

REVISION RECORD FOR THE STATE OF CALIFORNIA

EMERGENCY SUPPLEMENT

Effective January 30, 2017

2016 Title 24, Part 2, Vol. 1
California Building Code

General Information:

1. This supplement provides emergency building standards that were adopted by the Building Standards Commission on January 27, 2017, filed with Secretary of State, and became effective January 30, 2017. The Building Standards Commission issued Information Bulletin 17-01 announcing the emergency regulations.

Clarification: Emergency building standards become effective upon filing with Secretary of State after commission adoption. They remain in place and enforceable for only 180 days, pursuant to *Government Code*, Sections 11346.2 to 11347.3. For the emergency building standards to become a permanent adoption, the state agency initiating the emergency adoption must complete the required rulemaking process before the 180-day expiration date. The required process includes an opportunity for the public to review and comment on the initially adopted regulatory language of the building standard.

2. This Emergency Supplement provides new or replacement blue supplement pages with building standards approved by the California Building Standards Commission on an emergency basis for insertion in the *California Code of Regulations*, Title 24, Part 2, Vol. 1, of the 2016 *California Building Standards Code*. Existing Part 2 pages should be replaced by pages provided with this supplement. Instructions are provided below.
3. *Health and Safety Code*, Section 18938.5, establishes that only building standards in effect at the time of the application for a building permit may be applied to the project plans and construction. This rule applies to both adoptions of building standards for Title 24 by the California Building Standards Commission, and local adoptions and ordinances imposing building standards.
4. Not all code text on the enclosed blue Emergency Supplement pages is a new or amended building standard. New, amended, or repealed building standards are identified by margin symbols. An explanation of margin symbols is provided in the front of the code.
5. You may wish to retain the superseded material with this revision record so that the prior wording of any section can be easily ascertained.

Remove Existing Pages

1 and 2
13 through 16
29 through 32
797 and 798

Insert Blue-Colored Pages

1 and 2
13 through 16
29 through 32
797 and 798

CALIFORNIA BUILDING CODE – MATRIX ADOPTION TABLE

CHAPTER 1 – SCOPE AND ADMINISTRATION

(Matrix Adoption Tables are non-regulatory, intended only as an aid to the user.

See Chapter 1 for state agency authority and building applications.)

Adopting agency	BSC	BSC- CG	SFM	HCD			DSA			OSHDPD				BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
				1	2	1/AC	AC	SS	SS/CC	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	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X
Chapter / Section																					
Division I – <i>California Administration</i>																					
1.1	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X
1.2	X		X																		
1.2.3							X														
1.3			X											X							
1.4			X																X		
1.5 (Reserved)			X																		
1.6			X													X					
1.7			X												X						
1.8			X	X	X	X															
1.9			X																		
1.9.1 – 1.9.1.8							X														
1.9.2								X	X												
1.9.2.1								X													
1.9.2.2									X												
1.10			X																		
1.10.1										X											
1.10.2											X										
1.10.3												X									
1.10.4													X								
1.11			X																		
1.12			X																	X	
1.13 (Reserved)																					
1.14																					X
Division II – <i>Scope and Administration</i>																					
101.1 – 101.4.5							X			X	X	X	X								
101.4.7										X	X		X								
102.1								X	X	X	X	X	X								
102.2 – 102.4								X	X	X	X	X	X								
102.4.1								X	X												
102.4.3								X	X	X	X	X	X								
102.4.4								X	X	X	X	X	X								
102.5								X	X	X	X	X	X								
102.6 – 104.1										X	X	X	X								
104.2 – 104.4										X	X	X	X								
104.5 – 104.8										X	X	X	X								
104.9								X	X	X	X	X	X								
104.10								X	X	X	X	X	X								
104.11							X	X	X	X	X		X								

(continued)

