of apartment complexes and other multiple-dwelling complexes.

An owner or the owner's agent may enter any dwelling unit, efficiency dwelling unit, guest room, and suite owned by the owner for the purpose of installing, repairing, testing, and maintaining single station smoke detectors required by this section. Except in cases of emergency, the owner or owner's agent shall give the tenants of each such unit, room, or suite reasonable notice in writing of the intention to enter and shall enter only during normal business hours. Twenty-four hours shall be presumed to be reasonable notice in absence of evidence to the contrary.

The smoke detector shall be operable at the time that the tenant takes possession. The apartment complex tenant shall be responsible for notifying the manager or owner if the tenant becomes aware of an inoperable smoke detector within his or her unit. The owner or authorized agent shall correct any reported deficiencies in the smoke detector and shall not be in violation of this section for a deficient smoke detector when he or she has not received notice of the deficiency.

- f. A violation of this section is an infraction punishable by a maximum fine of two hundred dollars (\$200) for each offense.
- g. This section shall not affect any rights which the parties may have under any other provision of law because of the presence or absence of a smoke detector.
- h. This section shall not apply to the installation of smoke detectors in single-family dwellings or factory-built housing which is regulated by Section 13113.8, as added by Assembly Bill No. 2285 of the 1983-84 Regular Session.

R314.6.3 For purposes of clarification, Health and Safety Code Section 13113.8 is repeated.

- a. On and after January 1, 1986, every single-family dwelling and factory-built housing, as defined in Section 19971, which is sold shall have an operable smoke detector. The detector shall be approved and listed by the State Fire Marshal and installed in accordance with the State Fire Marshal's regulations. Unless prohibited by local rules, regulations, or ordinances, a battery-operated smoke detector shall be deemed to satisfy the requirements of this section.

- b. *On and after January 1, 1986, the transferor of any real property containing a single-family dwelling, as described in subdivision (a), whether the transfer is made by sale, exchange, or real property sales contract, as defined in Section 2985 of the Civil Code, shall deliver to the transferee a written statement indicating that the transferor is in compliance with this section. The disclosure statement shall be either included in the receipt for deposit in a real estate transaction, an addendum attached thereto, or a separate document.*
- c. *The transferor shall deliver the statement referred to in subdivision (b) as soon as practicable before the transfer of title in the case of a sale or exchange, or prior to execution of the contract where the transfer is by a real property sales contract, as defined in Section 2985. For purposes of this subdivision, “delivery” means delivery in person or by mail to the transferee or transferor, or to any person authorized to act for him or her in the transaction, or to additional transferees who have requested delivery from the transferor in writing. Delivery to the spouse of a transferee or transferor shall be deemed delivery to a transferee or transferor, unless the contract states otherwise.*
- d. *This section does not apply to any of the following:*
 - 1. *Transfers which are required to be preceded by the furnishing to a prospective transferee of a copy of a public report pursuant to Section 11018.1 of the Business and Professions Code.*
 - 2. *Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in the administration of an estate, transfers pursuant to a writ of execution, transfers by a trustee in bankruptcy, transfers by eminent domain, or transfers resulting from a decree for specific performance.*
 - 3. *Transfers to a mortgagee by a mortgagor in default, transfers to a beneficiary of a deed of trust by a trustor in default, transfers by any foreclosure sale after default, transfers by any foreclosure sale after default in an obligation secured by a mortgage, or transfers by a sale under a power of sale after a default in an obligation secured by a deed of trust or secured by any other instrument containing a power of sale.*
 - 4. *Transfers by a fiduciary in the course of the administration of a decedent’s estate, guardianship, conservatorship, or trust.*
 - 5. *Transfers from one co-owner to one or more co-owners.*
 - 6. *Transfers made to a spouse, or to a person or persons in the lineal line of consanguinity of one or more of the transferors.*
 - 7. *Transfers between spouses resulting from a decree of dissolution of a marriage, from a*

decree of legal separation, or from a property settlement agreement incidental to either of those decrees.

- 8. *Transfers by the Controller in the course of administering the Unclaimed Property Law provided for in Chapter 7 (commencing with Section 1500) of Title 10 of Part 3 of the Code of Civil Procedure.*
- 9. *Transfers under the provisions of Chapter 7 (commencing with Section 3691) or Chapter 8 (commencing with Section 3771) of Part 6 of Division 1 of the Revenue and Taxation Code.*
- e. *No liability shall arise, nor any action be brought or maintained against, any agent of any party to a transfer of title, including any person or entity acting in the capacity of an escrow, for any error, inaccuracy, or omission relating to the disclosure required to be made by a transferor pursuant to this section. However, this subdivision does not apply to a licensee, as defined in Section 10011 of the Business and Professions Code, where the licensee participates in the making of the disclosure required to be made pursuant to this section with actual knowledge of the falsity of the disclosure.*
- f. *Except as otherwise provided in this section, this section shall not be deemed to create or imply a duty upon a licensee, as defined in Section 10011 of the Business and Professions Code, or upon any agent of any party to a transfer of title, including any person or entity acting in the capacity of an escrow, to monitor or ensure compliance with this section.*
- g. *No transfer of title shall be invalidated on the basis of a failure to comply with this section, and the exclusive remedy for the failure to comply with this section is an award of actual damages not to exceed one hundred dollars (\$100), exclusive of any court costs and attorney’s fees.*
- h. *Local ordinances requiring smoke detectors in single-family dwellings may be enacted or amended. However, the ordinances shall satisfy the minimum requirements of this section.*
- i. *For the purposes of this section, “single-family dwelling” does not include a manufactured home as defined in Section 18007, a mobilehome as defined in Section 18008, or a commercial coach as defined in Section 18001.8.*
- j. *This section shall not apply to the installation of smoke detectors in dwellings intended for human occupancy, as defined in and regulated by Section 13113.7 of the Health and Safety Code, as added by Senate Bill No. 1448 in the 1983-84 Regular Session.*

**SECTION R315
CARBON MONOXIDE ALARMS**

R315.1 Carbon monoxide alarms in new construction. For new construction, an approved carbon monoxide alarm shall be

installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.

R315.1.1 Carbon monoxide detection systems. Carbon monoxide detection systems that include carbon monoxide detectors and audible notification appliances installed and maintained in accordance with this section for carbon monoxide alarms and NFPA 720 shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075.