CALIFORNIA BUILDING CODE – MATRIX ADOPTION TABLE

CHAPTER 1 – SCOPE AND ADMINISTRATION—continued

Adopting agency	BSC	BSC- CG	SFM	HCD			DSA			OSHPD				BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
				1	2	1/AC	AC	SS	SS/CC	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	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X
Chapter / Section																					
Division II – <i>Scope and Administration</i> -cont'd																					
104.11.1 – 104.11.2										X	X	X	X								
104.11.3 – 104.11.4										X			X								
105.1										X	X	X	X								
105.1.1 – 105.2										X	X	X	X								
105.2 Building: 1-13				X	X																
105.2.1 – 105.2.2			X							X	X	X	X								
105.2.3										X	X	X	X								
105.3 – 105.3.1			X							X	X	X	X								
105.3.2										X	X		X								
105.4			X							X	X	X	X								
105.5										X	X	X	X								
105.6 – 105.7			X							X	X	X	X								
106.1			X					X	X	X	X	X	X								
106.1.1								X	X	X	X		X								
106.2 – 106.3			X							X	X	X	X								
107.1			X	X	X					X	X	X	X								
107.2.1				X	X																
107.2.3				X	X																
107.2.4				X	X																
107.2.5				X	X																
107.2.6				X	X																
107.2.7	X			X	X			X	X												
107.2 – 107.3			X							X	X	X	X								
107.3.4.1										X	X		X								
107.4			X																		
107.5			X							X	X	X	X								
108.1 – 108.4			X							X	X	X	X								
109										X	X	X	X								
110.1 – 110.3			X							X	X	X	X								
110.3.1 – 110.3.3				X	X					X	X	X	X								
110.3.4 – 110.3.6			X	X	X					X	X	X	X								
110.3.4.1				X																	
110.3.8 – 110.3.10			X	X	X					X	X	X	X								
110.3.8.1	X			X	X			X	X												
110.3.10.1				X	X																
110.3.10.2				X																	
110.4 – 110.6			X							X	X	X	X								
111.1			X							X	X	X	X								
111.2			X				X			X	X	X	X								
111.3 – 111.4			X							X	X	X	X								
112			X							X	X	X	X								
113										X	X	X	X								
114.1 – 114.2			X							X	X	X	X								
114.2 – 114.3										X	X	X	X								
115 - 116			X							X	X	X	X								

5. For applications subject to the Factory-Built Housing Law as referenced in Section 1.8.3.2.5 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.

1.8.9.2 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 1.8.3.2.1 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 1.8.3.2.2 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 1.8.3.2.3 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 1.8.3.2.4 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 1.8.3.2.5 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.

SECTION 1.8.10 OTHER BUILDING REGULATIONS

1.8.10.1 Existing structures. Notwithstanding other provisions of law, the replacement, retention, and extension of original materials and the use of original methods of construction for any existing building or accessory structure, or portions thereof, shall be permitted in accordance with the provisions of this code and the California Existing Building Code, as adopted by the Department of Housing and Community Development. For additional information, see California Health and Safety Code, Sections 17912, 17920.3, 17922 and 17958.8.

1.8.10.2 Moved structures. Subject to the requirements of California Health and Safety Code Sections 17922, 17922.3

and 17958.9, local ordinances or regulations relating to a moved residential building or accessory structure thereto, shall permit the replacement, retention, and extension of original materials and the use of original methods of construction so long as the structure does not become or continue to be a substandard building.

SECTION 1.9 DIVISION OF THE STATE ARCHITECT

1.9.1 Division of the State Architect—Access Compliance.

General. The purpose of this code is to ensure that barrier-free design is incorporated in all buildings, facilities, site work and other improvements to which this code applies in compliance with state law to ensure that these improvements are accessible to and usable by persons with disabilities. Additions, alterations and structural repairs in all buildings and facilities shall comply with these provisions for new buildings, except as otherwise provided and specified herein.

The provisions of these regulations shall apply to any portable buildings leased or owned by a school district, and shall also apply to temporary and emergency buildings and facilities. Temporary buildings and facilities are not of permanent construction but are extensively used or are essential for public use for a period of time. Examples of temporary buildings or facilities covered include, but are not limited to: reviewing stands, temporary classrooms, bleacher areas, exhibit areas, temporary banking facilities, temporary health screening services or temporary safe pedestrian passageways around a construction site.