> **R315.1.2 Power supply.** Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

- > 1. Where there is no commercial power supply, the carbon monoxide alarm may be solely battery operated.
- || 2. Other power sources recognized for use by NFPA 720.

R315.1.3 Interconnection. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit.

> **R315.1.4 Alarm requirements.** No person shall install, market, distribute, offer for sale or sell any carbon monoxide device in the State of California unless the device and instructions have been approved and listed by the State Fire Marshal.

> **R315.1.5 Carbon monoxide alarms required by Section R315.1 shall be installed and maintained in the following locations:**

- 1. Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
- 2. On every level of a dwelling unit including basements.

|| **R315.1.5 Multiple-purpose alarms.** Carbon monoxide alarms combined with smoke alarms shall comply with Section R315, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms.

|| **R315.2 Carbon monoxide alarms in existing dwelling units and sleeping units.** An approved carbon monoxide alarm shall be installed in existing dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.

|| **R315.2.1 Carbon monoxide detection systems.** Carbon monoxide detection systems that include carbon monoxide

detectors and audible notification appliances, installed and maintained in accordance with this section for carbon monoxide alarms and NFPA 720 shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075.

R315.2.2 Existing dwellings or sleeping units requiring a permit. When a permit is required for alterations, repairs or additions with a total cost or calculated valuation exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units with a fossil fuel-burning heater or appliance, fireplace, or an attached garage shall have a carbon monoxide alarm installed in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained.

R315.2.3 Existing dwellings or sleeping units not requiring a permit (no construction taking place). Pursuant to Health and Safety Code Section 17926, a carbon monoxide alarm(s) shall be installed in every existing dwelling unit or sleeping unit with a fossil fuel-burning heater or appliance, fireplace, or an attached garage as follows:

R315.2.3.1 Carbon monoxide alarms on or after July 1, 2011. Carbon monoxide alarms shall be installed in accordance with Section R315.2 in existing detached single-family dwellings or sleeping units intended for human occupancy that have a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms in existing buildings are permitted to be solely battery operated or plug-in type with battery back-up in areas where no construction is taking place.

R315.2.3.2 Carbon monoxide alarms on or after January 1, 2013. Carbon monoxide alarms shall be installed in accordance with Section R315.2 in all other existing dwelling units intended for human occupancy as defined in Health and Safety Code Section 13262(b) that have a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms in existing buildings are permitted to be solely battery operated or plug-in type with battery back-up in areas where no construction is taking place.

R315.2.4 Power supply. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

- 1. In existing dwelling units where there is no commercial power supply, the carbon monoxide alarm may be solely battery operated.
- 2. In existing dwelling units, a carbon monoxide alarm is permitted to be solely battery operated or plug-in with battery back-up where repairs or alterations do not result in the removal of wall and ceiling finishes.
- 3. In existing dwelling units, a carbon monoxide alarm is permitted to be solely battery operated or plug-in with battery back-up where repairs or

alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.

4. In existing dwelling units, a carbon monoxide alarm is permitted to be solely battery operated or plug-in with battery back-up when work is limited to the installation, alteration or repair of plumbing or mechanical systems or the installation, alteration or repair of electrical systems, which do not result in the removal of interior wall or ceiling finishes exposing the structure.
5. Other power sources recognized for use by NFPA 720.

R315.2.5 Interconnection. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit.

Exceptions:

1. In existing dwelling units, interconnection is not required where repairs do not result in the removal of wall and ceiling finishes and no previous method for interconnection existed.
2. In existing dwelling units, carbon monoxide alarms are not required to be interconnected where no construction is taking place.
3. In existing dwelling units, carbon monoxide alarms are not required to be interconnected where repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
4. In existing dwelling units, carbon monoxide alarms are not required to be interconnected when work is limited to the installation, alteration or repair of plumbing or mechanical systems or the installation, alteration or repair of electrical systems, which do not result in the removal of interior wall or ceiling finishes exposing the structure.

R315.2.6 Alarm requirements. No person shall install, market, distribute, offer for sale, or sell any carbon monoxide device in the State of California unless the device and instructions have been approved and listed by the State Fire Marshal.

Carbon monoxide alarms required by Section R315.2 shall be installed in the following locations:

1. Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
2. On every level of a dwelling unit including basements.

SECTION R316 FOAM PLASTIC

R316.1 General. The provisions of this section shall govern the materials, design, application, construction and installation of foam plastic materials.

R316.2 Labeling and identification. Packages and containers of foam plastic insulation and foam plastic insulation components delivered to the job site shall bear the *label* of an *approved agency* showing the manufacturer's name, the product listing, product identification and information sufficient to determine that the end use will comply with the requirements.

R316.3 Surface burning characteristics. Unless otherwise allowed in Section R316.5 or R316.6, all foam plastic or foam plastic cores used as a component in manufactured assemblies used in building construction shall have a flame spread index of not more than 75 and shall have a smoke-developed index of not more than 450 when tested in the maximum thickness intended for use in accordance with ASTM E 84 or UL 723. Loose-fill type foam plastic insulation shall be tested as board stock for the flame spread index and smoke-developed index.

Exception: Foam plastic insulation more than 4 inches (102 mm) thick shall have a maximum flame spread index of 75 and a smoke-developed index of 450 where tested at a minimum thickness of 4 inches (102 mm), provided the end use is *approved* in accordance with Section R316.6 using the thickness and density intended for use.

R316.4 Thermal barrier. Unless otherwise allowed in Section R316.5 or Section R316.6, foam plastic shall be separated from the interior of a building by an *approved* thermal barrier of minimum $\frac{1}{2}$ inch (12.7 mm) gypsum wallboard or an *approved* finish material equivalent to a thermal barrier material that will limit the average temperature rise of the unexposed surface to no more than 250°F (139°C) after 15 minutes of fire exposure complying with the ASTM E 119 or UL 263 standard time temperature curve. The thermal barrier shall be installed in such a manner that it will remain in place for 15 minutes based on NFPA 286 with the acceptance criteria of Section R302.9.4, FM 4880, UL 1040 or UL 1715.

R316.5 Specific requirements. The following requirements shall apply to these uses of foam plastic unless specifically *approved* in accordance with Section R316.6 or by other sections of the code or the requirements of Sections R316.2 through R316.4 have been met.

R316.5.1 Masonry or concrete construction. The thermal barrier specified in Section R316.4 is not required in a masonry or concrete wall, floor or roof when the foam plastic insulation is separated from the interior of the building by a minimum 1-inch (25 mm) thickness of masonry or concrete.