In addition, to incorporate standards at least as restrictive as those required by the federal government for barrier-free design under (1) Title III (Public Accommodations and Commercial Facilities), Subpart D (New Construction and Alteration) (see 28 C.F.R., Part 36), and (2) Title II (Public Entities), Section 35.151 (New Construction and Alterations) (see 28 C.F.R., Part 35) both from the Americans with Disabilities Act of 1990, 2004 Americans with Disabilities Act Accessibility Guidelines, as adopted by the U.S. Department of Justice (see 36 C.F.R. Part 1191, Appendices B and D), and (3) under the Fair Housing Amendments Act of 1988. Some of these regulations may be more stringent than state law in order to meet the federal requirement.

1.9.1.1 Application. See Government Code commencing with Section 4450.

Publicly funded buildings, structures, sidewalks, curbs and related facilities shall be accessible to and usable by persons with disabilities as follows:

1.9.1.1.1 All buildings, structures, sidewalks, curbs and related facilities constructed in the state by the use of state, county or municipal funds, or the funds of any political subdivision of the state.

1.9.1.1.2 All buildings, structures and facilities that are leased, rented, contracted, sublet or hired by any municipal, county or state division of government, or by a special district.

1.9.1.1.3 All publicly funded buildings used for congregate residences or for one- or two-family dwelling unit purposes shall conform to the provisions applicable to living accommodations.

1.9.1.1.4 All existing publicly funded buildings and facilities when alterations, structural repairs or additions are made to such buildings or facilities. For detailed requirements on existing buildings, see Chapter 11B, Division 2, Section 11B-202.

1.9.1.1.5 With respect to buildings, structures, sidewalks, curbs and related facilities not requiring a building permit, building standards published in the California Building Standards Code relating to access for persons with disabilities and other regulations adopted pursuant to Government Code Section 4450, and in effect at the time construction is commenced, shall be applicable.

1.9.1.2 Application. See Health and Safety Code commencing with Section 19952.

All privately funded public accommodations, as defined, and commercial facilities, as defined, shall be accessible to persons with disabilities as follows:

Exception: Certain types of privately funded multistory buildings do not require installation of an elevator to provide access above and below the first floor. See Chapter 11B.

1.9.1.2.1 Any building, structure, facility, complex or improved area, or portions thereof, which are used by the general public.

1.9.1.2.2 Any sanitary facilities which are made available for the public, clients or employees in such accommodations or facilities.

1.9.1.2.3 Any curb or sidewalk intended for public use that is constructed in this state with private funds.

1.9.1.2.4 All existing privately funded public accommodations when alterations, structural repairs or additions are made to such public accommodations as set forth under Chapter 11B.

1.9.1.3 Application—Public housing and private housing available for public use. See Government Code Sections 4450 and 12955.1(c).

1.9.1.4 Enforcing agency.

1.9.1.4.1 The director of the Department of General Services where state funds are utilized for any project or where funds of counties, municipalities or other political subdivisions are utilized for the construction of elementary, secondary or community college projects.

1.9.1.4.2 The governing bodies where funds of counties, municipalities or other political subdivisions are utilized except as otherwise provided above.

1.9.1.4.3 The building department of every city, county or city and county within the territorial area of its city, county or city and county, where private funds are utilized.

“Building department” means the department, bureau or officer charged with the enforcement of laws or ordinances regulating the erection or construction, or both the erection and construction, of buildings.

1.9.1.5 Special conditions for persons with disabilities requiring appeals action ratification. Whenever reference is made in these regulations to this section, the findings and determinations required to be rendered by the local enforcing agency shall be subject to ratification through an appeals process.

1.9.1.6 Authority cited—Government Code Section 4450.

1.9.1.7 Reference cited—Government Code Sections 4450 through 4461 and 12955.1(c) and Health and Safety Code Sections 18949.1, 19952 through 19959.

1.9.1.8 Adopting agency identification. The provisions of this code applicable to buildings identified in this Subsection 1.9.1 will be identified in the Matrix Adoption Tables under the acronym DSA-AC.

1.9.2 Division of the State Architect—Structural Safety.

1.9.2.1 DSA-SS Division of the State Architect-Structural Safety.

Application—Public elementary and secondary schools, community colleges and state-owned or state-leased essential services buildings.

Enforcing agency—The Division of the State Architect—Structural Safety (DSA-SS) has been delegated the responsibility and authority by the Department of General Services to review and approve the design and observe the construction of public elementary and secondary schools, community colleges and state-owned or state-leased essential services buildings.

Authority cited—Education Code Sections 17310 and 81142 and Health and Safety Code Section 16022.

Reference—Education Code Sections 17280 through 17317, and 81130 through 81147 and Health and Safety Code Sections 16000 through 16023.

1.9.2.1.1 Applicable administrative standards.

1. Title 24, Part 1, California Code of Regulations:

- 1.1. Sections 4-301 through 4-355, Group 1, Chapter 4, for public elementary and secondary schools and community colleges.
- 1.2. Sections 4-201 through 4-249, Chapter 4, for state-owned or state-leased essential services buildings.

2. Title 24, Part 2, California Code of Regulations:

[applies to public elementary and secondary schools, community colleges and state-owned or state-leased essential services building(s)]:

- 2.1. Sections 1.1 and 1.9.2.1 of Chapter 1, Division I.
- 2.2. Sections 102.1, 102.2, 102.3, 102.4, 102.5, 104.9, 104.10, 104.11, 106.1, 107.2.7 and 110.3.8.1 of Chapter 1, Division II.

1.9.2.1.2 Applicable building standards. California Building Standards Code, Title 24, Parts 2, 3, 4, 5, 6, 9, 10, 11 and 12, California Code of Regulations, for school buildings, community colleges and state-owned or state-leased essential service buildings.

The provisions of Title 24, Part 2, as adopted and amended by the Division of the State Architect—Structural Safety, shall apply to the applications listed in Section 1.9.2.1.

The Division of the State Architect—Structural Safety adopts the following building standards in Title 24, Part 2:

Chapters 2 through 10, 12, 14, 15, 16A, 17A, 18A, 19A, 20, 21A, 22A, 23, 24, 25, 26, 30, 31, 32, 33, and 35.

1.9.2.1.3 Amendments. Division of the State Architect—Structural Safety amendments in this code appear preceded with the acronym [DSA-SS].

Exception: Chapters 16A, 17A, 18A, 19A, 21A, and 22A— Amendments appearing in these chapters without an acronym have been co-adopted by DSA-SS and OSHPD.

1.9.2.1.4 Reference to other chapters. Where reference is made within this code to sections in Chapters 16, 17, 18, 19, 21, and 22, the respective sections in Chapters 16A, 17A, 18A, 19A, 21A, and 22A shall apply instead.

1.9.2.2 DSA-SS/CC Division of the State Architect—Structural Safety/Community Colleges

Application—Community Colleges. The Division of the State Architect has been delegated the authority by the Department of General Services to promulgate alternate building standards for application to community colleges, which a community college may elect to use in lieu of standards promulgated by DSA-SS in accordance with Section 1.9.2.1.

Enforcing agency—Division of the State Architect—Structural Safety/Community Colleges (DSA-SS/CC)

The Division of the State Architect has been delegated the authority by the Department of General Services to review and approve the design and oversee construction of community colleges electing to use the alternative building standards as provided in this section.

Authority cited—Education Code Section 81053.

Reference—Education Code Sections 81052, 81053, and 81130 through 81147.