R316.5.2 Roofing. The thermal barrier specified in Section R316.4 is not required when the foam plastic in a roof assembly or under a roof covering is installed in accordance with the code and the manufacturer's installation instructions and is separated from the interior of the building by tongue-and-groove wood planks or wood structural panel sheathing in accordance with Section R803, not less than

$1\frac{5}{32}$ inch (11.9 mm) thick bonded with exterior glue and identified as Exposure 1, with edges supported by blocking or tongue-and-groove joints or an equivalent material. The smoke-developed index for roof applications shall not be limited.

R316.5.3 Attics. The thermal barrier specified in Section R316.4 is not required where all of the following apply:

1. *Attic* access is required by Section R807.1.
2. The space is entered only for purposes of repairs or maintenance.
3. The foam plastic insulation is protected against ignition using one of the following ignition barrier materials:
 - 3.1. $1\frac{1}{2}$ -inch-thick (38 mm) mineral fiber insulation;
 - 3.2. $\frac{1}{4}$ -inch-thick (6.4 mm) wood structural panels;
 - 3.3. $\frac{3}{8}$ -inch (9.5 mm) particleboard;
 - 3.4. $\frac{1}{4}$ -inch (6.4 mm) hardboard;
 - 3.5. $\frac{3}{8}$ -inch (9.5 mm) gypsum board; or
 - 3.6. Corrosion-resistant steel having a base metal thickness of 0.016 inch (0.406 mm).

The above ignition barrier is not required where the foam plastic insulation has been tested in accordance with Section R316.6.

R316.5.4 Crawl spaces. The thermal barrier specified in Section R316.4 is not required where all of the following apply:

1. Crawlspace access is required by Section R408.4
2. Entry is made only for purposes of repairs or maintenance.
3. The foam plastic insulation is protected against ignition using one of the following ignition barrier materials:
 - 3.1. $1\frac{1}{2}$ -inch-thick (38 mm) mineral fiber insulation;
 - 3.2. $\frac{1}{4}$ -inch-thick (6.4 mm) wood structural panels;
 - 3.3. $\frac{3}{8}$ -inch (9.5 mm) particleboard;
 - 3.4. $\frac{1}{4}$ -inch (6.4 mm) hardboard;
 - 3.5. $\frac{3}{8}$ -inch (9.5 mm) gypsum board; or
 - 3.6. Corrosion-resistant steel having a base metal thickness of 0.016 inch (0.406 mm).

The above ignition barrier is not required where the foam plastic insulation has been tested in accordance with Section R316.6.

R316.5.5 Foam-filled exterior doors. Foam-filled exterior doors are exempt from the requirements of Sections R316.3 and R316.4.

R316.5.6 Foam-filled garage doors. Foam-filled garage doors in attached or detached garages are exempt from the requirements of Sections R316.3 and R316.4.

R316.5.7 Foam backer board. The thermal barrier specified in Section R316.4 is not required where siding backer board foam plastic insulation has a maximum thickness of 0.5 inch (12.7 mm) and a potential heat of not more than 2000 Btu per square foot (22 720 kJ/m²) when tested in accordance with NFPA 259 provided that:

1. The foam plastic insulation is separated from the interior of the building by not less than 2 inches (51 mm) of mineral fiber insulation or
2. The foam plastic insulation is installed over existing *exterior wall* finish in conjunction with re-siding or
3. The foam plastic insulation has been tested in accordance with Section R316.6.

R316.5.8 Re-siding. The thermal barrier specified in Section R316.4 is not required where the foam plastic insulation is installed over existing *exterior wall* finish in conjunction with re-siding provided the foam plastic has a maximum thickness of 0.5 inch (12.7 mm) and a potential heat of not more than 2000 Btu per square foot (22 720 kJ/m²) when tested in accordance with NFPA 259.

R316.5.9 Interior trim. The thermal barrier specified in Section R316.4 is not required for exposed foam plastic interior trim, provided all of the following are met:

1. The minimum density is 20 pounds per cubic foot (320 kg/m³).
2. The maximum thickness of the trim is 0.5 inch (12.7 mm) and the maximum width is 8 inches (204 mm).
3. The interior trim shall not constitute more than 10 percent of the aggregate wall and ceiling area of any room or space.
4. The flame spread index does not exceed 75 when tested per ASTM E 84. The smoke-developed index is not limited.

R316.5.10 Interior finish. Foam plastics shall be permitted as interior finish where *approved* in accordance with Section R316.6 Foam plastics that are used as interior finish shall also meet the flame spread index and smoke-developed index requirements of Sections R302.9.1 and R302.9.2.

R316.5.11 Sill plates and headers. Foam plastic shall be permitted to be spray applied to a sill plate and header without the thermal barrier specified in Section R316.4 subject to all of the following:

1. The maximum thickness of the foam plastic shall be $3\frac{1}{4}$ inches (83 mm).

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grade on all sides, shall meet the requirements of Section R322.2.2.

R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1. Be used solely for parking of vehicles, building access or storage.
2. Be provided with flood openings that meet the following criteria:
 - 2.1. There shall be a minimum of two openings on different sides of each enclosed area; if a building has more than one enclosed area below the design flood elevation, each area shall have openings on exterior walls.
 - 2.2. The total net area of all openings shall be at least 1 square inch (645 mm²) for each square foot (0.093 m²) of enclosed area, or the openings shall be designed and the *construction documents* shall include a statement by a registered *design professional* that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.6.2.2 of ASCE 24.
 - 2.3. The bottom of each opening shall be 1 foot (305 mm) or less above the adjacent ground level.
 - 2.4. Openings shall be not less than 3 inches (76 mm) in any direction in the plane of the wall.
 - 2.5. Any louvers, screens or other opening covers shall allow the automatic flow of floodwaters into and out of the enclosed area.
 - 2.6. Openings installed in doors and windows, that meet requirements 2.1 through 2.5, are acceptable; however, doors and windows without installed openings do not meet the requirements of this section.

R322.2.3 Foundation design and construction. Foundation walls for all buildings and structures erected in flood hazard areas shall meet the requirements of Chapter 4.