1.9.2.2.1 Applicable administrative standards.

1. Title 24, Part 1, California Code of Regulations:

1.1. Sections 4-301 through 4-355, Group 1, Chapter 4.

2. Title 24, Part 2, California Code of Regulations:

2.1. Sections 1.1 and 1.9.2 of Chapter 1, Division I.

2.2. Sections 102.1, 102.2, 102.3, 102.4, 102.5, 104.9, 104.10, 104.11, 106.1, 107.2.7 and 110.3.8.1 of Chapter 1, Division II.

1.9.2.2.2 Applicable building standards. California Building Standards Code, Title 24, Parts 2, 3, 4, 5, 6, 9, 10, 11, and 12, California Code of Regulations.

The Division of the State Architect—Structural Safety/Community Colleges [DSA-SS/CC] adopts the following building standards in Title 24, Part 2:

Chapters 2 through 10, 12, 14, 15, 16, 17A, 18A, 19, 20, 21, 22, 23, 24, 25, 26, 30, 31, 32, 33, and 35.

1.9.2.2.3 Amendments. Division of the State Architect—Structural Safety/Community Colleges amendments in this code appear preceded with the acronym [DSA-SS/CC].

Exception: Chapters 17A, and 18A—Amendments appearing in these chapters without an acronym have been co-adopted by DSA-SS, DSA-SS/CC, and OSHPD.

1.9.2.2.4 Reference to other chapters. Where reference is made within this code to sections in Chapters 17 and 18, the respective sections in Chapters 17A and 18A shall apply instead.

SECTION 1.10 OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT

1.10.1 OSHPD 1. Specific scope of application of the agency responsible for enforcement, enforcement agency and the specific authority to adopt and enforce such provisions of this code, unless otherwise stated.

Application—General acute care hospitals and acute psychiatric hospitals, excluding distinct part units or distinct part freestanding buildings providing skilled nursing or intermediate care services. For structural regulations: Skilled nursing facilities and/or intermediate care facilities except those skilled nursing facilities and intermediate care facilities of single-story, Type V, wood or light steel-frame construction.

Enforcing agency—Office of Statewide Health Planning and Development (OSHPD). The office shall enforce the Division of the State Architect—Access Compliance regulations and the regulations of the Office of the State Fire Marshal for the above stated facility types.

1.10.1.1 Applicable administrative standards.

1. Title 24, Part 1, California Code of Regulations: Chapters 6 and 7.

2. Title 24, Part 2, California Code of Regulations: Sections 1.1 and 1.10, Chapter 1, Division I, and Sections 101–105.1.2, portions of Section 105.2 as indicated in the adoption matrix and Sections 105.3–116, Chapter 1, Division II.

1.10.1.2 Applicable building standards. California Building Standards Code, Title 24, Parts 2, 3, 4, 5, 6, 9 and 11.

The provisions of Title 24, Part 2, as adopted and amended by OSHPD, shall apply to the applications listed in Section 1.10.1.

OSHPD 1 adopts the following building standards in Title 24, Part 2:

Chapters 2 through 10, 12, 14, 15, 16A, 17A, 18A, 19A, 20, 21A, 22A, 23, 24, 25, 26, 30, 31, 32, 33, 34A, 35, and Appendix L.

1.10.1.3 Identification of amendments. For applications listed in Section 1.10.1, amendments appear in this code preceded with the acronym [OSHPD 1], unless the entire chapter is applicable.

1.10.1.4 Reference to other chapters. Where reference is made within this code to sections in Chapters 16, 17, 18, 19, 21, 22 and 34, the respective sections in Chapters 16A, 17A, 18A, 19A, 21A, 22A and 34A shall apply instead.

Authority—Health and Safety Code Sections 127010, 127015, 1275 and 129850.

References—Health and Safety Code Sections 19958, 127010, 127015, 129680, 1275 and 129675 through 130070.

1.10.2 OSHPD 2. Specific scope of application of the agency responsible for enforcement, enforcement agency and the specific authority to adopt and enforce such provisions of this code, unless otherwise stated.