Exception: Unless designed in accordance with Section R404:

1. The unsupported height of 6-inch (152 mm) plain masonry walls shall be no more than 3 feet (914 mm).
2. The unsupported height of 8-inch (203 mm) plain masonry walls shall be no more than 4 feet (1219 mm).
3. The unsupported height of 8-inch (203 mm) reinforced masonry walls shall be no more than 8 feet (2438 mm).

For the purpose of this exception, unsupported height is the distance from the finished *grade* of the under-floor space and the top of the wall.

R322.3 Coastal high-hazard areas (including V Zones). Areas that have been determined to be subject to wave heights in excess of 3 feet (914 mm) or subject to high-velocity wave action or wave-induced erosion shall be designated as coastal high-hazard areas. Buildings and structures constructed in whole or in part in coastal high-hazard areas shall be designed and constructed in accordance with Sections R322.3.1 through R322.3.6.

R322.3.1 Location and site preparation.

1. New buildings and buildings that are determined to be substantially improved pursuant to Section R105.3.1.1, shall be located landward of the reach of mean high tide.
2. For any alteration of sand dunes and mangrove stands the *building official* shall require submission of an engineering analysis which demonstrates that the proposed *alteration* will not increase the potential for flood damage.

R322.3.2 Elevation requirements.

1. All buildings and structures erected within coastal high hazard areas shall be elevated so that the lowest portion of all structural members supporting the lowest floor, with the exception of mat or raft foundations, piling, pile caps, columns, grade beams and bracing, is:
 - 1.1. Located at or above the design flood elevation, if the lowest horizontal structural member is oriented parallel to the direction of wave approach, where parallel shall mean less than or equal to 20 degrees (0.35 rad) from the direction of approach, or
 - 1.2. Located at the base flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher, if the lowest horizontal structural member is oriented perpendicular to the direction of wave approach, where perpendicular shall mean greater than 20 degrees (0.35 rad) from the direction of approach.
2. Basement floors that are below *grade* on all sides are prohibited.
3. The use of fill for structural support is prohibited.
4. Minor grading, and the placement of minor quantities of fill, shall be permitted for landscaping and for drainage purposes under and around buildings and for support of parking slabs, pool decks, patios and walkways.

Exception: Walls and partitions enclosing areas below the design flood elevation shall meet the requirements of Sections R322.3.4 and R322.3.5.

R322.3.3 Foundations. Buildings and structures erected in coastal high-hazard areas shall be supported on pilings or columns and shall be adequately anchored to those pilings or columns. Pilings shall have adequate soil penetrations to resist the combined wave and wind loads (lateral and uplift). Water loading values used shall be those associated with the design flood. Wind loading values shall be those required by

this code. Pile embedment shall include consideration of decreased resistance capacity caused by scour of soil strata surrounding the piling. Pile systems design and installation shall be certified in accordance with Section R322.3.6. Mat, raft or other foundations that support columns shall not be permitted where soil investigations that are required in accordance with Section R401.4 indicate that soil material under the mat, raft or other foundation is subject to scour or erosion from wave-velocity flow conditions. Slabs, pools, pool decks and walkways shall be located and constructed to be structurally independent of buildings and structures and their foundations to prevent transfer of flood loads to the buildings and structures during conditions of flooding, scour or erosion from wave-velocity flow conditions, unless the buildings and structures and their foundation are designed to resist the additional flood load.

R322.3.4 Walls below design flood elevation. Walls and partitions are permitted below the elevated floor, provided that such walls and partitions are not part of the structural support of the building or structure and:

1. Electrical, mechanical, and plumbing system components are not to be mounted on or penetrate through walls that are designed to break away under flood loads; and
2. Are constructed with insect screening or open lattice; or
3. Are designed to break away or collapse without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. Such walls, framing and connections shall have a design safe loading resistance of not less than 10 (479 Pa) and no more than 20 pounds per square foot (958 Pa); or
4. Where wind loading values of this code exceed 20 pounds per square foot (958 Pa), the *construction documents* shall include documentation prepared and sealed by a registered *design professional* that:
 - 4.1. The walls and partitions below the design flood elevation have been designed to collapse from a water load less than that which would occur during the design flood.
 - 4.2. The elevated portion of the building and supporting foundation system have been designed to withstand the effects of wind and flood loads acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated with the design flood. Wind loading values shall be those required by this code.

R322.3.5 Enclosed areas below design flood elevation. Enclosed areas below the design flood elevation shall be used solely for parking of vehicles, building access or storage.

R322.3.6 Construction documents. The *construction documents* shall include documentation that is prepared and sealed by a registered *design professional* that the design

and methods of construction to be used meet the applicable criteria of this section.

SECTION R323 STORM SHELTERS

R323.1 General. This section applies to the construction of storm shelters when constructed as separate detached buildings or when constructed as safe rooms within buildings for the purpose of providing safe refuge from storms that produce high winds, such as tornados and hurricanes. In addition to other applicable requirements in this code, storm shelters shall be constructed in accordance with ICC/NSSA-500.

SECTION R324 RESERVED

SECTION R325 SPECIAL PROVISIONS FOR LICENSED 24-HOUR CARE FACILITIES IN GROUP R-3.1

R325.1 Scope. *The provisions of this section shall apply to 24-hour care facilities in a Group R-3.1 occupancy licensed by a governmental agency.*

R325.2 General. *The provisions in this section shall apply in addition to general requirements in this code.*

R325.2.1 Restraint shall not be practiced in a Group R-3.1 occupancy.

Exception: *Occupancies which meet all the requirements for a Group I-3 occupancy.*

R325.2.2 Pursuant to Health and Safety Code Section 13133, regulations of the state fire marshal pertaining to Occupancies classified as Residential Facilities (RF) and Residential-Care Facilities for the Elderly (RCFE) shall apply uniformly throughout the state and no city, county, city and county, including a charter city or charter county, or fire protection district shall adopt or enforce any ordinance or local rule or regulation relating to fire and panic safety which is inconsistent with these regulations. A city, county, city and county, including a charter city or charter county may pursuant to Health and Safety Code Section 13143.5, or a fire protection district may pursuant to Health and Safety Code Section 13869.7, adopt standards more stringent than those adopted by the state fire marshal that are reasonably necessary to accommodate local climate, geological, or topographical conditions relating to roof coverings for Residential-Care Facilities for the Elderly.

Exception: *Local regulations relating to roof coverings in facilities licensed as a Residential Care Facility for the Elderly (RCFE) per Health and Safety Code Section 13133.*

R325.3 Building height and area provisions.

R325.3.1 Limitations six or less clients. *Group R-3.1 occupancies where nonambulatory clients are housed above the first story, having more than two stories in height or having more than 3,000 square feet (279 m²) of floor area above the*

first story shall not be of less than one-hour fire-resistance-rated construction throughout.

In Group R-3.1 occupancies housing a bedridden client, the client sleeping room shall not be located above or below the first story.

Exception: Clients who become bedridden as a result of a temporary illness as defined in Health and Safety Code Sections 1566.45, 1568.0832 and 1569.72. A temporary illness is an illness which persists for 14 days or less. A bedridden client may be retained in excess of the 14 days upon approval by the Department of Social Services and may continue to be housed on any story in a Group R-3.1 occupancy classified as a licensed residential facility.

Every licensee admitting or retaining a bedridden resident shall, within 48 hours of the resident's admission or retention in the facility, notify the local fire authority with jurisdiction of the estimated length of time the resident will retain his or her bedridden status in the facility.

R325.3.2. Buildings housing protective social-care homes or in occupancies housing inmates who are not restrained need not be of one-hour fire-resistive construction when not more than two stories in height. In no case shall individual floor areas exceed 3,000 square feet (279m²). The fire-resistive protection of the exterior walls shall not be less than one hour where such walls are located within 5 feet (1524 mm) of the property line. Openings within such walls are not permitted. Openings in exterior non-rated walls need not be protected.

R325.4 Interior finish provisions.

R325.4.1 Interior wall and ceiling finish. Group R-3.1 occupancies housing a bedridden client shall comply with Interior Wall and Ceiling Finish requirements specified for Group I-2 occupancies in Table 803.5 of the California Building Code.

R325.5 Fire protection system provisions.

R325.5.1 Automatic sprinkler systems in Group R-3.1 occupancies. An automatic sprinkler system shall be installed where required in Section 313.

Exceptions:

- Existing Group R-3 occupancies converted to Group R-3.1 occupancies not housing bedridden clients, not housing nonambulatory clients above the first floor, and not housing clients above the second floor.
- Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section R325.6.3.3.
- Pursuant to Health and Safety Code Section 13113 existing occupancies housing ambulatory children only, none of whom are mentally ill or mentally retarded, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and buildings or

portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.

- Pursuant to Health and Safety Code Section 13143.6 existing occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

R325.5.2 Smoke alarms in Group R-3.1 occupancies. Smoke alarms shall be installed where required in Section 314. In addition to the provisions set forth in Section R314 the following shall apply:

- Smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.
- Facilities housing a bedridden client:
 - Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup.
 - Smoke alarms shall be electrically interconnected so as to cause all smoke alarms to sound a distinctive alarm signal upon actuation of any single smoke alarm. Such alarm signal shall be audible throughout the facility at a minimal level of 15 db above ambient noise level. These devices need not be interconnected to any other fire alarm device, have a control panel, or be electrically supervised or provided with emergency power.

R325.5.2.1 Audible alarm signal. The audible signal shall be the standard fire alarm evacuation signal, ANSI S3.41 Audible Emergency Evacuation Signal, "three pulse temporal pattern," as described in NFPA 72.

R325.5.2.2 Hearing impaired. See Section 907.5.2.3 of the California Building Code.

R325.5.2.3 Visible alarms. Visible alarm notification appliances shall be provided in accordance with Sections 907.5.2.3.1 through 907.5.2.3.5 of the California Building Codes.

Exceptions:

- Visible alarm notification appliances are not required in alterations, except where an existing fire alarm system is upgraded or replaced, or a new fire alarm system is installed.
- Visible alarm notification appliances shall not be required in enclosed exit stairways, exterior exit stairs and exterior exit ramps.
- Visible alarm notification appliances shall not be required in elevator cars.

R325.5.2.4 Protective social care facilities in Group R-3.1. Protective social care facilities which house persons who are hearing impaired shall be provided with notification appliances for the hearing impaired

installed in accordance with NFPA 72 and which shall be activated upon initiation of the fire alarm system or the smoke alarms.

Exception: The use of the existing evacuation signaling scheme shall be permitted where approved by the enforcing agency.

R325.6 Means of egress provisions.

R325.6.1 General. In addition to the general means of egress requirements of Chapter 10 of the California Building Code, this section shall apply to Group R-3.1 occupancies.

R325.6.2 Number of exits.

R325.6.2.1 Group R-3.1 occupancies shall have a minimum of two exits.

R325.6.3 Egress arrangements.

R325.6.3.1 Egress through adjoining dwelling units shall not be permitted.

R325.6.3.2 Group R-3.1 occupancies housing nonambulatory clients. In a Group R-3.1 occupancy, bedrooms used by nonambulatory clients shall have access to at least one of the required exits which shall conform to one of the following:

1. Egress through a hallway or area into a bedroom in the immediate area which has an exit directly to the exterior and the corridor/hallway is constructed consistent with the dwelling unit interior walls. The hallway shall be separated from common areas by a solid wood door not less than $1\frac{3}{8}$ inch (35 mm) in thickness, maintained self-closing or shall be automatic closing by actuation of a smoke detector installed in accordance with Section 715.4.7 of the California Building Code.
2. Egress through a hallway which has an exit directly to the exterior. The hallway shall be separated from the rest of the house by a wall constructed consistent with the dwelling unit interior walls and opening protected by a solid wood door not less than $1\frac{3}{8}$ inch (35 mm) in thickness, maintained self-closing or shall be automatic closing by actuation of a smoke detector installed in accordance with Section 715.4.7 of the California Building Code.
3. Direct exit from the bedroom to the exterior, such doors shall be of a size as to permit the installation of a door not less than 3 feet (914 mm) in width and not less than 6 feet 8 inches (2032 mm) in height. When installed, doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the exit way is not less than 32 inches (813 mm).
4. Egress through an adjoining bedroom which exits to the exterior.