Application—Skilled nursing facilities and intermediate care facilities, including distinct part skilled nursing and intermediate care services on a general acute care or acute psychiatric hospital license, provided either are in a separate unit or a freestanding building. For structural regulations: Single-story, Type V skilled nursing facility and/or intermediate care facilities utilizing wood or light steel-frame construction.

Enforcing agency—Office of Statewide Health Planning and Development (OSHPD). The office shall also enforce the Division of the State Architect—Access Compliance regulations and the regulations of the Office of the State Fire Marshal for the above-stated facility type.

1.10.2.1 Applicable administrative standards.

1. Title 24, Part 1, California Code of Regulations: Chapter 7.
2. Title 24, Part 2, California Code of Regulations: Sections 1.1 and 1.10, Chapter 1, Division I, and Sections 101-103, portions of Section 104 and 105 as indicated in the adoption matrix and Sections 106-116, Chapter 1, Division II.

1.10.2.2 Applicable building standards. California Building Standards Code, Title 24, Parts 2, 3, 4, 5, 6, 9, 10 and 11.

The provisions of Title 24, Part 2, as adopted and amended by OSHPD, shall apply to the applications listed in Section 1.10.2.

OSHPD 2 adopts the following building standards in Title 24, Part 2:

Chapters 2 through 10, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 30, 31, 32, 33 and 35.

1.10.2.3 Identification of amendments. For applications listed in Section 1.10.2, amendments appear in this code preceded with the acronym [OSHPD 2].

Authority—Health and Safety Code Sections 127010, 127015, 1275 and 129850.

References—Health and Safety Code Sections 127010, 127015, 1275 and 129680.

1.10.3 OSHPD 3. Specific scope of application of the agency responsible for enforcement, enforcement agency and the specific authority to adopt and enforce such provisions of this code, unless otherwise stated.

Application—Licensed clinics and any freestanding building under a hospital license where outpatient clinical services are provided.

Enforcing agency—Local building department.

1.10.3.1 Applicable administrative standards.

1. Title 24, Part 1, California Code of Regulations: Chapter 7.
2. Title 24, Part 2, California Code of Regulations: Sections 1.1 and 1.10, Chapter 1, Division I, and portions of Section 101 as adopted, Sections 102-103, portions of Sections 104 -107 as indicated in the adoption matrix, and Sections 108-116, Chapter 1, Division II.

1.10.3.2 Applicable building standards. California Building Standards Code, Title 24, Parts 2, 3, 4, 5, 6, 9, 10 and 11.

The provisions of Title 24, Part 2, as adopted and amended by OSHPD, shall apply to the applications listed in Section 1.10.3.

OSHPD 3 adopts the following building standards in Title 24, Part 2:

Chapter 12.

1.10.3.3 Identification of amendments. For applications listed in Section 1.10.3, amendments appear in this code without the acronym [OSHPD 3]. Adoptions are shown in the adoption matrix.

Authority—Health and Safety Code Sections 127010, 127015 and 1226.

References—Health and Safety Code Sections 127010, 127015, 129885 and 1226, Government Code Section 54350 and State Constitution Article 11, Section 7.

1.10.4 OSHPD 4. Specific scope of application of the agency responsible for enforcement, enforcement agency and the specific authority to adopt and enforce such provisions of this code, unless otherwise stated.

Application—Correctional treatment centers.

Enforcing agency—Office of Statewide Health Planning and Development (OSHPD). The office shall also enforce

clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

[A] 107.2.2 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance to this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

[A] 107.2.3 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress including the path of the exit discharge to the public way in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

[A] 107.2.4 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

[A] 107.2.5 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

[A] 107.2.5.1 Design flood elevations. Where design flood elevations are not specified, they shall be established in accordance with Section 1612.3.1.

[A] 107.2.6 Structural information. The construction documents shall provide the information specified in Section 1603.