R325.6.3.3 Group R-3.1 occupancies housing only one bedridden client. In Group R-3.1 occupancies housing a bedridden client and not provided with an approved

automatic fire sprinkler system, all of the following shall apply:

1. In Group R-3.1 Occupancies housing a bedridden client, a direct exit to the exterior of the residence shall be provided from the client sleeping room.
2. Doors to a bedridden client's sleeping room shall be of a self-closing, positive latching $1\frac{3}{8}$ -inch solid wood door. Such doors shall be provided with a gasket so installed as to provide a seal where the door meets the jam on both sides and across the top. Doors shall be maintained self-closing or shall be automatic closing by actuation of a smoke detector in accordance with Section 715.4.7 of the California Building Code.
3. Group R-3.1 Occupancies housing a bedridden client, shall not have a night latch, dead bolt, security chain or any similar locking device installed on any interior door leading from a bedridden client's sleeping room to any interior area such as a corridor, hallway and or general use areas of the residence in accordance with Chapter 10 of the California Building Code.
4. The exterior exit door to a bedridden client's sleeping room shall be operable from both the interior and exterior of the residence.
5. Every required exit doorway from a bedridden client sleeping room shall be of a size as to permit the installation of a door not less than 3 feet (914 mm) in width and not less than 6 feet 8 inches (2032 mm) in height. When installed in exit doorways, exit doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the exit way is not less than 32 inches (813 mm).

Note: A sliding glass door can be used as an exterior exit doorway as long as it is operable from the inside and outside and the clear width of the exit way is not less than 32 inches (813mm).

R325.6.3.4 Intervening rooms. A means of exit shall not pass through more than one intervening room. A means of egress shall not pass through kitchens, storerooms, closets, garages or spaces used for similar purposes.

Exception: Kitchens which do not form separate rooms by construction.

R325.6.4 Changes in level. In Group R-3.1 occupancies housing nonambulatory clients interior changes in level up to 0.25 inch (6 mm) may be vertical and without edge treatment. Changes in level between 0.25 inch (6 mm) and 0.5 inch (12.7 mm) shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50% slope). Changes in level greater than 0.5 inch (12.7 mm) shall be accomplished by means of a ramp.

R325.6.5 Stairways. Group R-3.1 occupancies may continue to use existing stairways (except for winding and spiral stairways which are not permitted as a required means of egress) provided the stairs have a maximum rise of 8 inches



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Standard reference number	Title	Referenced in code section number
13—10	Installation of Sprinkler Systems <i>as amended</i> *	R302.3
	<i>See CCR, Title 24 Part 2 California Building Code, Chapter 35 or CCR, Title 24, Part 9 California Fire Code, Chapter 47 for amendments to NFPA 13.</i>	
13D—10	Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes <i>as amended</i> *	R313.2.1, R313.1.1, R313.3.1, R313.3.2, R313.3.2.3.1, R313.3.2.4.2, R313.3.6.1

*NFPA 13D, Amended Sections as follows:

Add a new definition as 3.3.9.1.1 and related annex note to read as follows:

3.3.9.1.1* Premixed Antifreeze Solution. A mixture of an antifreeze material with water that is prepared and factory-mixed by the manufacturer with a quality control procedure in place that ensures that the antifreeze solution remains homogeneous.

A.3.3.9.1.1 Where a tank is used as the water supply for the sprinkler system, the tank is not permitted to be filled with antifreeze.

Revise 4.1.4 and related annex note to read as follows:

4.1.4* Antifreeze Systems.

A.4.1.4 Sampling from the top and bottom of the system helps to determine if the solution has settled. Antifreeze solutions are heavier than water. If the antifreeze compound is separating from the water due to poor mixing, it will exhibit a higher concentration in the lower portion of the system than in the upper portions of the system. If the concentration is acceptable near the top, but too low near the water connection, it may mean that the system is becoming diluted near the water supply. If the concentration is either too high or too low in both the samples, it may mean that the wrong concentration was added to the system.

On an annual basis, test samples should be drawn from test valve B as shown in Figure 8.3.3.2.1(1), especially if the water portion of the system has been drained for maintenance or repairs. A small hydrometer can be used so that a small sample is sufficient. Where water appears at valve B, or where the sample indicates that the solution has become weakened, the entire system should be emptied and refilled with acceptable solution as previously described.

Where systems are drained in order to be refilled, it is not typically necessary to drain drops that are less than 36 inches in length. Most systems with drops have insufficient volume to cause a problem, even if slightly higher concentration solutions collect in the drops. For long drops with significant volume, consideration should be given to draining drops if there is evidence that unacceptably high concentrations of antifreeze have collected in these long drops.

When emptying and refilling antifreeze solutions, every attempt should be made to recycle the old solution with the antifreeze manufacturer rather than discarding it.

4.1.4.1 Annual Antifreeze Solution Test and Replacement Procedure.

4.1.4.1.1 Samples of antifreeze solution should be collected by qualified individuals in accordance with 4.1.4.1.1.1 or 4.1.4.1.1.2 on an annual basis.

4.1.4.1.1.1 The system shall be drained to verify that (a) the solution is in compliance with 8.3.3, and (b) the solution provides the necessary freeze protection. Solution samples shall be taken near the beginning and near the end of the draining process.

4.1.4.1.1.2* Solution samples shall be taken at the highest practical elevation and the lowest practical elevation of the system.

A.4.1.4.1.1.2 If not already present, test connections (valves) for collection of solution samples should be installed at the highest and lowest practical locations of the system or portion of the system containing antifreeze solution.

4.1.4.1.2 The two samples collected in accordance with the procedures specified in 4.1.4.1.1.1 or 4.1.4.1.1.2 shall be tested to verify that the specific gravity of both samples is similar and that the solution is in compliance with 8.3.3. The specific gravity of each solution shall be checked using a hydrometer with a suitable scale or a refractometer having a scale calibrated for the antifreeze solution.

4.1.4.1.3* If concentrations of the two samples collected in accordance with the procedures above are similar and in compliance with 8.3.3, then (a) the solution drained in accordance with 4.1.4.1.1.1 can be used to refill the system, or (b) the existing undrained solution tested in accordance with 4.1.4.1.1.2 shall be permitted to continue to be used. If the two samples are not similar and not in compliance with 8.3.3, then a solution in compliance with 8.3.3 shall be used to refill the system.

A.4.1.4.1.3 In the past, for some existing systems subject to extremely low temperatures, antifreeze solutions with concentrations greater than what is now permitted by NFPA 13D were used. Such high concentrations of antifreeze are no longer permitted. In situations where extremely low temperatures are anticipated, refilling the fire sprinkler system with a concentration of antifreeze solution currently permitted by the standard might not provide sufficient freeze protection without additional measures. Such measures might include converting the antifreeze system to another type of sprinkler system.

4.1.4.1.4 A tag shall be attached to the riser indicating the date the antifreeze solution was tested. The tag shall also indicate the type and concentration of antifreeze solution (by volume) with which the system is filled, the date the antifreeze was replaced (if applicable), the name of the contractor that tested and/or replaced the antifreeze solution, the contractor's license number, a statement indicating if the entire system was drained and replaced with antifreeze, and a warning to test the concentration of the antifreeze solutions at yearly intervals per NFPA 13D.

NFPA—continued

6.2* **Water Supply Sources.** *When the requirements of 6.2.2 are met, the following water supply sources shall be considered to be acceptable by this standard:*

- (1) A connection to a reliable waterworks system with or without an automatically operated pump
- (2) An elevated tank
- (3) A pressure tank designed to American Society of Mechanical Engineers (ASME) standards for a pressure vessel with a reliable pressure source
- (4) A stored water source with an automatically operated pump
- (5) A well with a pump of sufficient capacity and pressure to meet the sprinkler system demand. The stored water requirement of 6.1.2 or 6.1.3 shall be permitted to be a combination of the water in the well (including the refill rate) plus the water in the holding tank if such tank can supply the sprinkler system.

6.2.2 Where a well, pump, tank or combination thereof is the source of supply for a fire sprinkler system, the water supply shall serve both domestic and fire sprinkler systems, and the following shall be met:

- (1) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
- (2) Any disconnecting means for the pump shall be approved.
- (3) A method for refilling the tank shall be piped to the tank.
- (4) A method of seeing the water level in the tank shall be provided without having to open the tank.
- (5) The pump shall not be permitted to sit directly on the floor.

6.2.2.1 *Where a fire sprinkler system is supplied by a stored water source with an automatically operated means of pressurizing the system other than an electric pump, the water supply may serve the sprinkler system only*

6.2.4 *Where a water supply serves both domestic and fire sprinkler systems, 5 gpm (19 L/min) shall be added to the sprinkler system demand at the point where the systems are connected, to determine the size of common piping and the size of the total water supply requirements where no provision is made to prevent flow into the domestic water system upon operation of a sprinkler.*

Add an asterisk to 8.3.3 and add a new A.8.3.3 to read as follows:

8.3.3* Antifreeze Systems.

A.8.3.3 Where protection of pipes from freezing is a concern, options other than antifreeze are available. Such alternatives include running the piping in warm spaces, tenting insulation over pipe, dry-pipe systems, and preaction systems.

Revise 8.3.3.2.1 to read as follows:

8.3.3.2.1* Unless permitted by 8.3.3.2.1.1, antifreeze solutions shall be limited to premixed antifreeze solutions of glycerine (chemically pure or United States Pharmacopoeia 96.5%) at a maximum concentration of 50% by volume, propylene glycol at a maximum concentration of 40% by volume, or other solutions listed specifically for use in fire protection systems.

Add a new 8.3.3.2.1.1 to read as follows:

8.3.3.2.1.1 For existing systems, antifreeze solutions shall be limited to premixed antifreeze solutions of glycerine (chemically pure or United States Pharmacopoeia 96.5%) at a maximum concentration of 50% by volume, propylene glycol at a maximum concentration of 40% by volume, or other solutions listed specifically for use in fire protection systems.

Delete 8.3.3.2.2 and 8.3.3.2.3 and related Annex material A.8.3.3.2.3.

Move Table 8.3.3.2.3 to the annex and renumber as Table A.8.3.3.2.1 while deleting the rows in the table dealing with glycerine and 40% water, glycerine and 30% water, propylene glycol and 50% water and propylene glycol and 40% water. Add an annex note so that the annex and Table would appear as follows:

A.8.3.3.2.1 See Table A.8.3.3.2.1.

TABLE A.8.3.3.2.1 PROPERTIES OF GLYCERINE AND PROPYLENE GLYCOL

MATERIAL	SOLUTION (by volume)	SPECIFIC GRAVITY AT 60°F (15.6°C)	FREEZING POINT	
			°F	°C
Glycerine (C.P. or U.S.P. grade)	50% water	1.145	-20.9	-29.4
Hydrometer scale 1.000 to 1.200				
Propylene glycol	60% water	1.034	-6	-21.1
Hydrometer scale 1.000 to 1.200 (subdivisions 0.002)				

C.P.: Chemically Pure; U.S.P.: United States Pharmacopoeia 96.5%.

Renumber 8.3.3.2.3.1 to 8.3.3.2.2.

8.3.3.2.2 The concentration of antifreeze solutions shall be limited to the minimum necessary for the anticipated minimum temperature.

Delete 8.3.3.2.4, 8.3.3.2.5 and Table 8.3.3.2.5.

NFPA—continued

Renumber 8.3.3.2.6 as 8.3.3.2.3 and renumber A.8.3.3.2.6 as A.8.3.3.2.3. Also renumber Figure A.8.3.3.2.6 as Figure A.8.3.3.2.3.

8.3.3.2.3* An antifreeze solution with a freezing point below the expected minimum temperature for the locality shall be installed.

A.8.3.3.2.3 Beyond certain limits, an increased proportion of antifreeze does not lower the freezing point of the solution (see Figure A.8.3.3.2.3). Glycerine, diethylene glycol, ethylene glycol, and propylene glycol never should be used without mixing with water in the proper proportions, because these materials tend to thicken near 32°F (0°C).

Renumber 8.3.3.2.7 as 8.3.3.2.4 and revise to read as follows:

8.3.3.2.4 The specific gravity of the antifreeze shall be checked by a hydrometer with a scale having 0.002 subdivisions in accordance with Figures 8.3.3.2.4(a) and 8.3.3.2.4(b).

Renumber Figure 8.3.3.2.3(a) as Figure 8.3.3.2.4(a) and delete the 50% curve.

Renumber Figure 8.3.3.2.3(b) as Figure 8.3.3.2.4(b) and delete the 60% and 70% curves.

8.6.4* Sprinklers shall not be required in *detached* garages, open attached porches, carports with no habitable space above, and similar structures.

See CCR, Title 24 Part 2 California Building Code, Chapter 35 or CCR, Title 24, Part 9 California Fire Code, Chapter 47 for amendments to NFPA 13.