107.2.7 Exterior balcony and elevated walking surfaces.
[BSC, DSA-SS, DSA-SS/CC, HCD 1, HCD 2] Where bal-

cony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

[A] 107.3 Examination of documents. The building official shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

[A] 107.3.1 Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

[A] 107.3.2 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

[A] 107.3.3 Phased approval. The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

[A] 107.3.4 Design professional in responsible charge. Where it is required that documents be prepared by a registered design professional, the building official shall be authorized to require the owner or the owner's authorized agent to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner or the owner's authorized agent shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner or the owner's authorized agent if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased

and deferred submittal items, for compatibility with the design of the building.

[A] 107.3.4.1 Deferred submittals. Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official.

Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the building official. *[OSHPD 1, 2, & 4] Deferred submittals shall be in accordance with the California Administrative Code, Chapter 7, Section 7-126.*

[A] 107.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

[A] 107.5 Retention of construction documents. One set of approved construction documents shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

SECTION 108 TEMPORARY STRUCTURES AND USES

[A] 108.1 General. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.

[A] 108.2 Conformance. Temporary structures and uses shall comply with the requirements in Section 3103.

[A] 108.3 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.

[A] 108.4 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 109 FEES

[A] 109.1 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.

[A] 109.2 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.

[A] 109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

[A] 109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees.

[A] 109.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to 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.

[A] 109.6 Refunds. The building official is authorized to establish a refund policy.

SECTION 110 INSPECTIONS

[A] 110.1 General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

[A] **110.2 Preliminary inspection.** Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

[A] **110.3 Required inspections.** The building official, upon notification, shall make the inspections set forth in Sections 110.3.1 through 110.3.10.

[A] **110.3.1 Footing and foundation inspection.** Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C94, the concrete need not be on the job.

[A] **110.3.2 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, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

[A] **110.3.3 Lowest floor elevation.** In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the building official.

[A] **110.3.4 Frame inspection.** Framing inspections shall be made after the roof deck or sheathing, all framing, fire-blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

110.3.4.1 [HCD 1] Moisture content verification. *Moisture content of framing members shall be verified in accordance with the California Green Building Standards Code (CALGreen), Chapter 4, Division 4.5.*

[A] **110.3.5 Lath, gypsum board and gypsum panel product inspection.** Lath, gypsum board and gypsum panel product inspections shall be made after lathing, gypsum board and gypsum panel products, interior and exterior, are in place, but before any plastering is applied or gypsum board and gypsum panel product joints and fasteners are taped and finished.

Exception: Gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly.

[A] **110.3.6 Fire- and smoke-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

[A] **110.3.7 Energy efficiency inspections.** Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation *R*- and *U*-values, fenestration *U*-value, duct system *R*-value, and HVAC and water-heating equipment efficiency.

[A] **110.3.8 Other inspections.** In addition to the inspections specified in Sections 110.3.1 through 110.3.7, the

building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

110.3.8.1 Weather exposed balcony and walking surface waterproofing. *[BSC, DSA-SS, DSA-SS/CC, HCD 1, HCD 2] Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.*

Exception: *Where special inspections are provided in accordance with Section 1705.1.1, Item 3.*

[A] **110.3.9 Special inspections.** For special inspections, see Chapter 17.

[A] **110.3.10 Final inspection.** The final inspection shall be made after all work required by the building permit is completed.

[A] **110.3.10.1 Flood hazard documentation.** If located in a flood hazard area, documentation of the elevation of the lowest floor as required in Section 1612.5 shall be submitted to the building official prior to the final inspection.

110.3.10.2 [HCD 1] Operation and maintenance manual. *At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency shall be placed in the building in accordance with the California Green Building Standards Code (CALGreen), Chapter 4, Division 4.4.*

[A] **110.4 Inspection agencies.** The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

[A] **110.5 Inspection requests.** It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

[A] **110.6 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 notify the permit holder or his or her agent 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 111 CERTIFICATE OF OCCUPANCY

[A] **111.1 Use and occupancy.** A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not 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.

Exception: Certificates of occupancy are not required for work exempt from permits in accordance with Section 105.2.

[A] 111.2 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 department of building safety, the building official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner or the owner's authorized agent.
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 for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

[A] 111.3 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.