13R—10
31—06
58—08
70—08
72—10

Installation of Oil-burning Equipment	M1801.3.1, M1805.3
Liquefied Petroleum Gas Code	G2412.2, G2414.6.2
National Electrical Code	E3401.1, E3401.2, E4301.1, Table E4303.2, E4304.3, E4304.4
National Fire Alarm Code as amended*	R313.1, R314.1, R314.2, R325.5.2.1, R235.5.2.4

***NFPA 72, Amended Sections as follows:**

10.3.1 Equipment constructed and installed in conformity with this code shall be listed for the purpose for which it is used. *Fire alarm systems and components shall be California State Fire Marshal approved and listed in accordance with California Code of Regulations, Title 19, Division 1.*

10.3.3 All devices and appliances that receive their power from the initiating device circuit or signaling line circuit of a control unit shall be *California State Fire Marshal* listed for use with the control unit.

10.6.1 *Where approved by the authority having jurisdiction*, ECS priority signals when evaluated by stakeholders through risk analysis in accordance with 24.4.2.2 shall be permitted to take precedence over all other signals.

14.4.7.1 Testing. Household fire alarm systems shall be tested *in accordance with the manufacturer's published instructions* according to the methods of Table 14.4.2.2.

17.15 Fire Extinguisher Monitoring Device. A fire extinguisher monitoring device shall indicate those conditions for a specific fire extinguisher required by *California Code of Regulations, Title 19, Division 1, Chapter 1, Section 574.2 (c) and California Fire Code to a fire alarm control unit.*

23.4.2.2 (4) Where the vertically run conductors are contained in a 2-hour rated cable assembly, or enclosed (installed) in a 2-hour rated enclosure or a listed circuit integrity (C.I.) cable, which meets or exceeds a 2-hour fire resistive rating.

23.8.5.1.2 Where connected to a supervising station, fire alarm systems employing automatic fire detectors or waterflow detection devices shall include a manual fire alarm box to initiate a signal to the supervising station.

Exception: Fire alarm systems dedicated to elevator recall control, and supervisory service *and fire sprinkler monitoring.*

23.8.5.4.1 Systems equipped with alarm verification features shall be permitted under the following conditions:

- (1) The alarm verification feature is not initially enabled unless conditions or occupant activities that are expected to cause nuisance alarms are anticipated in the area that is protected by the smoke detectors. Enabling of the alarm verification feature shall be protected by password or limited access.
- (2) A smoke detector that is continuously subjected to a smoke concentration above alarm threshold does not delay the system functions of Sections 10.6 through 10.13, 23.8.1.1, or 21.2.1 by more than 30 seconds.
- (3) Actuation of an alarm-initiating device other than a smoke detector causes the system functions of 4.4.3, 6.8.1.1, or 6.16.2.1 without additional delay.
- (4) The current status of the alarm verification feature is shown on the record of completion (*see Figure 4.5.2.1, item 10*).
- (5) *Operation of a patient room smoke detector in I-2 and R-2.1 Occupancies shall not include an alarm verification feature.*

29.3.1 All devices, combinations of devices, and equipment to be installed in conformity with this chapter shall be approved or listed by the *California State Fire Marshal* for the purposes for which they are intended.

29.7.2.1 *The alarm verification feature shall not be used for household fire warning equipment.*

29.7.5.7.1 *The alarm verification feature shall not be used for household fire warning equipment.*

85—07

Boiler and Construction Systems Hazards Code	G2452.1
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NFPA—continued

211—06	Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances	G2427.5.5.1, R1002.5
252—03	<i>Standard Methods of Fire Tests of Door Assemblies</i>	R327.6.3.2.3
257—07	<i>Standard for Fire Test for Window and Glass Block Assemblies</i>	R327.6.3.2.2
259—03	Test Method for Potential Heat of Building Materials	R316.5.7, 316.5.8
286—06	Standard Methods of Fire Tests for Evaluating Contribution of Wall and Ceiling Interior Finish to Room Fire Growth	R302.9.4, R316.4, R316.5.8, R316.6
501—05	Standard on Manufactured Housing	R202, AE201
720—09	<i>Installation of Carbon Monoxide (CO) Detection and Warning Equipment</i>	R315.3
853—07	Standard for the Installation of Stationary Fuel Cell Power Systems	M1903.1

NFRC

National Fenestration Rating Council Inc.
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Standard reference number	Title	Referenced section number
100—2004	Procedure for Determining Fenestration Product <i>U</i> -factors	N1101.5
200—2004	Procedure for Determining Fenestration Product Solar Heat Gain Coefficients and Visible Transmittance at Normal Incidence	N1101.5
400—2004	Procedure for Determining Fenestration Product Air Leakage	N1102.4.4

APPENDIX M
HOME DAY CARE—R-3 OCCUPANCY

This Appendix is not applicable in California. See Health and Safety Code Sections 1597.45, 1597.46, 1597.54 and 13143 regarding small family day-care homes and large family day-care homes. Provisions for day-care facilities shall be in accordance with Section 1.1.3.1 for classification, R326 for large family daycare, R325 for Group R-3.1 or the California Building Code.

HISTORY NOTE APPENDIX

California Residential Code (Title 24, Part 2.5, California Code of Regulations)

1. (HCD 04/09, SFM 06/09, DWR 01/09) Adoption by reference of the 2009 *International Residential Code* with necessary state amendments in the 2010 *California Residential Code*. Effective date on January 1, 2011, for provisions of HCD, DWR and SFM. Effective date of DWR Provisions shall be March 1, 2012, or ninety (90) days after the corresponding maps are completed and readily available to the general public, whichever is the later date.
2. Errata to correct editorial errors in preface and Chapters 1-4, 6, 7, 9, Referenced Standards, Appendix F, and Index.
3. SFM EF 02/10 – Amend Chapter 44, Referenced Standards Table for NFPA 13, 13D and BR. Approved as an emergency by the California Building Standards Commission on October 19, 2010. Filed with the Secretary of State on October 26, 2010.
4. SFM EF 02/10 & EF 02/11 – Emergency regulations for antifreeze in residential fire sprinkler systems and for exceptions for interconnected residential smoke detectors, respectively. Effective on April 28, 2011 and approved as permanent on July 20, 2011.
5. HCD EF 01/11 – Emergency regulations for exceptions for interconnected residential carbon monoxide detectors, effective on July 21, 2011 and approved as permanent on July 20, 2011.
6. HCD 03/10; SFM 02/10 – Repeal and amend provisions of the 2010 *California Residential Code*, CCR Title 24, Part 2.5 for State regulated occupancies, effective on July 1, 2012.