[A] 111.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion 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 112 SERVICE UTILITIES

[A] 112.1 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 released by the building official.

[A] 112.2 Temporary connection. The building official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

tion of the building or system to the utility source of energy, fuel or power.

[A] 112.3 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 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The building official shall notify the serving utility, and wherever 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 disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 113 BOARD OF APPEALS

[A] 113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

[A] 113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

[A] 113.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

SECTION 114 VIOLATIONS

[A] 114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

[A] 114.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

[A] 114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute

HISTORY NOTE APPENDIX

California Building Code Title 24, Part 2, California Code of Regulations (CCR)

HISTORY:

For prior code history, see the History Note Appendix to the *California Building Code* 2013 Triennial Edition, effective January 1, 2014.

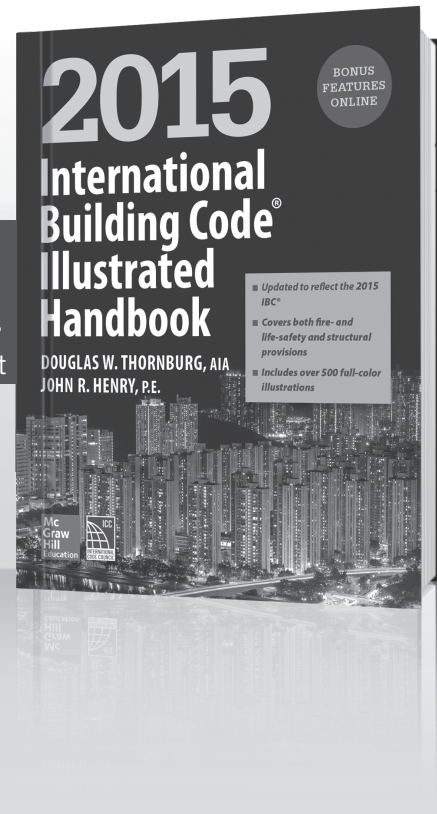
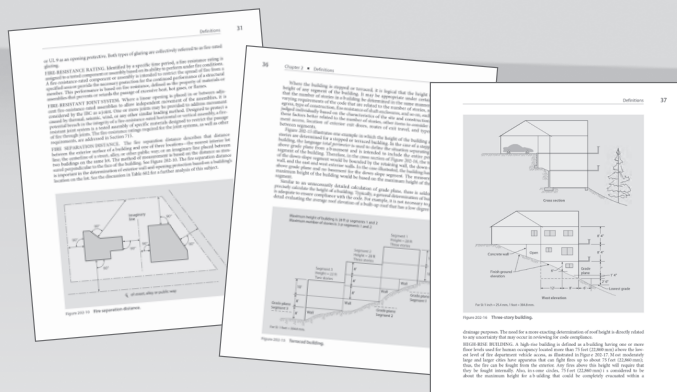
1. (BSC 05/15, SFM 06/15, DSA-AC 01/15, DSA-SS 02/15, HCD 03/15, OSHPD 02/15 & 04/15, SLC 01/15) - Adopt the 2015 edition of the *International Building Code* published by the International Code Council, for incorporation into the 2016 *California Building Code*, CCR Title 24, Part 2 with amendments for State regulated occupancies, effective on January 1, 2017.
2. Rulemaking file numbers BSC EF 01-17, HCD EF 01-17: Emergency regulations amend Sections 107.2.7, 110.3.8.1, Table 1607.1, 2304.12.2.5, and 2304.12.2.6. Approved as an emergency on January 27, 2017, effective upon filing with Secretary of State on January 30, 2017.
3. Rulemaking file number DSA-SS/CC EF 01-17: Emergency regulations amend Sections 1.9.2.1, 1.9.2.2, 107.2.7, 110.3.8.1, 1616.5.1.2 – 1616.5.1.5, Table 1607A.1, 2304.12.2.5, and 2304.12.2.6 approved as an emergency on January 27, 2017, effective upon filing with Secretary of State on January 30, 2017.

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